

BUILD TO SUIT OPPORTUNITY

50,000 to 200,000 SF Building

SHOCKEY
THE PARTNER OF CHOICE®



Location

- Situated along Interstate 81 in Berkeley County, WV
- Easy access to I-70, Routes 11, 9, 45 & 51
- Within two hours of the Port of Baltimore, the Virginia Inland Port and two regional airports
- CSX Rail on the property

Facility

- Existing 2 million sq. ft. building on property
- Build to suit options available
- 125 Acres
- 50' x 50' column spacing
- ESFR sprinkler system
- 36' clear ceiling height
- Trailer parking

Berkeley County

- Tax incentives
- Two major rail lines

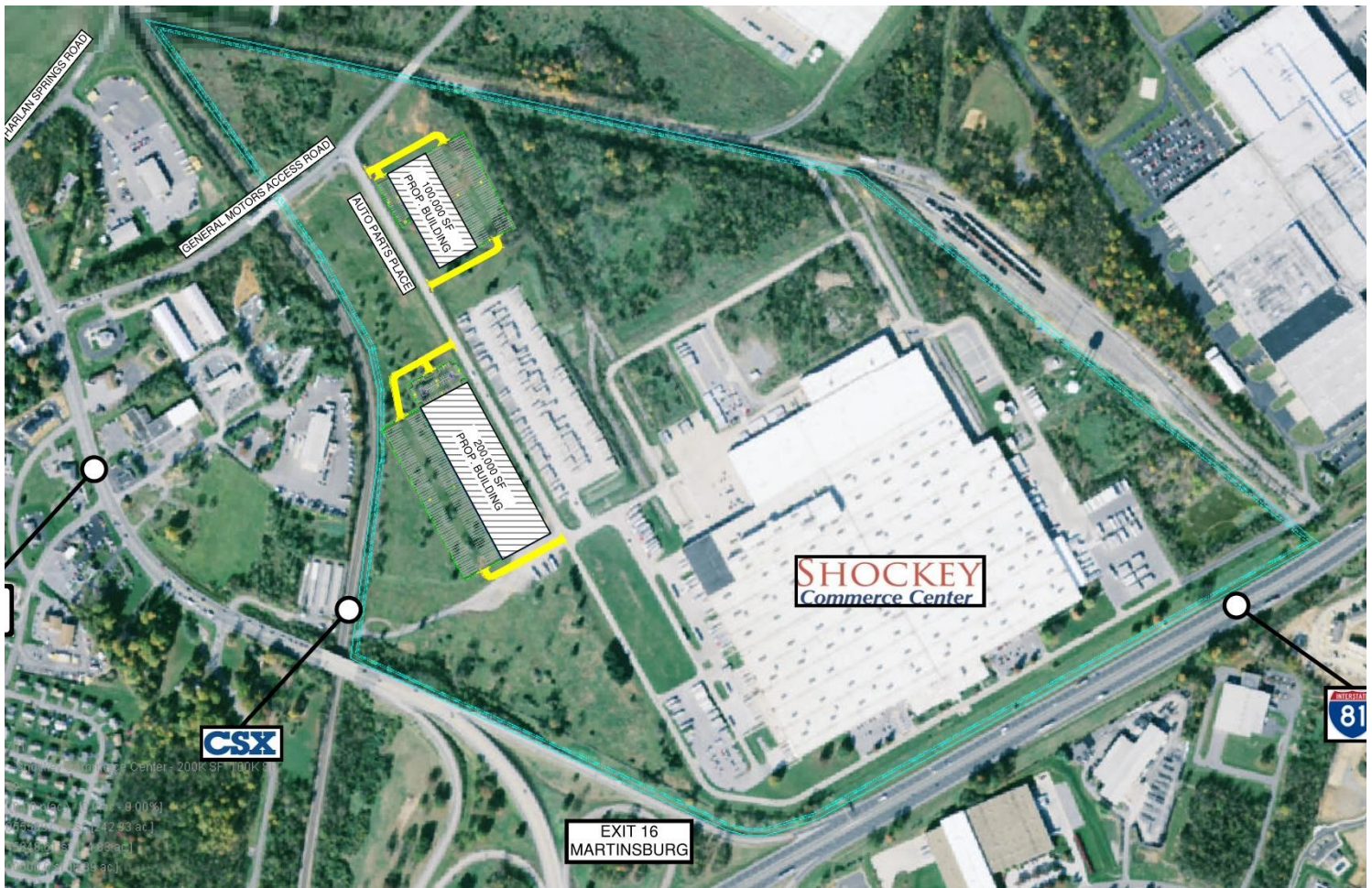


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125 acres

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891 Auto Parts Place Martinsburg, West Virginia



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