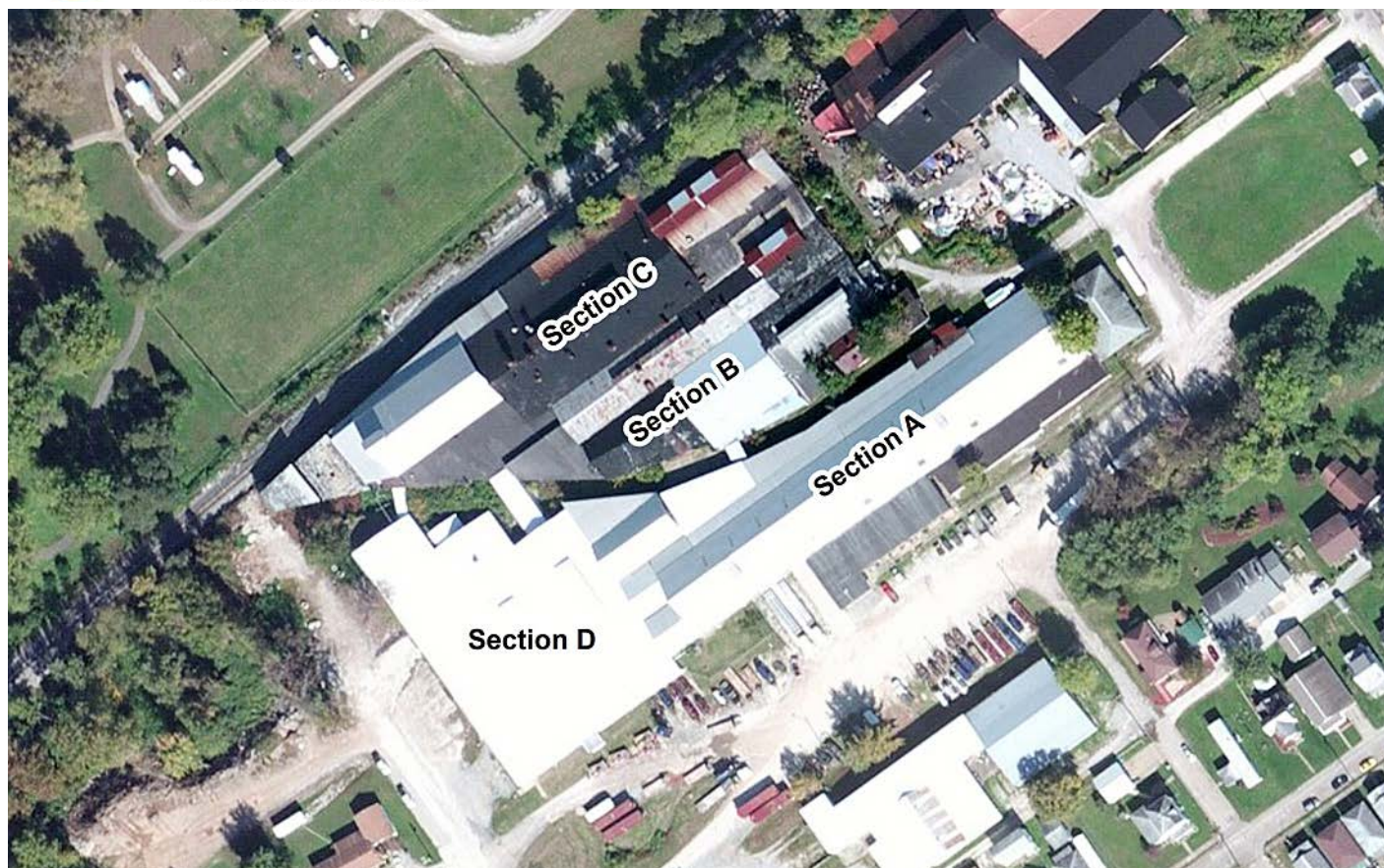




WEST VIRGINIA DEVELOPMENT OFFICE
1900 Kanawha Boulevard East
Charleston, WV 25305-0311
Toll free: (800) 982-3386
Office: (304) 558-2234 • WVDO.org

AVAILABLE SPACE PADEN CITY INDUSTRIAL PARK



PADEN CITY, WEST VIRGINIA

LOCATION

Building Address - 330 S 1st Ave.
Paden City, WV 26159

Located in City Limits - Yes

Zoning -

County - Tyler

Located in Business/Industrial Park - Yes

Can the Building be Multi-Tenant - Yes

Flood Hazard Zone - Partially located in Zone AE

SIZE

Total Sq. Ft. - 185,736

Total Available Sq. Ft. - 185,736

Total Leased Sq. Ft. - 0

Acres - 8.9

Total Manufacturing/Warehouse Sq. Ft. - 173,905

Section A: 54,502

Section B: 24,850

Section C: 39,477

Section D: 55,076

Available Manufacturing/Warehouse Sq. Ft. - 173,905

Total Office Sq. Ft. - 11,831

Section A: 5,782

Section D: 6,049

Available Office Sq. Ft. - 11,831

CEILING HEIGHT

Manufacturing/Warehouse Space - 11'-10" and 13' at eaves, 14' at center

SPECIFICATIONS

Can the Building be Expanded - Yes

Number of Additional Sq. Ft. Building can be Expanded - 50,000 to 100,000

Is There Additional Land Available - Yes

Number of Additional Acres - 1 to 2

Date of Construction - 1920's

Dates of Expansion - 1980's

Date Vacated - Partially occupied

Floor Thickness and Composition - Concrete, thickness may vary in each section

Wall Composition - Cinder block

Wall Insulation (Thickness & Type) - 8" block in warehouse/manufacturing areas

Roof Composition - Metal

Roof Insulation (Thickness & Type) - None

Column Spacing - Varies from section to section, typically 28'

Type of Sprinkler System (What Spaces Served) - None

HVAC - Forced air heating in one office section, electrical wall heaters in other office areas

Type of Lighting in Manufacturing/Warehouse Space - Mercury Vapor

Number and Capacity of Overhead Cranes - 0

Number of Truck Docks - Ten



Number and Size of Drive-Through Bay Doors - One 12' x 12' in Section A, one 10' x 10' in Section D
Number of Parking Spaces - 100
Previous use of the Building - Manufacturing and warehouse

TRANSPORTATION

Interstate/4 Lane Highway - 38 miles to I-77 Interchange Exit 179 and 41 miles to I-470 Interchange Exit 1
Commercial Airport - 36 miles to Mid-Ohio Valley Regional Airport
Railroad - CSX
Railroad Siding - None
Navigable Waterway - Ohio River
On-Site Barge Facility - None

UTILITIES

Electricity - Mon Power
Voltage - 12.5 kV potential
Phase - 2 primary

Gas - Dominion
Size of Service Line - 6"
Gas Pressure - 30 lbs. of operating pressure

Water - Town of Paden City
Size of Service Line - 2" inlet, 5/8" at meter
Static Pressure - 87 psi
Residual Pressure - 87 psi
Excess Capacity of Treatment Plant (GPD) - 720,000

Sewer - Town of Paden City
Size of Service Line - 6"

Excess Capacity of Treatment Plant (GPD) - 1.5 million
Telephone Supplier - Frontier or Suddenlink
Switching - Digital
Broadband Service - Yes

SALE/LEASE

Sale Price - \$1.8 million, negotiable
Sale Terms - Negotiable
Lease Price - \$27,500 per month, negotiable
Lease Terms - Negotiable
Available Purchase or Lease Date - All lease contracts have a 90 day move out clause should the new owner wish to have everyone vacate.

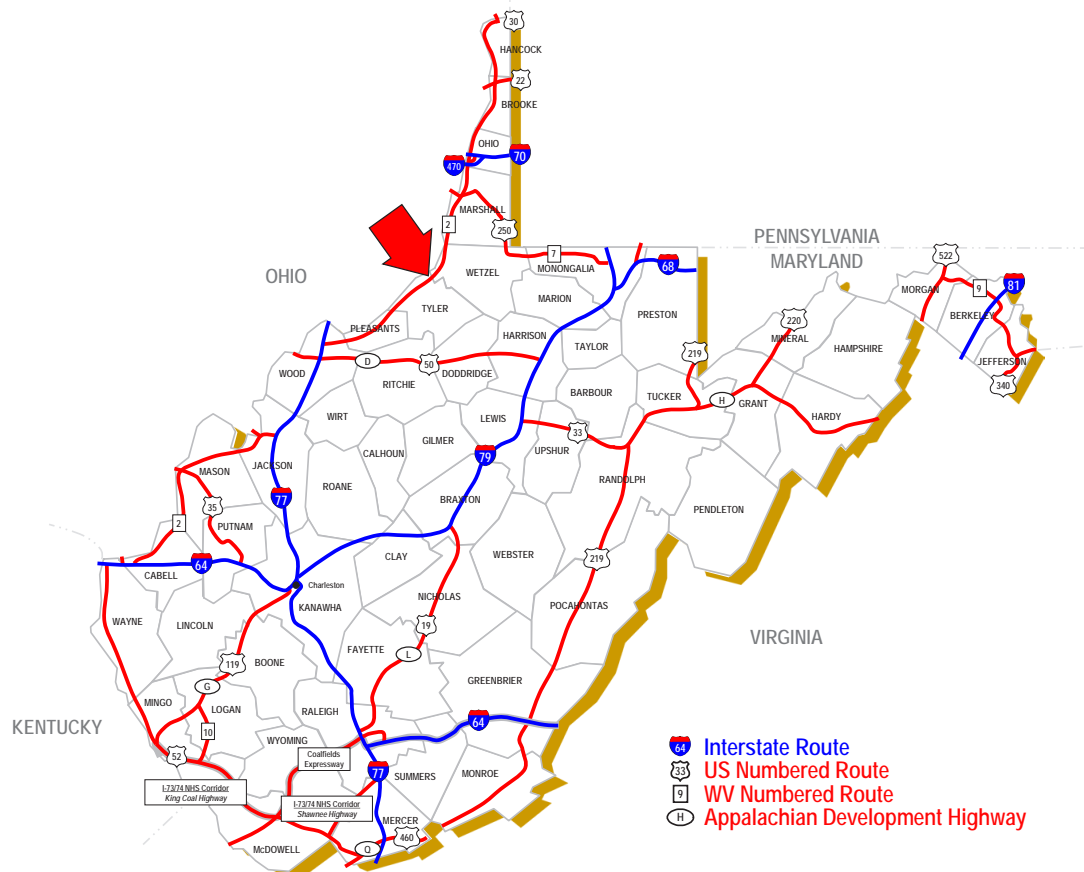
FOR FURTHER INFORMATION CONTACT

Kathy Osovich
 Harvey Goodman Realtor
 Phone: (740) 695-3131
 Mobile: (304) 215-3131
 Res: (740) 695-4283
 Email: Kathyosovich@gmail.com
 Website: www.goodmanrealtor.com

Disclaimer: The information contained herein is from multiple sources and is provided as a convenient guide. It is deemed reliable, but is not guaranteed, and is subject to change without notice. It is your responsibility to independently confirm its accuracy and completeness.

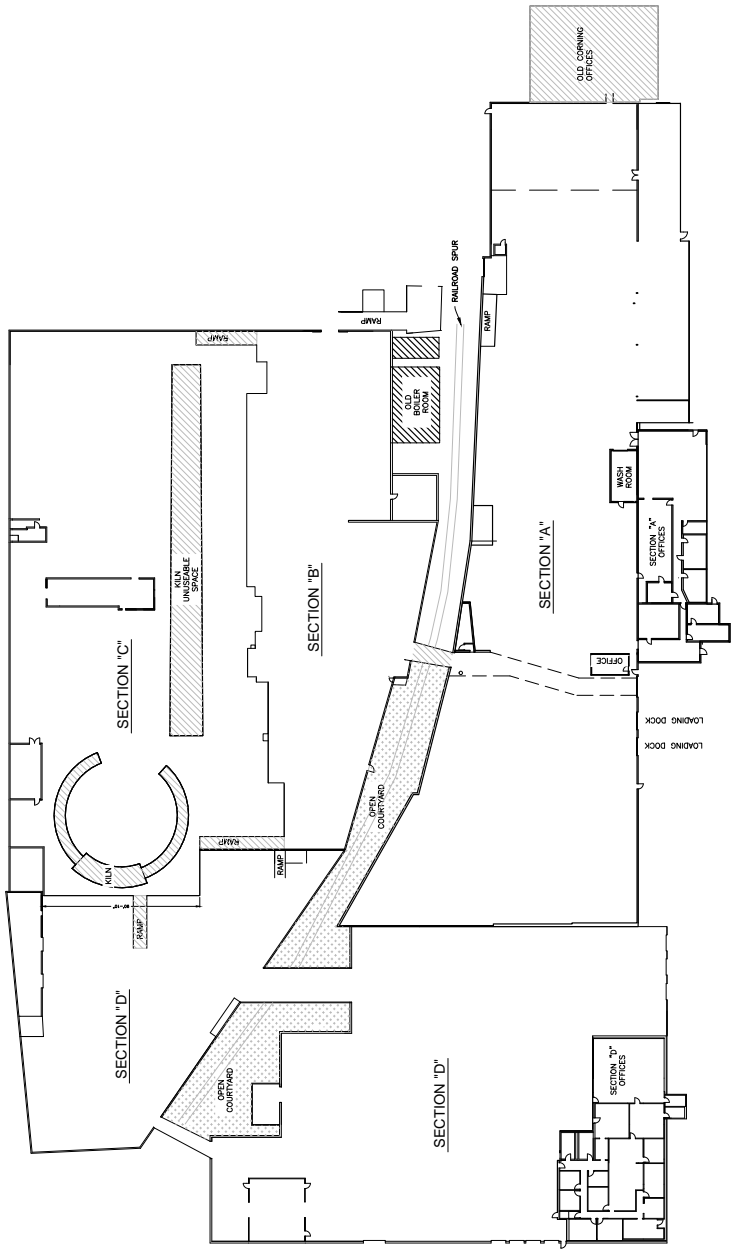


250 & 500 MILE RADIUS FROM PADEN CITY, WEST VIRGINIA



PADEN CITY, WEST VIRGINIA

REV.	DATE	BY	DESC.
X1	03/07/2013	JOC	FOR OWNER REVIEW
X4	2/4/2014	JOC	FOR OWNER REVIEW



SQUARE FOOTAGE SPACE			
	WAREHOUSE	OFFICE	TOTAL
A	54,502 SF	5,782 SF	60,284 SF
B	24,850 SF		24,850 SF
C	39,477 SF		39,477 SF
D	55,076 SF	6,049 SF	61,125 SF
TOTAL	173,905 SF	11,831 SF	185,736 SF



OVERALL FLOOR PLAN
SCALE: 1/32" = 1'

DRAWING FORMATTED FOR "D" SIZE
OTHER SIZES MAY BE REQUIRED
PRINTS WILL NOT BE TO SCALE

AUTOCAD 2010 FILE NAME: PDCS BUILDING

SWISS VALLEY ASSOCIATES, INC.
P.O. BOX 39
HANNIBAL, OH 43031

FOR:
PADEN CITY DEVELOPMENT AUTHORITY
INDUSTRIAL PARK

TITLE: OVERALL FLOOR PLAN

DWG. BY: JOC
DATE: 03/07/2013
JOB NO: 111-13-02-443

REV. 1 X4

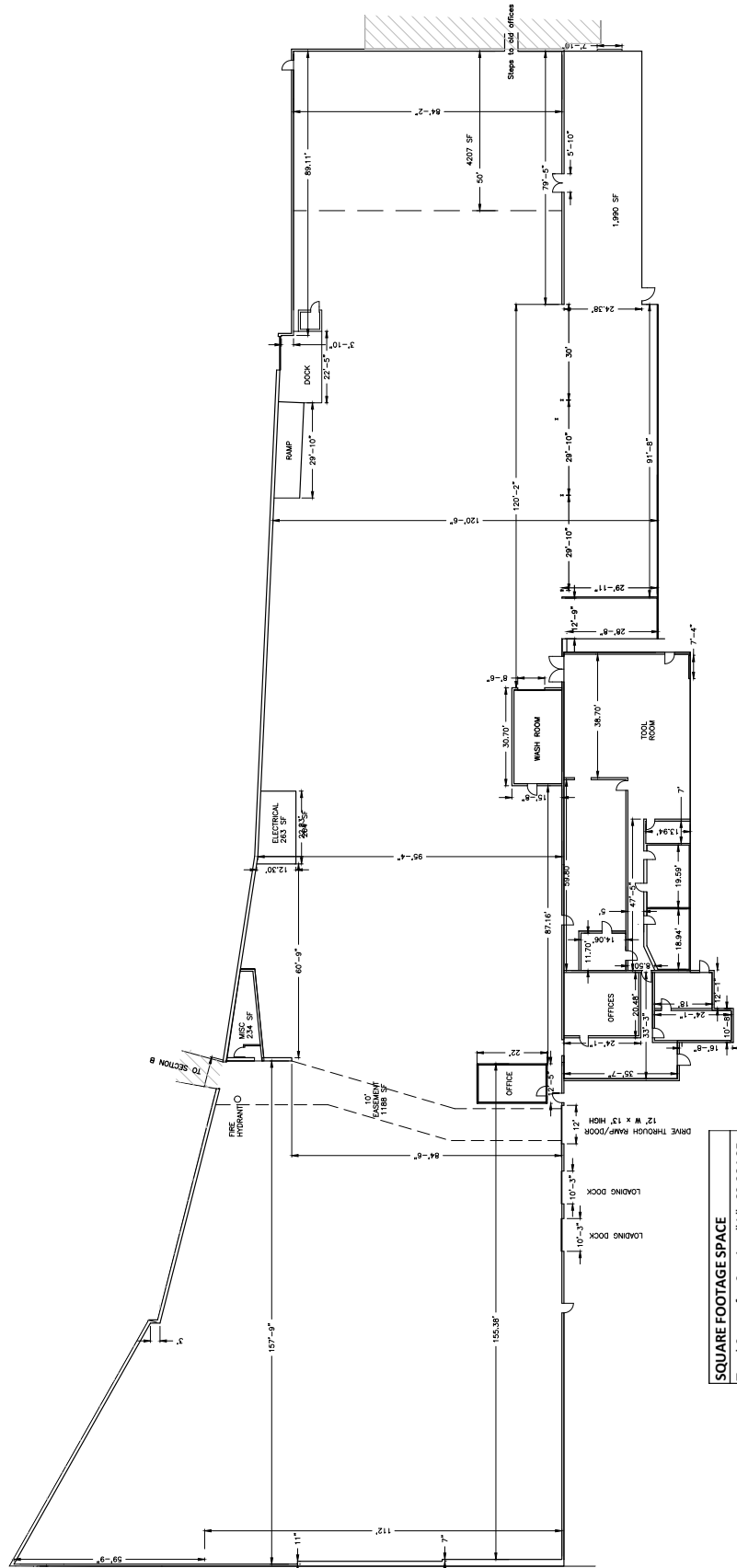
DWG. NO. 1

DATE: 03/07/2013

SCALE: 1/32" = 1'

SWISS VALLEY ASSOCIATES, INC.

REV.	DATE	BY	DESC.
X1	03/07/2013	JOC	FOR OWNER REVIEW
X4	2/4/2014	JOC	FOR OWNER REVIEW

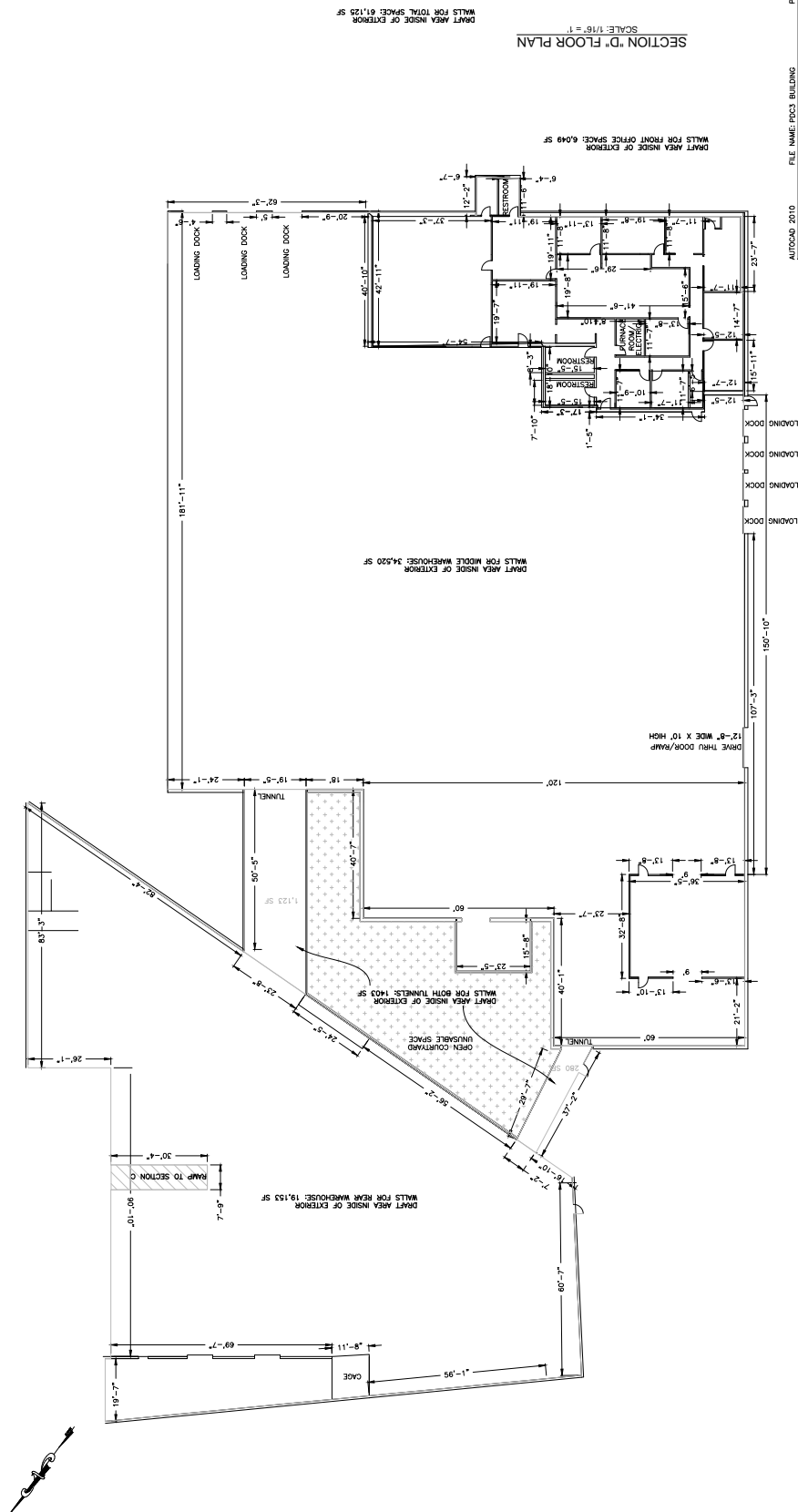


SQUARE FOOTAGE SPACE	
Total Space for Section "A":	60,284 SF
Office and Tool Room Space:	5,782 SF
Warehouse Space:	54,502 SF

AUTOCAD 2010 FILE NAME: PDC3 BUILDING
 PLOT DATE: 2/4/2014
 SWISS VALLEY ASSOCIATES, INC.
 P.O. BOX 39
 HANNIBAL, OH 43931
 FOR: PADER CITY DEVELOPMENT AUTHORITY
 INDUSTRIAL PARK
 TITLE: SECTION "A" FLOOR PLAN
 DWG BY: JOC
 DATE: 03/07/2013
 JOB NO: 11-13-02-443
 SCALE: 1/8"=1'-0"
 REV. NO. 2
 X4

DRAWINGS FORMATTED FOR 11" SIZE
 11" X 17" PLOT SIZE
 DIMENSIONS WILL NOT BE TO SCALE
 SECTION "A" FLOOR PLAN
 SCALE: 1/8"=1'-0"


SECTION "A" FLOOR PLAN



SQUARE FOOTAGE SPACE
Total Space for Section "D": 6
Front Office Space: 6,049 SF
Middle Warehouse Space: 34
Rear Warehouse Space: 19,15
Both Tunnels: 1,403 SF

DRAWINGS FORMATED FOR "D" SIZE
(22"x34") PRINTS. REDUCED SIZE
PRINTS WILL NOT BE TO SCALE.

REV.	DATE:	BY	DESC.
X1	03/01/2013	JDC	FOR OWNER REVIEW
X4	2/4/2014	JDC	FOR OWNER REVIEW

AUTOCAD 2010	FILE NAME: PDC3 BUILDING	PLOT DATE: 2/4/2014
SWISS VALLEY ASSOCIATES, INC P.O. BOX 39 HANNIBAL, OH 43031		 SWISS VALLEY ASSOCIATES
FOR: PADEN CITY DEVELOPMENT AUTHORITY INDUSTRIAL PARK		
DWG. SECTION "D" FLOORPLAN		
TITLE: SECTION "D" FLOORPLAN	DATE: 03/07/2013	REV.
DWG NO.	4	X4
DESIGNED BY: JCS CHECKED BY: MGB DATE: 03/07/2013	APPR: XXX SVA F.A. " "	

DATE: 03/01/2013	DWG NO.	REV.
APPR: XXX	4	X4
SCALE: 1" = 1'		



SECTION A



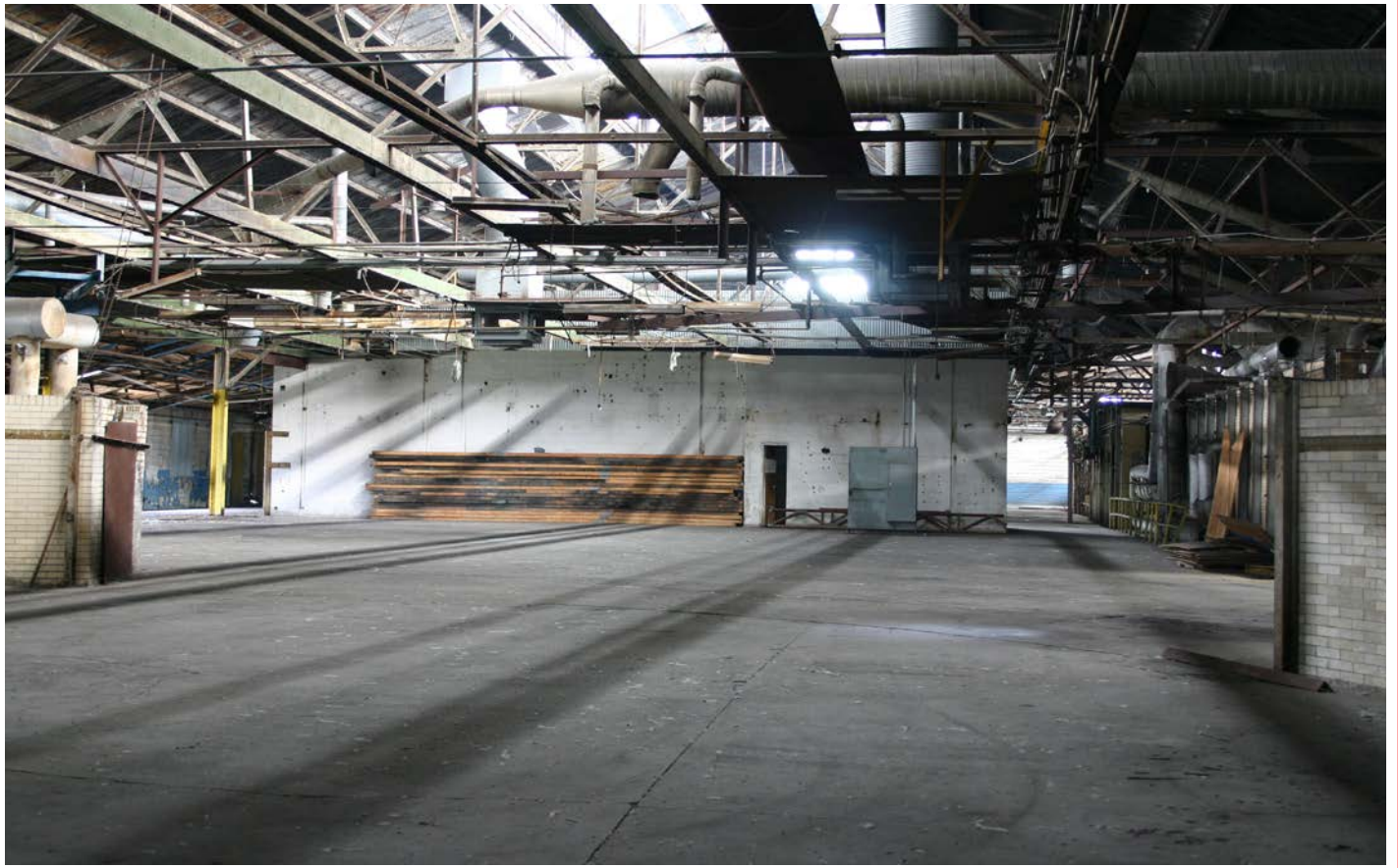
SECTION A



SECTION B



SECTION C



SECTION C



SECTION D



SECTION D



SECTION D



SECTION D



SECTION D



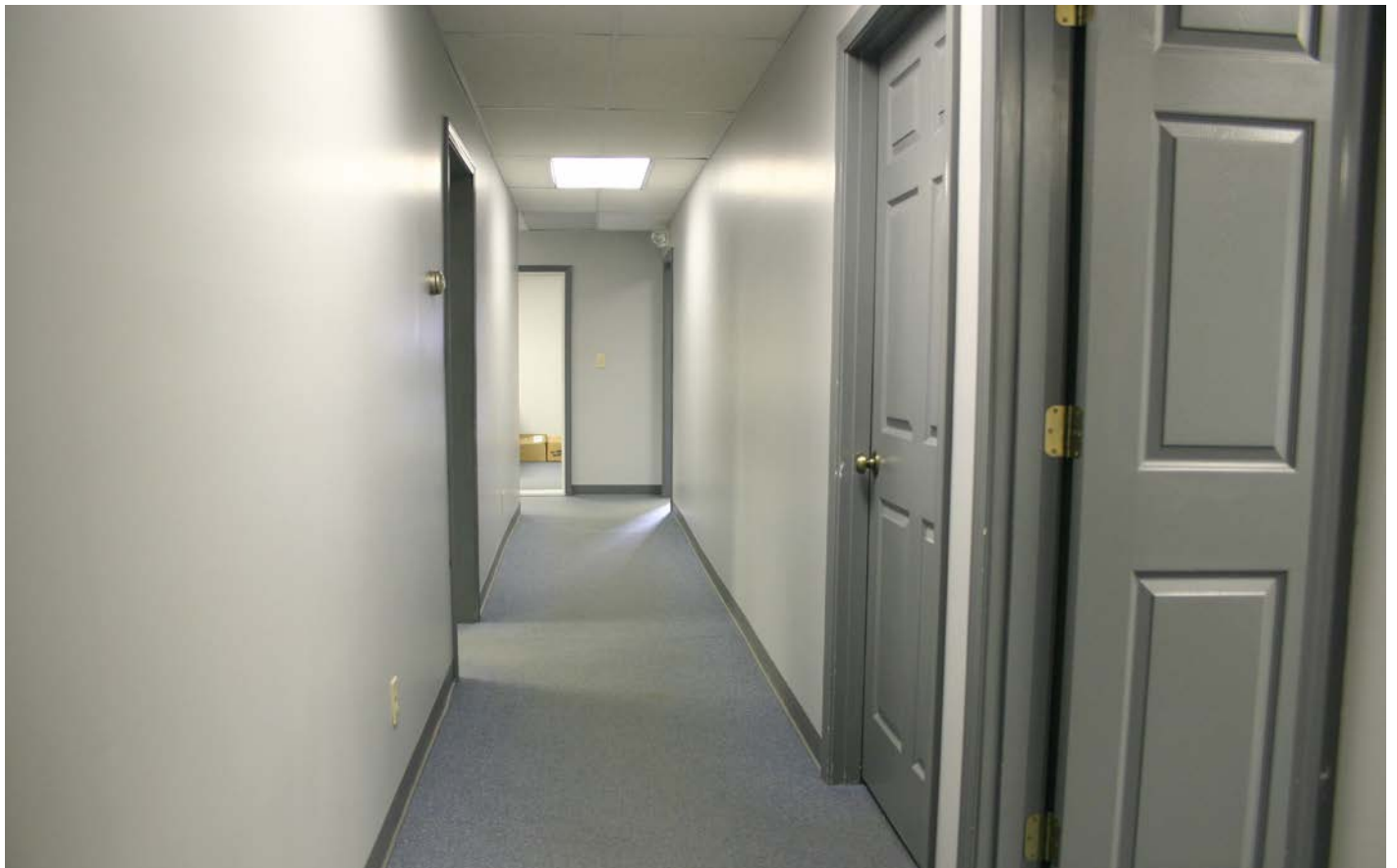
SECTION D OFFICE RECEPTION AREA



SECTION D OFFICE SPACE



SECTION D OFFICE SPACE



SECTION D OFFICE CORRIDOR



SECTION D CONFERENCE ROOM



SECTION D LUNCH ROOM