

**FOR LEASE**

**80,000 to 110,000 SF Building**

**SHOCKEY**  
THE PARTNER OF CHOICE®



#### Location

- Situated on Route 11 South in Berkeley County, WV
- Easy access to I-81 and I-70
- Within two hours of the Port of Baltimore, the Virginia Inland Port and two regional airports
- Winchester & Western Rail accessibility

#### Facility

- Can be subdivided to 80,000 S.F.
- 24' - 32' clear ceiling height
- 8 dock doors
- 50' x 50' column spacing
- ESFR sprinkler system
- LED Lighting
- Ample electric

#### Berkeley County

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



# Berkeley Business Park

## Area D Warehouse



5550 Winchester Avenue

Martinsburg, West Virginia

