

AVAILABLE SPACE

CAPON BRIDGE TECH PARK MULTI-TENANT BUILDING



CAPON BRIDGE, WEST VIRGINIA

LOCATION

Building Address - Smokey Hollow Road
Located in City Limits - No
County - Hampshire
Located in Business/Industrial Park - Yes
Can the Building be Multi-Tenant - Yes

SIZE

Total Sq. Ft. - 31,840
Total Available Sq. Ft. - 31,840
Total Leased Sq. Ft. - 0
Acres -
Total Manufacturing/Warehouse Sq. Ft. - 28,160
Available Manufacturing/Warehouse Sq. Ft. - 28,160
Total Office Sq. Ft. - 3,680
Available Office Sq. Ft. - 3,680

CEILING HEIGHT

Manufacturing/Warehouse Space - 15'-8" @ eaves/20'-10" @ center
Office Space - 8'

SPECIFICATIONS

Can the Building be Expanded - Yes
Number of Additional Sq. Ft. Building can be Expanded - 10,000
Is There Additional Land Available - Yes
Number of Additional Acres - 1 to 20
Date of Construction - 2004

Dates of Expansion - N/A

Date Vacated - Currently occupied until April 1, 2010

Floor Thickness and Composition - 8" reinforced concrete

Wall Composition - Metal

Wall Insulation (Thickness & Type) - R-19

Roof Composition - Metal

Roof Insulation (Thickness & Type) - R-19

Column Spacing - Clear span

Type of Sprinkler System (What Spaces Served) - None

Office HVAC - Central systems

Manufacturing/Warehouse HVAC - Electric AC & propane heat

Type of Lighting in Manufacturing/Warehouse Space - Halide

Number and Capacity of Overhead Cranes - None

Number of Truck Docks - 4

Number and Size of Drive-Through Bay Doors - (2) 12'w x 12'h & (2) 14'w x 12'h

Number of Parking Spaces - 74

Previous use of the Building - Floor Truss design & manufacturing

Building use is Best Suited for - Light manufacturing or warehouse

TRANSPORTATION

Interstate/4 Lane Highway - 3 miles to US Route 50 (4 Lane Highway) & 15 miles to I-81 Interchange Exit 8

Commercial Airport - 24 miles to Winchester, VA Regional Airport

Railroad - None

Railroad Siding - None

Navigable Waterway - None

On-Site Barge Facility - None



TRUCK DOCKS LOCATED AT REAR OF BUILDING

UTILITIES

Electricity - Allegheny Power

Voltage - 480

Phase - 3

Gas - Propane

Size of Service Line -

Gas Pressure -

Water - Hampshire County Development Authority

Size of Service Line - 6"

Static Pressure -

Residual Pressure -

Excess Capacity of Treatment Plant (GPD) - 25,000

Sewer - Hampshire County Development Authority

Size of Service Line - 6"

Excess Capacity of Treatment Plant (GPD) - 25,000

Telephone Supplier - Frontier

Switching - Digital

Broadband Service - Yes

SALE/LEASE

Sale Price - Negotiable

Sale Terms -

Lease Price - Negotiable

Lease Terms -

Available Purchase or Lease Date - April 1, 2010

FOR FURTHER INFORMATION CONTACT

Leslie J. Shoemaker, Jr.

Hampshire County Development Authority

91 S. High Street

Romney, WV 26757

Phone: (304) 822-4320

Cell: (304) 851-6666

Fax: (304) 822-7672

Email: hampcodo@frontiernet.net

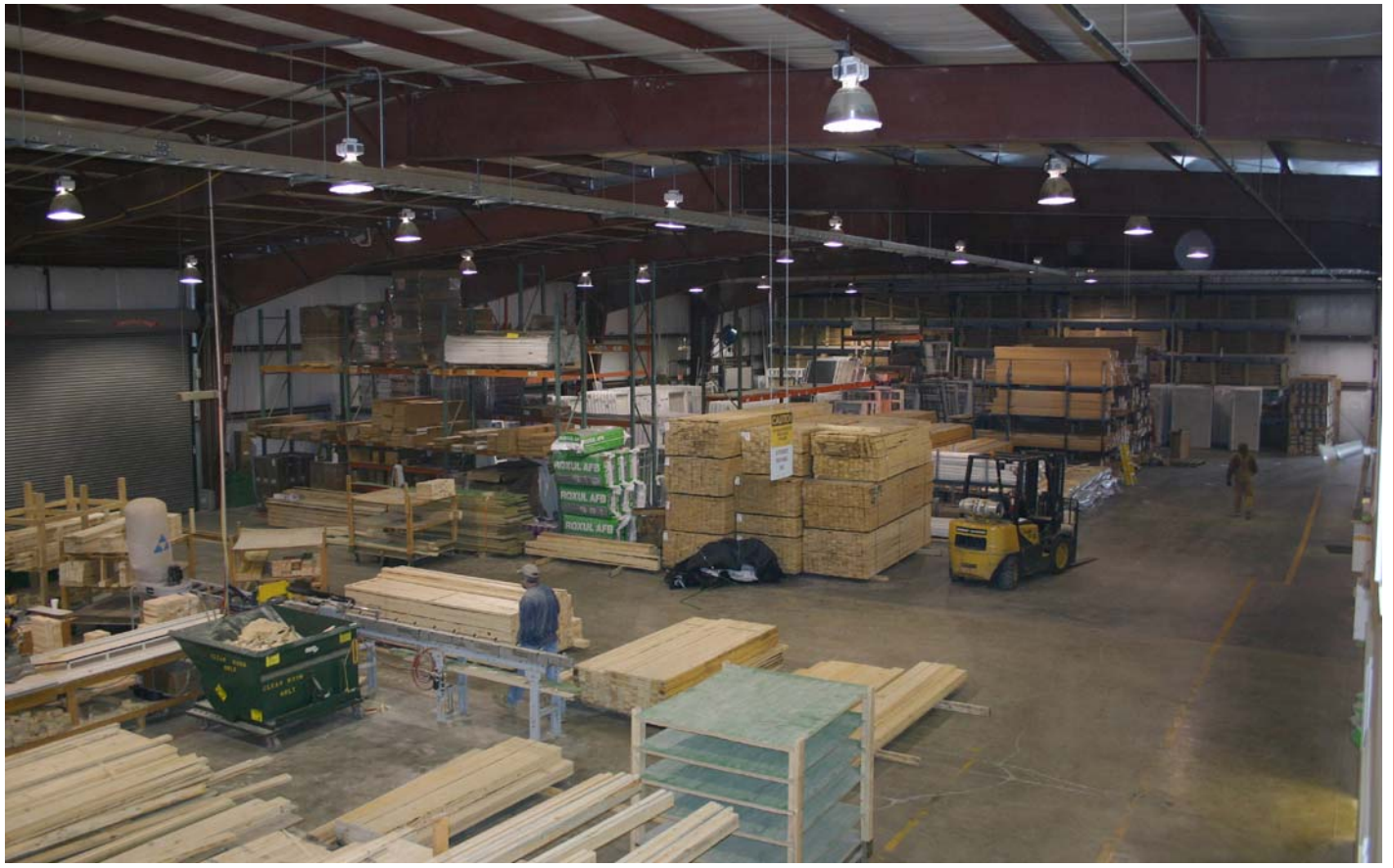
Website: www.hampshirecountyeda.com



FRONT AND SIDE VIEW OF BUILDING



MANUFACTURING/WAREHOUSE SPACE



MANUFACTURING/WAREHOUSE SPACE



MANUFACTURING/WAREHOUSE SPACE



OFFICE SPACE



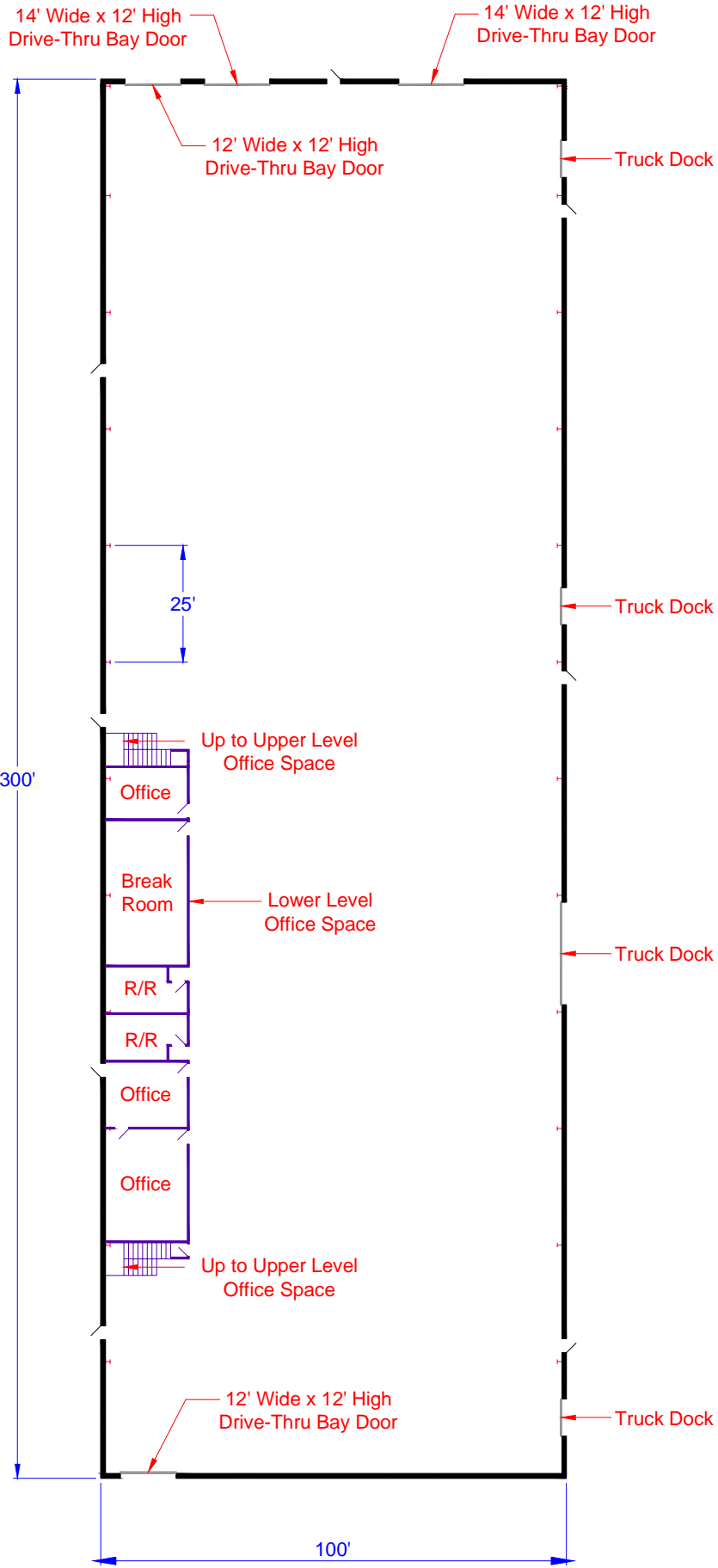
LOWER LEVEL OFFICE SPACE



LOWER LEVEL BREAK ROOM



UPPER LEVEL OFFICE SPACE



FLOOR PLAN (NOT TO SCALE)