

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 Vanguard Multi-Tenant Building is located in Berkeley Springs, WV. The property is 12 miles to the I-68/I-70 Interchange at Exit 1, and 44 miles to the Hagerstown Airport.

Available for immediate lease, at \$2.00-\$3.00 per square foot, with negotiable lease terms, this property could be the ideal location for your business.

Visit our website at

To take a virtual tour of this property.



For more information about this and other available properties contact:

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VANGUARD MULTI-TENANT BUILDING



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LOCATION

Building Address- 4149 Valley Road, U.S. Route 522
South Berkeley Springs, WV 25411

Located in City Limits- No

County- Morgan

Located in Business/Industrial Park- No

Can the Building be Multi-Tenant- Yes

SIZE

Total Sq. Ft. - 95,700

Total Available Sq. Ft. - 24,000

Total Leased Sq. Ft. - 71,700

Acres - 10

Available Manufacturing Sq. Ft. - 10,000

Available Warehouse Sq. Ft. - 12,000

Available Office Sq. Ft. - 2,000

CEILING HEIGHT

Manufacturing Space - 14'-8" to 16'

Warehouse Space - 12'-11"

Office Space - 8'

SPECIFICATIONS

Can the Building be Expanded - Yes

Is There Additional Land Available - Yes

Date of Construction - 1953

Dates of Expansion - 1965 and 1984

Date Vacated - September 1, 1996

Floor Thickness and Composition - Reinforced concrete

Wall Composition - Warehouse and office has corrugated metal, manufacturing has masonry and wood

Wall Insulation (Thickness & Type) - Fiberglass blanket

Roof Composition - Warehouse is flat with prefab metal, manufacturing is flat built-up

Roof Insulation (Thickness & Type) - Fiberglass blanket

Column Spacing - 25' x 80', 18' x 60', 18' x 20'

Office HVAC - Heat pump

Manufacturing HVAC - Suspended propane gas heaters

Warehouse HVAC - Suspended propane & oil heaters

Lighting in Manufacturing Space - Fluorescent and incandescent

Lighting in Warehouse Space - Fluorescent

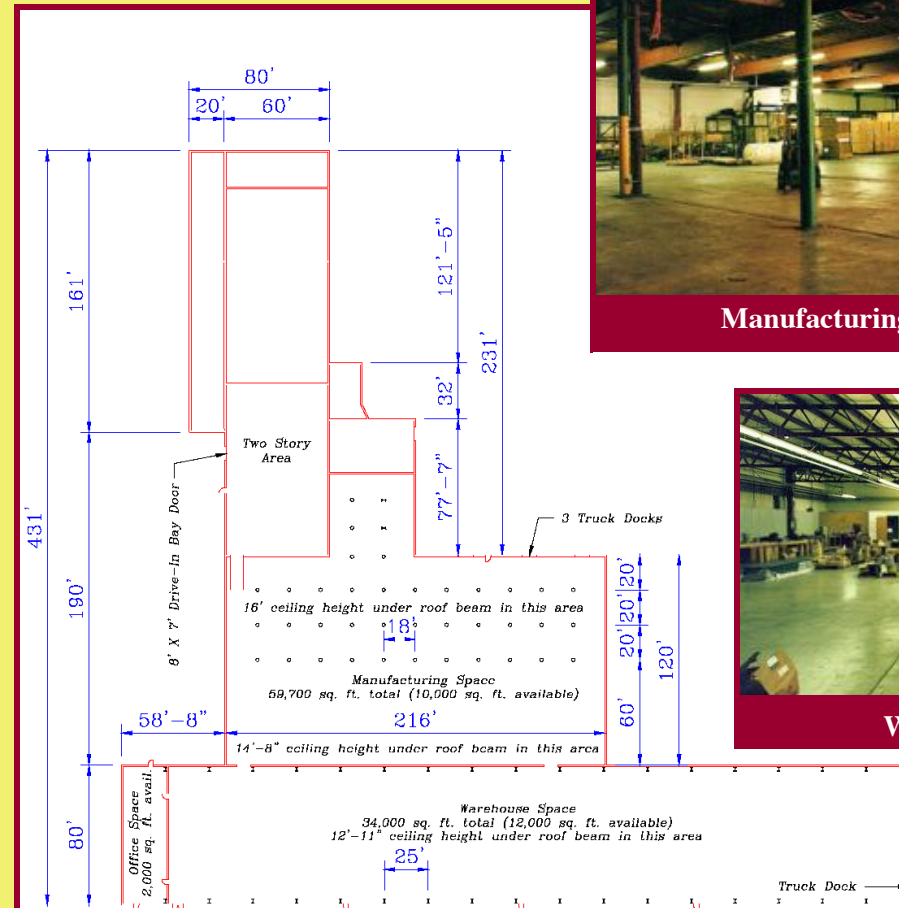
Number of Truck Docks - 4

Number and Size of Drive-Through Bay Doors - 2

Previous use of the Building - Golf bag manufacturer



Back of Vanguard Building



Manufacturing Space



Warehouse Space