

# BUILD TO SUIT OPPORTUNITY

71 Acres

**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
- 3 miles from Eastern Regional Airport

## Facility

- Build to suit options available
- 71 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

