



West Virginia Development Office
1900 Kanawha Blvd., East
Charleston, WV 25305-0311
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Office: 304-558-2234

AVAILABLE SPACE ALLIED WAREHOUSING SERVICES BUILDING



NITRO, WEST VIRGINIA

LOCATION

Building Address - 10 McJunkin Road
Located in City Limits - No
County - Putnam
Located in Business/Industrial Park - Yes
Can the Building be Multi-Tenant - Yes

SIZE

Total Sq. Ft. - 350,000
Total Available Sq. Ft. - 90,000
Available Manufacturing/Warehouse Sq. Ft. - 58,000
Available Office Sq. Ft. - 32,000

CEILING HEIGHT

Manufacturing/Warehouse Space - 19'-6" @ center
Office Space - 9'

SPECIFICATIONS

Can the Building be Expanded - Yes
Number of Additional Sq. Ft. Building can be Expanded - 60,000
Is There Additional Land Available - No
Number of Additional Acres - 0
Date of Construction - 1973
Dates of Expansion - 1975
Date Vacated - Available space vacated February 2010
Floor Thickness and Composition - 6" reinforced concrete
Wall Composition - Block

Wall Insulation (Thickness & Type) - None
Roof Composition - Single membrane NPDM
Roof Insulation (Thickness & Type) - 1"
Column Spacing - 54' x 40'
Type of Sprinkler System (What Spaces Served) - Wet type system serves entire building .32 gpm over 2,500'; 200,000 gallon reserve water supply
HVAC - Office space is air conditioned
Type of Lighting in Manufacturing/Warehouse Space - Fluorescent & high pressure
Number and Capacity of Overhead Cranes - None
Number of Truck Docks - 8
Number and Size of Drive-Through Bay Doors - 2
Number of Parking Spaces - 40 (Can be expanded)
Previous use of the Building - Warehouse distribution
Building use is Best Suited for - Manufacturing or warehouse distribution

TRANSPORTATION

Interstate/4 Lane Highway - 1 mile to I-64 Interchange Exit 45
Commercial Airport - 15 miles to Yeager Airport
Railroad - Norfolk Southern
Railroad Siding - None
Navigable Waterway - None
On-Site Barge Facility - None



AERIAL PHOTOGRAPH SHOWING SURROUNDING AREA

UTILITIES

Electricity - Appalachian Power Company

Voltage - 480 (1200 Amp)

Phase - 3

Gas - Mountaineer Gas Company

Size of Service Line - 6"

Gas Pressure -

Water - West Virginia American Water

Size of Service Line -

Static Pressure -

Residual Pressure -

Excess Capacity of Treatment Plant (GPD) -

Sewer - Nitro Regional Waste Water

Size of Service Line -

Excess Capacity of Treatment Plant (GPD) -

Telephone Supplier - Verizon

Switching - Digital

Broadband Service - Yes

SALE/LEASE

Sale Price - N/A

Sale Terms - N/A

Lease Price - \$12.00/sf/year for office space;

\$4.00/sf/year manufacturing/warehouse space

Lease Terms - Negotiable

Available Purchase or Lease Date - Immediately

FOR FURTHER INFORMATION CONTACT

(1) Lake Polan, III

Allied Warehousing Services, Inc.

#20 - 26th Street

Huntington, WV 25703

Mobile: (304) 634-9539

Fax: (304) 697-5511

Email: lpolan@alliedlogistics.com

Website: www.alliedlogistics.com

(2) Jeff Smith

Allied Warehousing Services, Inc.

#20 - 26th Street

Huntington, WV 25703

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Fax: (304) 697-5511

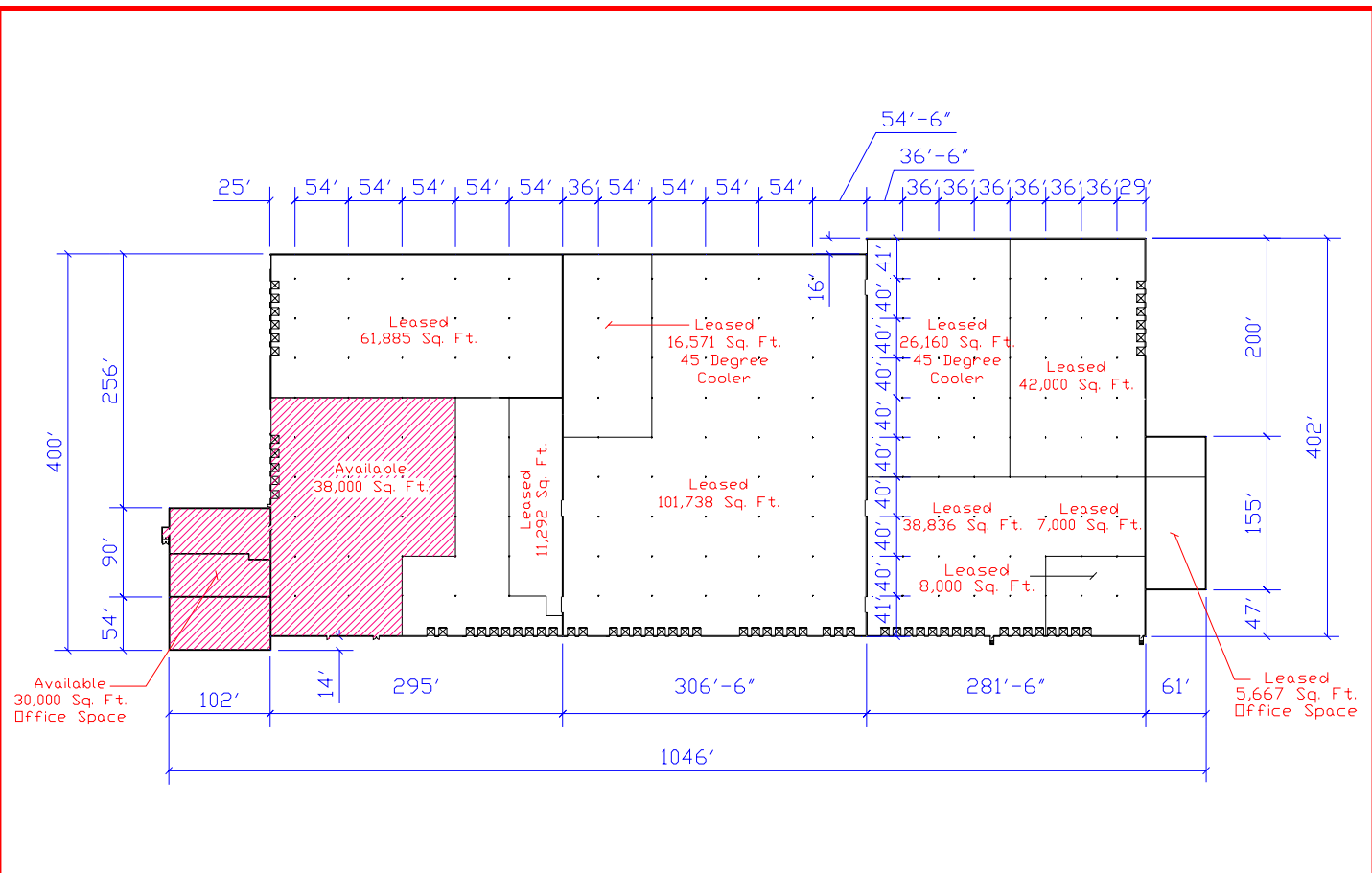
Email: jsmith@alliedlogistics.com

Website: www.alliedlogistics.com

REMARKS

Site includes a storage yard of approximately 2 acres.

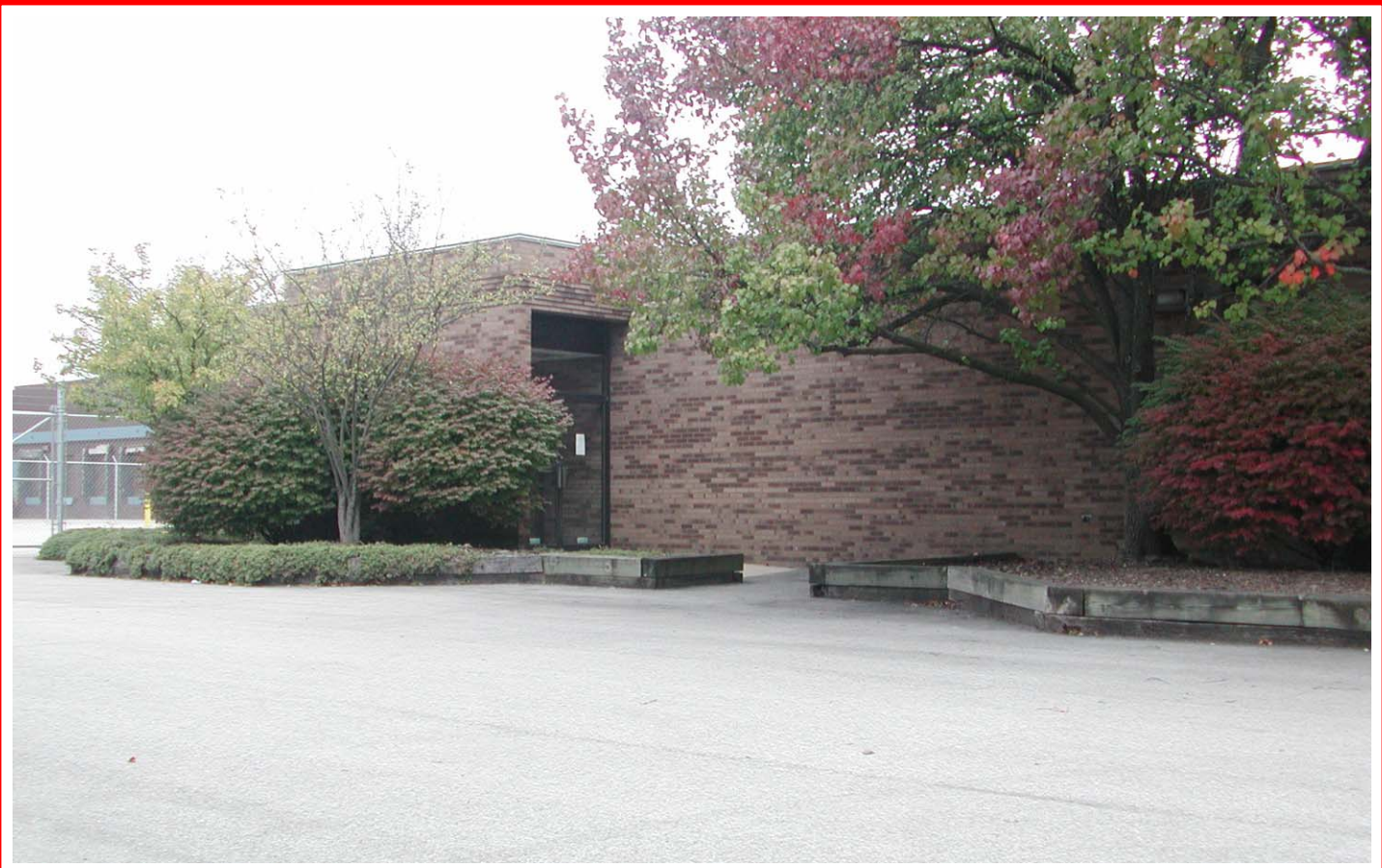
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FLOOR PLAN (NOT TO SCALE)



2 ACRE STORAGE YARD



MAIN ENTRANCE TO OFFICE SPACE



LOADING AREA AND OFFICE SPACE



WAREHOUSE SPACE



WAREHOUSE SPACE



WAREHOUSE SPACE



OFFICE AREA



TYPICAL OFFICE



BREAK ROOM



COPY ROOM



OFFICE AREA