

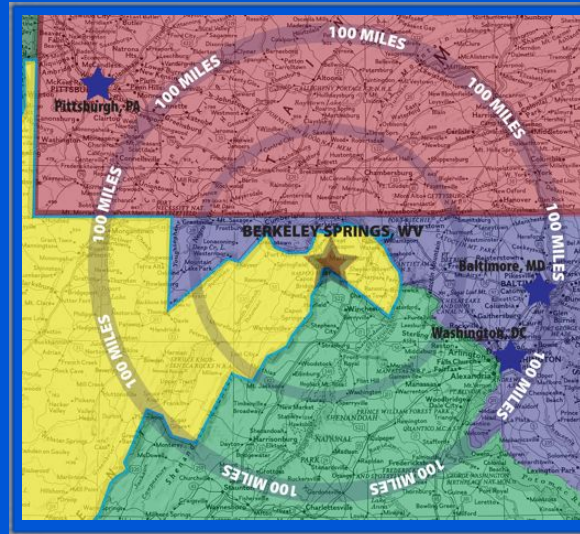


MORGAN COUNTY, WV

Just a 90-minute drive from Washington, D.C., and Baltimore, Morgan County is nestled between Interstate Highways 70, 81 and 68. Two thirds of America's retail customers and industrial suppliers are located within 500 miles.

Morgan County offers far more than a superb location. A skilled, low-cost work force is eager to serve your needs. We have a site waiting for you, complete with water, sewer and streets. And West Virginia provides a superior package of financial incentives and worker training programs. As an added bonus, you'll find that Morgan County combines small town sensibilities with big city opportunities. Washington, with its Smithsonian, Kennedy Center and vast art museums; Baltimore, with its Johns Hopkins Medical Center, the Orioles and Ravens -- all are just an easy drive away. And we're proud to reflect West Virginia's tradition of having the nation's lowest rate of crime. Morgan County has long been overlooked. Now is the time to look us over. You'll see a picture that combines profits and comfortable living.

305 North Washington Street offers a great location for a call center, shop, or office. Located on a corner lot in downtown Berkeley Springs. This building features offices, a break room, a loading dock with bay doors and a fenced parking lot. Available for Immediate Sale or Lease.



For more information about this and other available properties contact:

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Economic Development Authority
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305 NORTH WASHINGTON STREET



305 North Washington Street

305 NORTH WASHINGTON

LOCATION

Building Address- 305 North Washington St.
Berkeley Springs, WV 25411

Located in City Limits- Yes

County- Morgan

Located in Business/Industrial Park- No

Can the Building be Multi-Tenant- Yes

SIZE

Total Sq. Ft. - 6,100

Open Shop - 5,000 Sq. Ft.

INCLUDES

- Offices
- Break Room
- Computer Work Room
- Fenced Loading Docks w/Bay Doors
- Outdoor Lighting
- Service Door and Entrance Doors
- Industrial Lighting
- Over Head Fan
- Handicap Accessible
- Electric Heat/AC
- Fenced in Parking
- Located on a Main Street Corner Lot

