



**Specifications:**

- Property Type: Building
- Available Lease Date: September 2010 (Unit E—10,375 sq ft)
- Tax District: Romney City

- Tax Map Numbers:
- Tax Map Parcel Numbers:
- Zoning Designation: Commercial
- Development Council Region: 8
- City: Romney
- Located in City Limits: Yes
- Located in an Industrial Park: Yes
- Will Owner Subdivide The Space: Yes
- Total Available Sq. Ft.: 10,375
- Total Acres: 3
- Ceiling Height at Eaves: 16' 0"
- Ceiling Height at Center: 20' 0"
- Building Expandable: No
- Building Expandability Sq. Ft.:
- Additional Land Available: Yes
- Additional Acres: 30
- Date of Construction: 1993
- Floor Composition & Thickness: Reinforced concrete, 6"
- Wall Composition: Metal
- Roof Composition: Metal
- Column Spacing: See Dimensions Below.
- Sprinkler System: Optional for each tenant
- Manufacturing/Warehouse Space HVAC: Electric
- Type of Lighting in Manufacturing/Warehouse Space: High pressure sodium
- Number & Capacity (Tons) of Overhead Cranes: See Dimensions Below.
- Number of Truck Docks: 4
- Number & Size of Drive-Through Bay Doors: See Dimensions Below.
- Number of Parking Spaces: 61
- Previous Use of the Building: Multi-Tenant
- Latitude: 39.354464
- Longitude: -78.7561431

**Transportation:** *(A distance of 0 indicates adjacent.)*

- Distance to Interstate or 4 Lane Highway (Miles): 28.0
- Distance to Nearest Commercial Airport (Miles): 24.0

- Name of Railroad Located Adjacent to the Site: South Branch Valley RR
- Rail Siding Located on the Property: Yes, on adjacent property owned by HCDA
- Navigable Waterway Located Adjacent to the Property: No Barge Facilities Available On-Site: No

### Utilities:

- Electricity Utility: Allegheny Power
- Voltage: 480
- Phase: 3
- Gas Utility: Amerigas (liquid propane only)
- Size of Gas Service Line:
- Telephone Supplier: Frontier Communications
- Broadband Service Available: Yes
- Water Utility: City of Romney
- Size of Water Service Line: 2"
- Water Pressure (Static) PSI:
- Water Pressure (Residual) PSI:
- Excess Capacity of Treatment Plant Gallons/day:
- Sewer Utility: City of Romney
- Excess Capacity of Treatment Plant Gallons/day:

### Dimensions:

- Column Spacing (total building clear span): **Length: 250' Width: 100' Height: 16'-20'**
- (See building layout )
- Cranes:  
**Quantity: 0**
- Drive-Through Bay Doors: **Width: 12' 0" Height: 12' 0"**  
**Quantity: 4**