

200,000 SQ FT PLUS 2,400 SQ FT OFFICES

Industrial Property  
Informational Bulletin

*Property location:*  
111 Davisville Rd.  
Davisville, WV 26142

**Offered at- \$4.2 mil**  
**Leasing \$2.65-3.50**

Facility is 2.7 miles from I-77 at  
Parkersburg, WV.

200,000 SQ FT PLUS  
2,400 SQ FT OFFICES

## Flex Space 30,000 to 200,000 sq ft with offices

Built in 2003, this 200,000 square foot facility is exactly 1,000 ft by 200 ft with interior column spacing of 100 ft by 30 ft, allowing for great possibilities which include Flex Space on those 30' columns. The eave height is 16'. The building has a dry type sprinkler system.

There are 18 dock height doors, and 2 drive in doors. The building sits on 20 acres, with another 26 acres available from the development authority.

The facility sits in the Davisville Industrial Park. There is NO tax on inventory in the State of West Virginia, so many manufacturers choose to store and distribute their goods from our state. Parkersburg/Davisville, WV is just across the Ohio River from historic Marietta, OH, and is at the crossroads of Interstate 77, and the four lane Route 50 (corridor D). The facility is a few minutes from I-77 and near West Virginia University / Parkersburg's main campus.



**BERKSHIRE  
HATHAWAY**  
HomeServices

**Real Estate Center**

Listing agent: Steve Shaver  
Phone: 304-482-7500  
E-mail: steveshaver30@yahoo.com



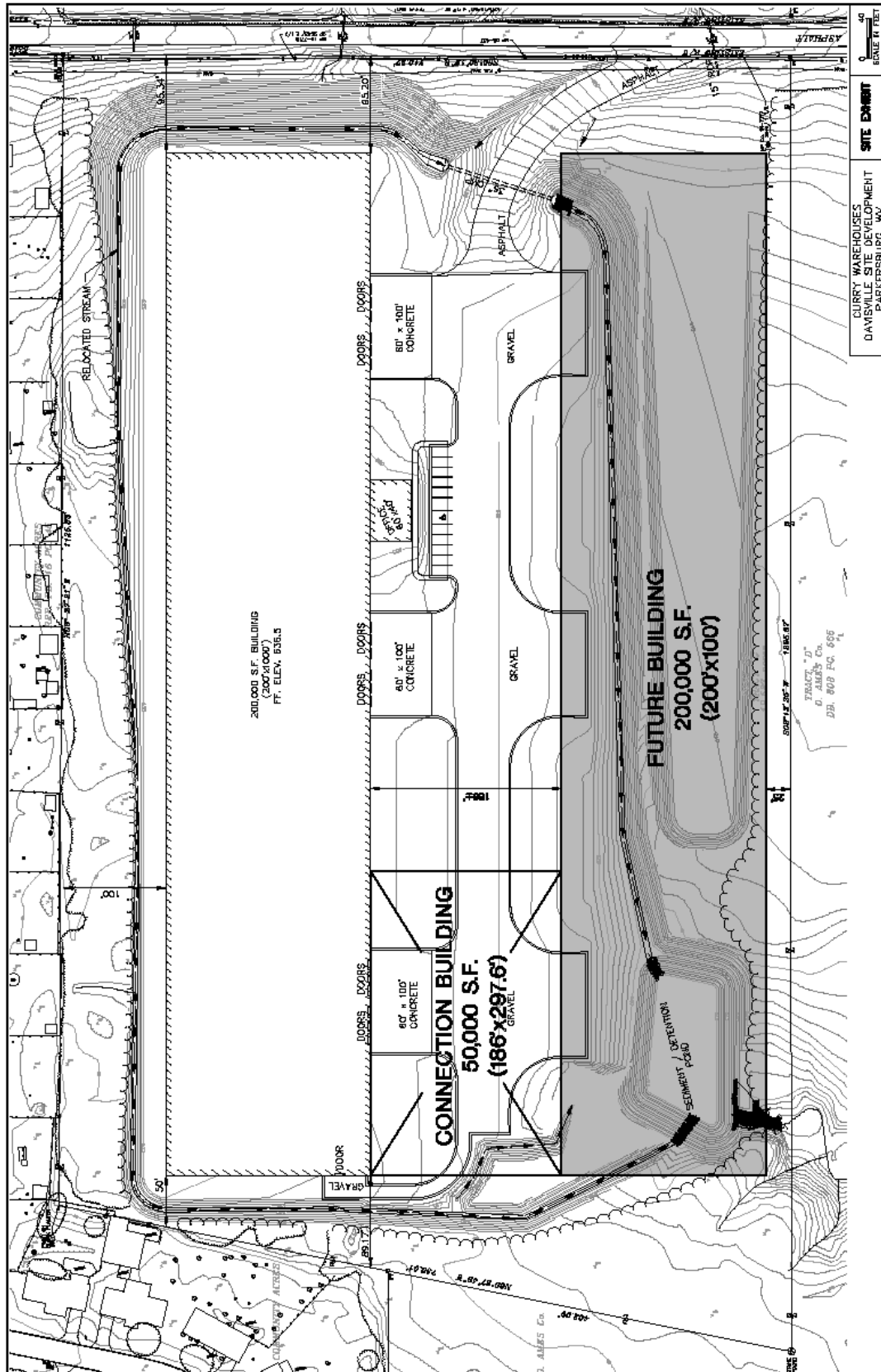
# Warehouse/Light Manufacturing Facility

## Property Details

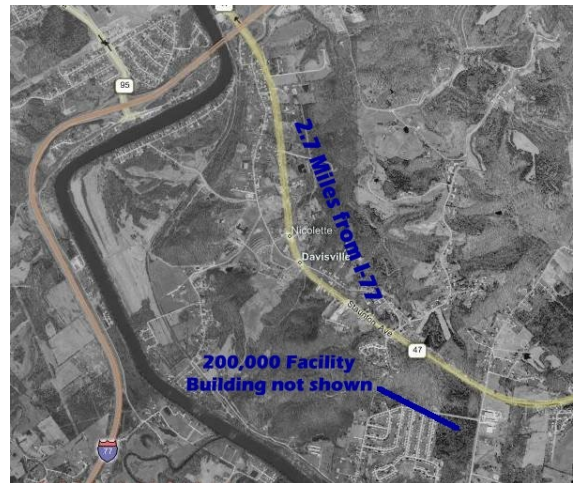
|                         |                        |
|-------------------------|------------------------|
| Price:                  | \$4.2m                 |
| Lease:                  | \$2.65 - 3.50/sf       |
| Size 1,000' X 200'      | max 200,000 sq ft      |
| 60' X 200'              | min 30,000 sq ft       |
| varies                  | office \$8 / sq ft     |
| Taxes:                  | \$34k/year             |
| Insurance:              | \$13k/year             |
| Base Utilities:         | \$12k/year             |
| Land:                   | ~20 acres              |
| Number of buildings:    | 1                      |
| Year built:             | 2003                   |
| Distance from I-77:     | 2.7 miles              |
| Time to I-77:           | 3 ½ minutes            |
| Eave height:            | 16'                    |
| Dock doors:             | 18                     |
| Drive in doors:         | 2                      |
| Column spacing:         | 30' X 100'             |
| Office space:           | 2,400 sq ft            |
| Fully sprinklered:      | dry type               |
| Monitored Alarm system: | yes                    |
| Security cameras via    | yes                    |
| web: Electric type:     | 3 phase                |
| Gas:                    | Gas main 1,500 ft away |
| Water/sewer:            | public                 |
| Broadband:              | cable and DSL          |



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Built in 2003, this 200,000 sq ft facility on 20 acres +/- is offered at a price of 4.2 mil or \$2.65 - 3.50 lease (price to be determined by space, term, and build out). There is room enough to build an additional 250,000 sq ft of warehouse on the site (see pg 4). There is another flat 21 acres adjacent to the east which is available from the Wood County Development authority.

Natural gas is currently not connected, however there is large high pressure gas main close by which can be connected to if needed. The building is flexible and unique in that it has clear spans of 100'. There is a center row of columns running longitudinally along the length of the building in 30' increments, making two giant 100'X1,000 ft areas with absolutely no obstruction. There are 3 sets of 6 dock doors entering the east side of the facility. This building can serve as an excellent light manufacturing site. We have other clients who have retro-fitted others of our facilities into light manufacturing.

Inside with its skylights it is always bright on a sunny day. Once you have been in this building in the daytime it's hard to believe a practical person would build any other way. It is just a delightful experience compared to the dark and dank building built without the skylights. For not so sunny times and at night we have brilliant metal halide lights.

There is a single attached 2,400 sq ft office space connected to the front of the east side allowing for unobstructed warehouse free space. There is plenty of room for more offices and plenty of parking on the 20 acre property. The facility has public sewage and water as well as broadband internet and cable TV.

Call with any questions,

Steve Shaver, Realtor®  
Berkshire Hathaway Real Estate Center

(304)482-7500 cell