

AVAILABLE SPACE

USDA FOREST SERVICE ROUGH MILL FACILITY



PRINCETON, WEST VIRGINIA

LOCATION

Building Address - 301 Hardwood Lane
Located in City Limits - No
County - Mercer
Located in Business/Industrial Park - No
Can the Building be Multi-Tenant - No

SIZE

Total Sq. Ft. - 42,674
Total Available Sq. Ft. - 42,674
Total Leased Sq. Ft. - 0
Acres - 1.5
Total Manufacturing Sq. Ft. - 37,032
Available Manufacturing Sq. Ft. - 37,032
Total Warehouse Sq. Ft. - 0
Available Warehouse Sq. Ft. - 0
Total Office Sq. Ft. - 2,442
Available Office Sq. Ft. - 2,442
Total Other Sq. Ft. - 3,200 mezzanine space
Available Other Sq. Ft. - 3,200

CEILING HEIGHT

Manufacturing Space - 19'-4"
Warehouse Space - N/A
Office Space - 8'
Other Space -

SPECIFICATIONS

Can the Building be Expanded - No
Number of Additional Sq. Ft. Building can be Expanded - 0
Is There Additional Land Available - No
Number of Additional Acres - 0
Date of Construction - 1996
Dates of Expansion - None
Date Vacated - 1999
Floor Thickness and Composition - 6" & 8" reinforced concrete
Wall Composition - Block & metal
Wall Insulation (Thickness & Type) - Fiberglass with vinyl backing
Roof Composition - Metal
Roof Insulation (Thickness & Type) - Fiberglass with vinyl backing
Column Spacing - 40' X 40'
Type of Sprinkler System (What Spaces Served) - Wet type system serves entire building
Office HVAC - Mezzanine mounted AC units
Manufacturing HVAC - Gas fired space heaters
Warehouse HVAC - N/A
Type of Lighting in Manufacturing Space - Halogen lamps
Type of Lighting in Warehouse Space - N/A
Number and Capacity of Overhead Cranes - 0
Number of Truck Docks - 2
Number and Size of Drive-Through Bay Doors - 2 (18' wide X 15' high)
Number of Parking Spaces - 40
Previous use of the Building - Rough mill



DUST COLLECTION SYSTEM

Building use is Best Suited for - Light manufacturing

TRANSPORTATION

Interstate/4 Lane Highway - .7 mile to I-77 Interchange Exit 14
Commercial Airport - miles to Raleigh County Memorial Airport
Railroad - None
Railroad Siding - None
Navigable Waterway - None
On-Site Barge Facility - None

UTILITIES

Electricity - American Electric Power
Voltage - 460
Phase - 3

Gas - Mountaineer Gas
Size of Service Line -
Gas Pressure -

Water - Town of Athens
Size of Service Line -
Static Pressure -
Residual Pressure -
Excess Capacity of Treatment Plant (GPD) -

Sewer - Oakvale Road Public Service District
Size of Service Line -
Excess Capacity of Treatment Plant (GPD) -

Telephone Supplier - Frontier Communications
Switching -
Broadband Service -

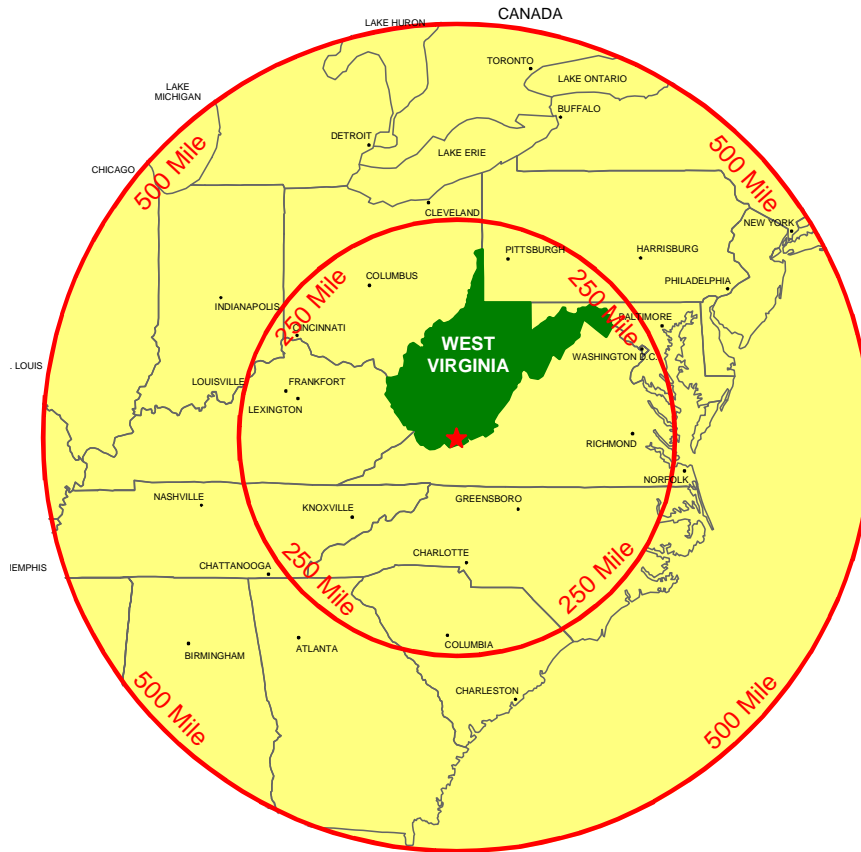
SALE/LEASE

Sale Price - N/A
Sale Terms - N/A
Lease Price - Special permit
Lease Terms - Special permit
Available Purchase or Lease Date - In Prospectus

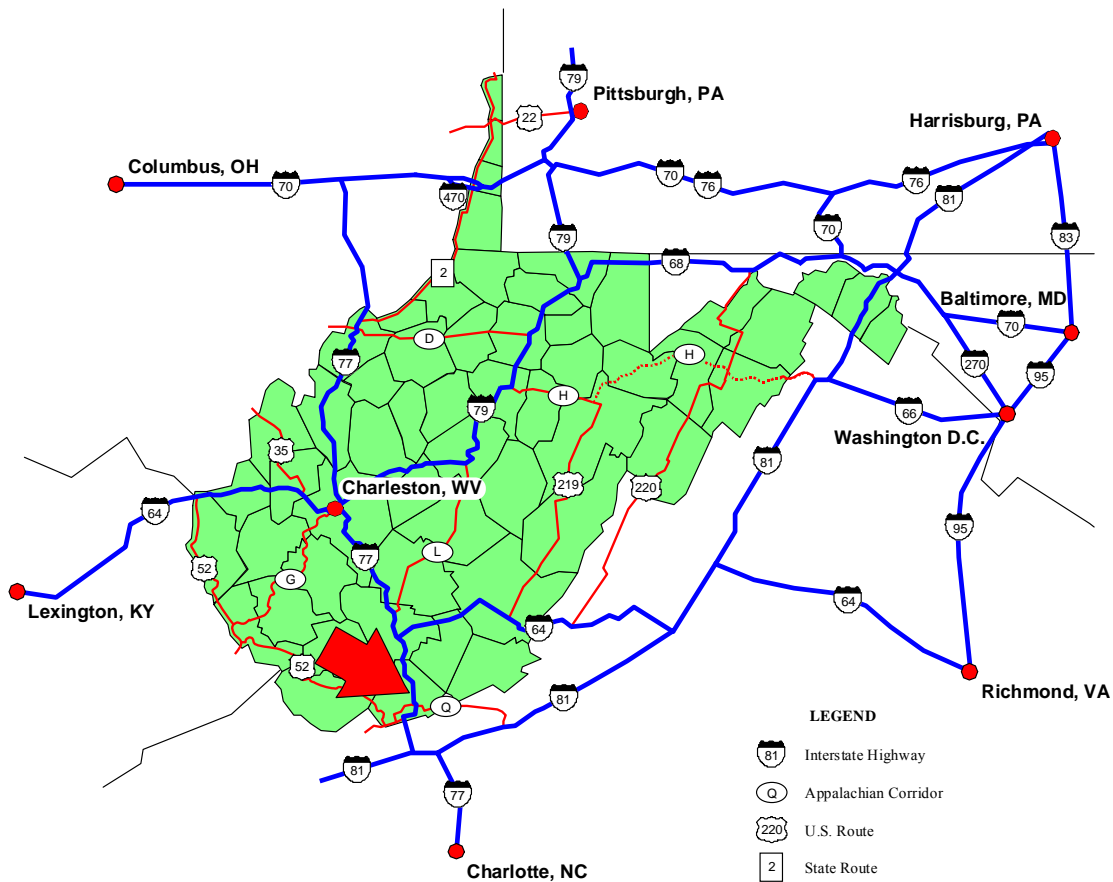
FOR FURTHER INFORMATION CONTACT

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

REMARKS



250 & 500 MILE RADIUS FROM PRINCETON, WEST VIRGINIA



LEGEND

-  Interstate Highway
-  Appalachian Corridor
-  U.S. Route
-  State Route

PRINCETON, WEST VIRGINIA



DUST COLLECTION SYSTEM



OFFICE SPACE



CONFERENCE ROOM



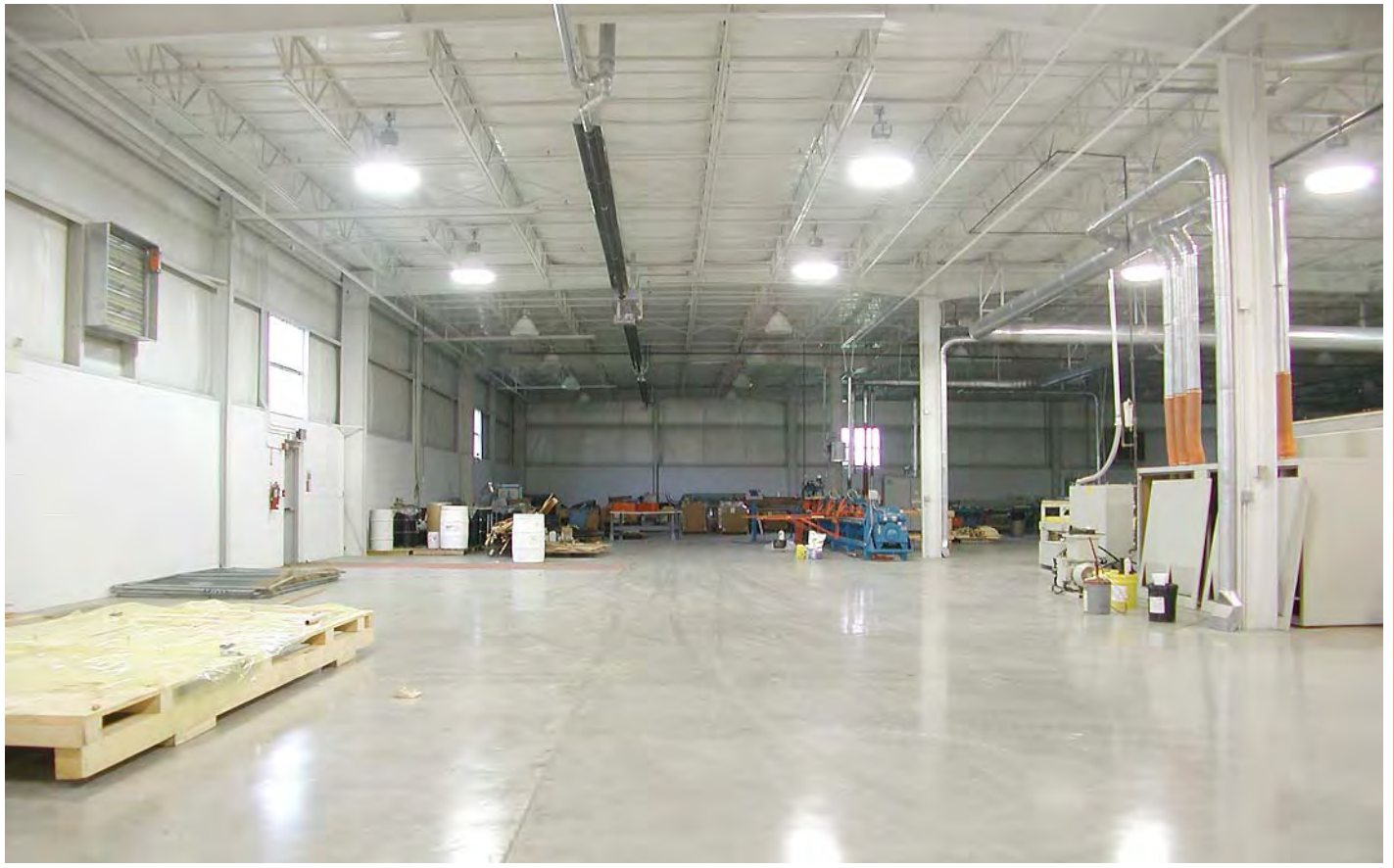
BREAK ROOM



OFFICE SPACE WITH MEZZANINE



MANUFACTURING SPACE



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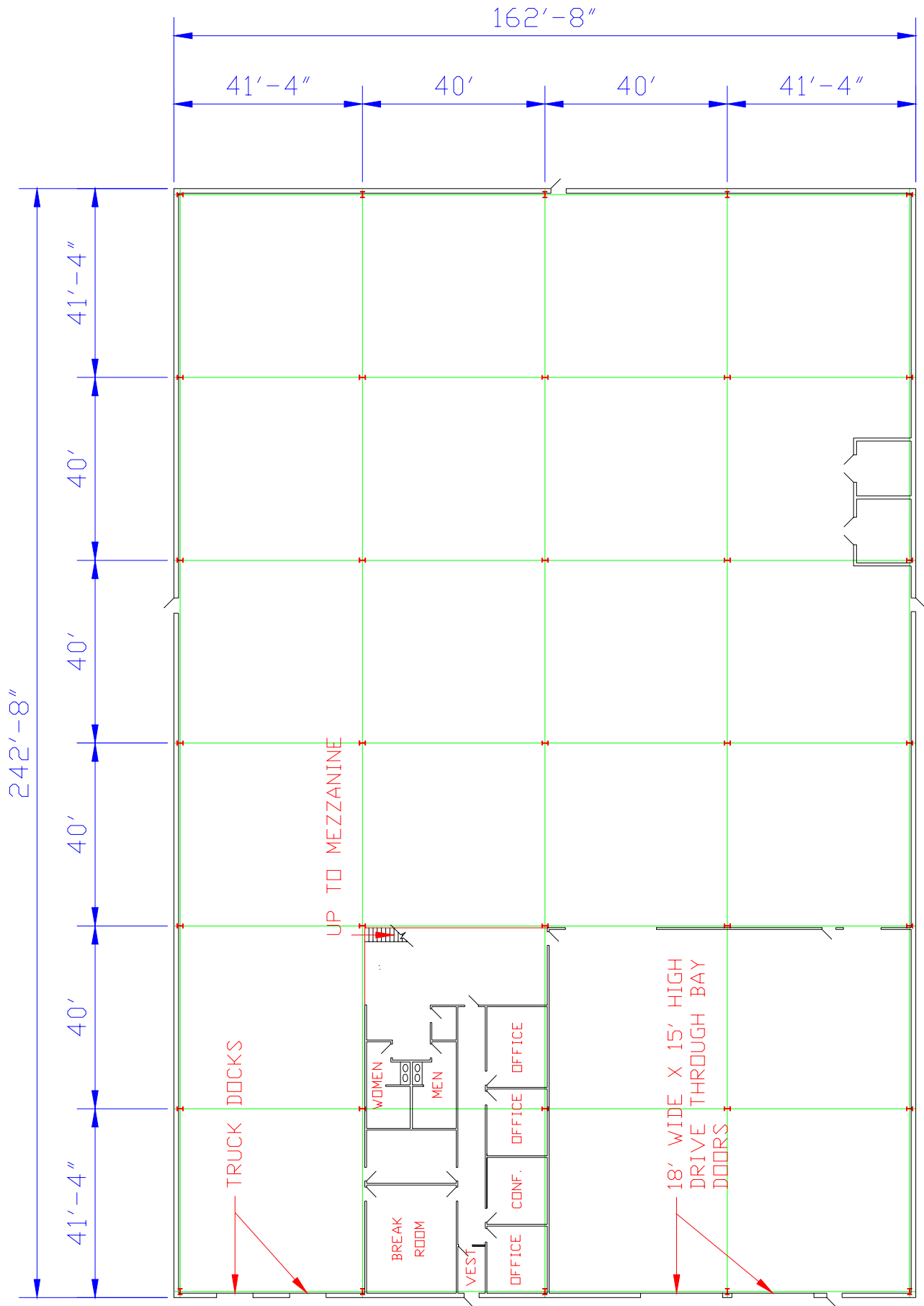
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FLOOR PLAN (NOT TO SCALE)