



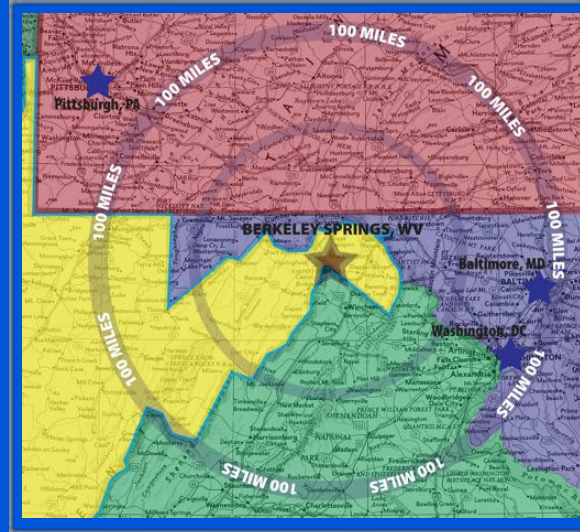
MORGAN COUNTY, WV

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.

The Office Equipment Services Building is located in Paw Paw, WV. The property is 31 miles to the I-70 Interchange, and 26 miles to the Cumberland Regional Airport.

Available for immediate sale, this property could be the ideal location for your business.



For more information about this and other available properties contact:

Bill Clark
Morgan County
Economic Development Authority
77 Fairfax St, Suite 106
Berkeley Springs, WV 25411

Phone: 304-258-8546
Fax: 304-258-7305
Email: bclark@morgancountywv.gov



OFFICE EQUIPMENT SERVICES BUILDING



OFFICE EQUIPMENT SERVICES BUILDING

LOCATION

BuildingAddress- 350 Bevans Industrial Lane

Paw Paw, WV 25434

Located in City Limits- Yes

County- Morgan

Located in Business/Industrial Park- Yes

Can the Building be Multi-Tenant- No

SIZE

Total Sq. Ft. - 14,000

Total Available Sq. Ft. - 14,000

Total Leased Sq. Ft. - 0

Acres - 10.93

CEILING HEIGHT

Warehouse Space - 15' 4" - 18' 4"

Office Space - 8'

SPECIFICATIONS

Can the Building be Expanded - Yes

Is There Additional Land Available - Yes

Date of Construction - 1995

Date Vacated - May 2009

Floor Thickness and Composition - Reinforced
concrete

Wall Composition - Metal

Wall Insulation (Thickness & Type) - Fiberglass with
vinyl backing

Roof Composition - Metal

Roof Insulation (Thickness & Type) - Fiberglass with
vinyl backing

Column Spacing - 25' x 40'

Office HVAC - 2 Heat pumps

Warehouse HVAC - 3 York HVAC units

Lighting in Warehouse Space - Mercury Vapor and
Metal Halide

Number of Truck Docks - 0

Number of Drive-Through Bay Doors - 2

Previous use of the Building - Remanufacture of copier
subassemblies.

OFFICE EQUIPMENT SERVICES

