

# BUILD TO SUIT OPPORTUNITY

185.7 Acres

**SHOCKEY**  
THE PARTNER OF CHOICE®



## Location

- Mid-Atlantic Parkway in Berkeley County, WV
- Minutes to Maryland and Virginia
- Close to 4 major roadways
- Easy access to I-81 and I-70
- Within two hours of the Port of Baltimore, the Virginia Inland Port and two regional airports

## Facility

- Site ready for up to 1.2 million SF building
- Build to suit options available
- 185.7 Acres

## Berkeley County

- Tax incentives
- Two major rail lines
- Within 500 miles of 50% of the US population and two thirds of all industrial activity



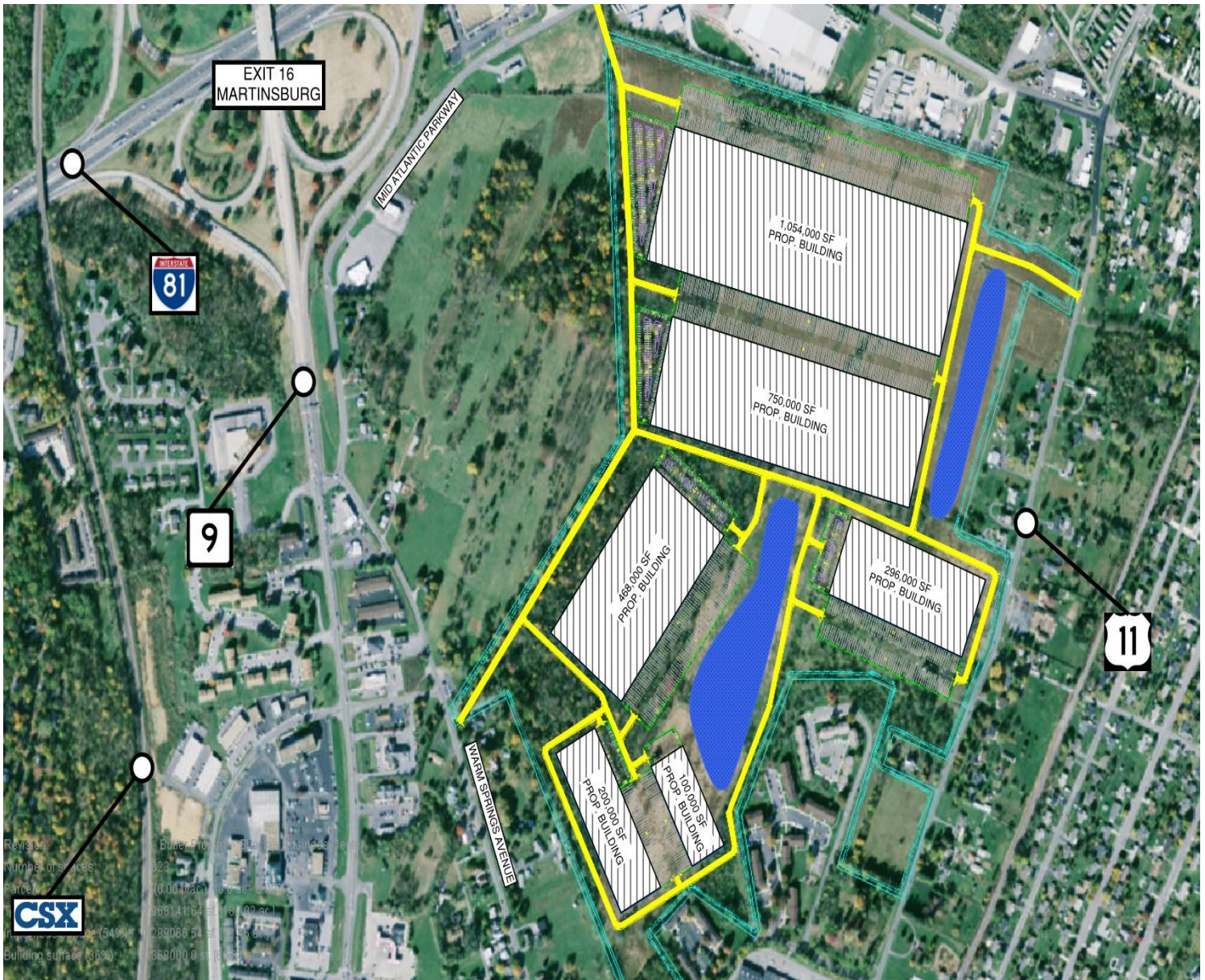


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# Martinsburg, West Virginia



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