



West Virginia Development Office
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AVAILABLE SPACE HADCO BUSINESS PARK BUILDING V



LESAGE, WEST VIRGINIA

LOCATION

Building Address - HADCO Business Park
8201 Frazier's Lane (Rte 2)
Lesage, WV 25537

Located in City Limits - No

County - Cabell

Located in Business/Industrial Park - Yes

Can the Building be Multi-Tenant - Yes

SIZE

Total Sq. Ft. - 100,750

Total Available Sq. Ft. - 100,750

Total Leased Sq. Ft. - 0

Acres - 10.2

Available Manufacturing/Warehouse Sq. Ft. - 98,459

Available Office Sq. Ft. - 2,291

CEILING HEIGHT

Manufacturing/Warehouse Space - 27'-3" at eaves and 32'-10" at center

Office Space - 8'

SPECIFICATIONS

Can the Building be Expanded - Yes

Number of Additional Sq. Ft. Building can be Expanded - 37,500

Is There Additional Land Available - Yes

Number of Additional Acres - 8

Date of Construction - July 2008

Dates of Expansion - New construction

Date Vacated - New construction, never occupied

Floor Thickness and Composition - 6" reinforced concrete

Wall Composition - Metal, 26 gauge rib panels, KXL coating, 20 year warranty

Wall Insulation (Thickness & Type) - 3" R-11

Roof Composition - Metal, 24 gauge SSR standing seam, galvalume finish, 20 year warranty

Roof Insulation (Thickness & Type) - 6" R-19

Column Spacing - 25' X 50'

Type of Sprinkler System (What Spaces Served) - Wet system serves entire building

HVAC System - Heat pumps serves office space, suspended tubular radiant space heaters serves manufacturing/warehouse space

Type of Lighting in Manufacturing/Warehouse Space - Metal Halide

Number and Capacity of Overhead Cranes - 0

Number of Truck Docks - Four (expandable to eight if needed)

Number and Size of Drive-Through Bay Doors - Three 14'w x 14'h and one 10'w x 12'h

Number of Parking Spaces -

Previous use of the Building - New construction



FOUR TRUCK DOCKS LOCATED AT REAR OF BUILDING, EXPANDABLE TO EIGHT IF NEEDED

TRANSPORTATION

[Interstate/4 Lane Highway](#) - 13 miles to I-64 Interchange Exit 18

[Commercial Airport](#) - 20 miles to Tri-State Airport

[Railroad](#) - CSX

[Railroad Siding](#) - None

[Navigable Waterway](#) - Ohio River

[On-Site Barge Facility](#) - None

UTILITIES

[Electricity](#) - Appalachian Power Company

[Voltage](#) - 277/480

[Phase](#) - 3

[Gas](#) - Mountaineer Gas Company

[Size of Service Line](#) -

[Gas Pressure](#) -

[Water](#) - West Virginia American Water

[Size of Service Line](#) - 2"

[Static Pressure](#) - 500 to 600 gpm flow

[Residual Pressure](#) -

[Excess Capacity of Treatment Plant \(GPD\)](#) -

[Sewer](#) - Pea Ridge PSD

[Size of Service Line](#) -

[Excess Capacity of Treatment Plant \(GPD\)](#) -

[Telephone Supplier](#) - Frontier

[Switching](#) - Digital

[Broadband Service](#) - Yes

SALE/LEASE

[Sale Price](#) - 4 million, negotiable

[Sale Terms](#) - Negotiable

[Lease Price](#) - \$3.50 psf, negotiable

[Lease Terms](#) - NNN

[Available Purchase or Lease Date](#) - Immediately

FOR FURTHER INFORMATION CONTACT

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Huntington Area Development Council

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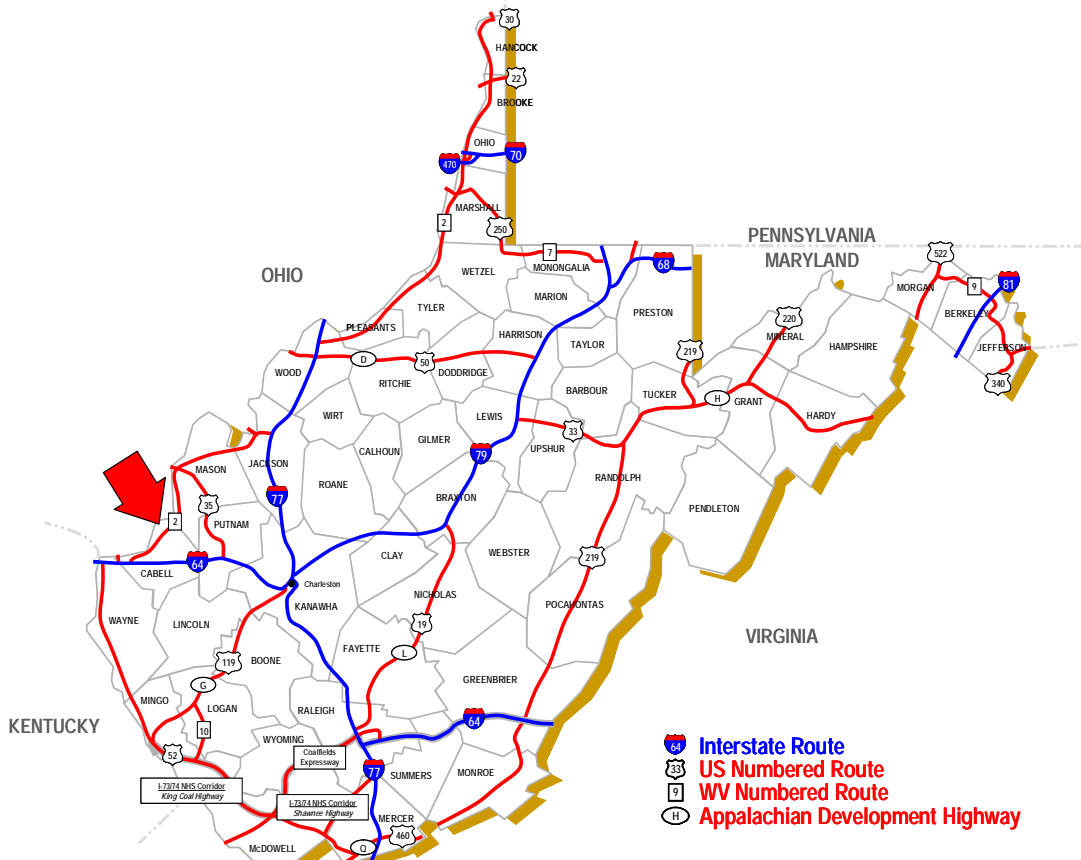
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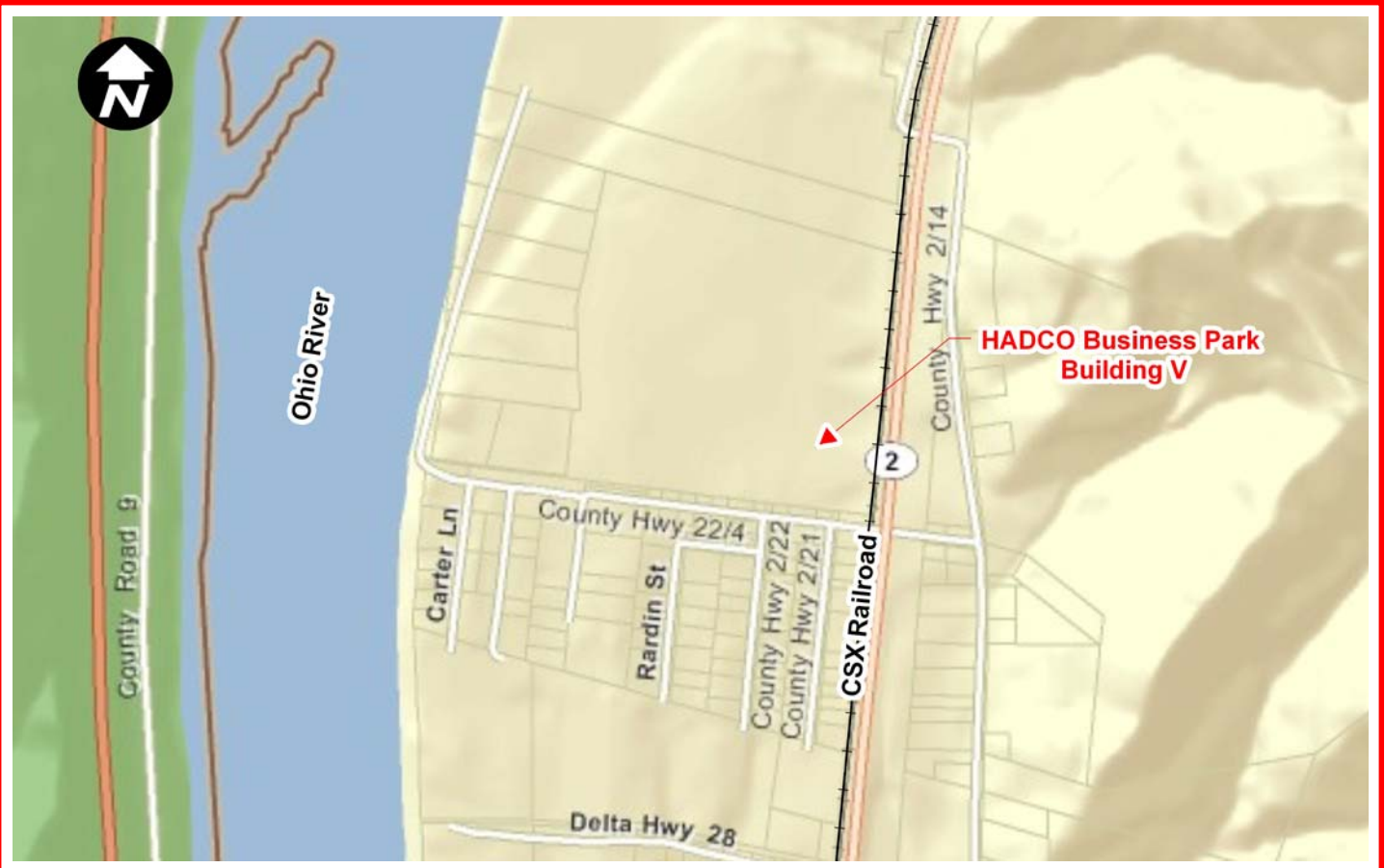
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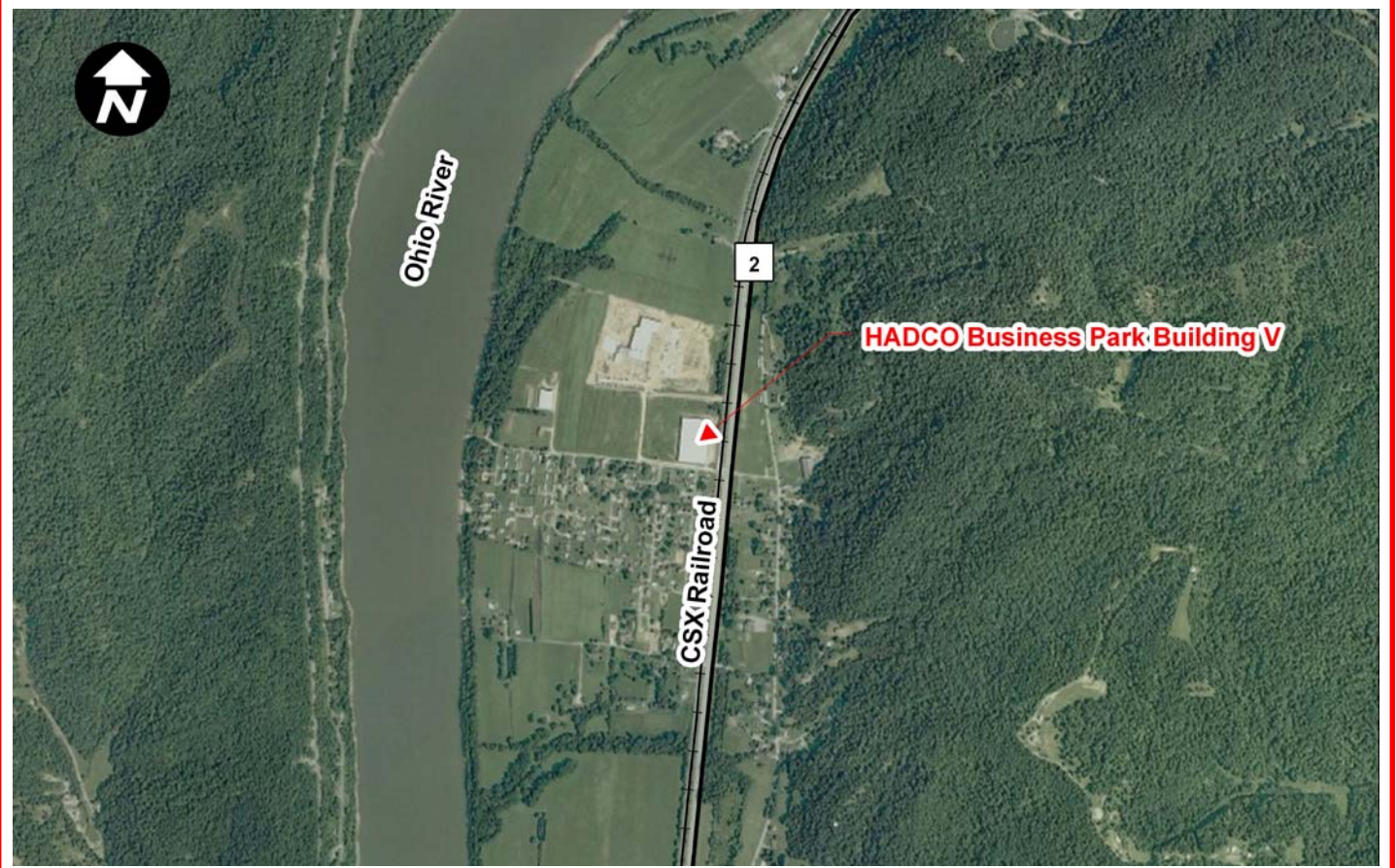
250 & 500 MILE RADIUS FROM LESAGE, WEST VIRGINIA



LESAGE, WEST VIRGINIA



STREET MAP SHOWING BUILDING LOCATION IN LESAGE, WEST VIRGINIA



AERIAL MAP SHOWING BUILDING LOCATION IN LESAGE, WEST VIRGINIA



FLOOR PLAN (NOT TO SCALE)



SOUTHEAST VIEW OF BUILDING



SOUTHWEST VIEW OF BUILDING



MAIN SPACE



ELECTRICAL SERVICE PANELS



WATER SUPPLY SYSTEM



SHOP OFFICE



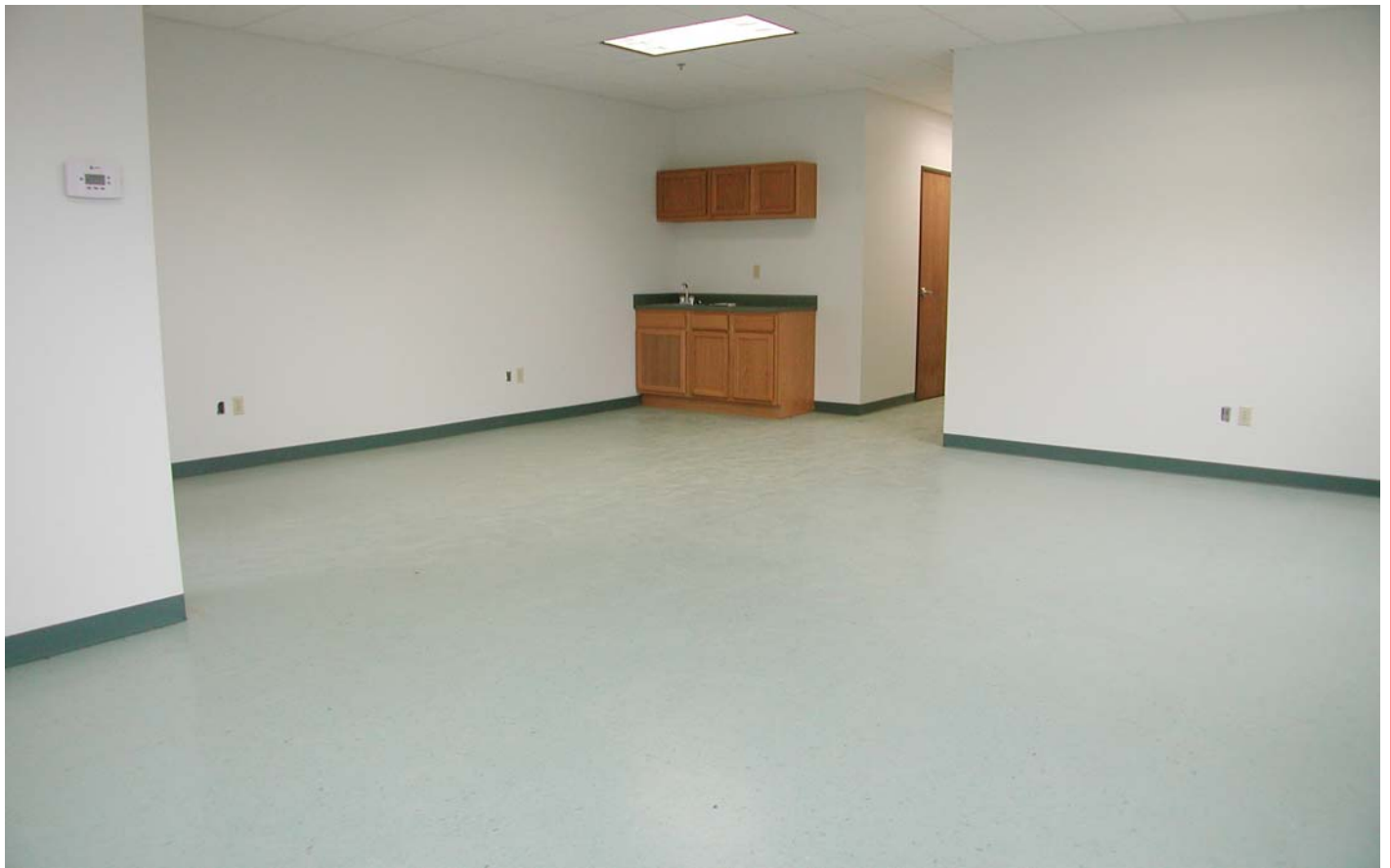
MAIN OFFICE



MAIN OFFICE SPACE



MAIN OFFICE SPACE



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