

For Lease
69 Clendening Drive
Kearneysville, West Virginia



Features:

- 70 miles from nation's 5th largest market
- Easy access to I-81 and I-70
- Within 45 minute drive to Virginia Inland Port
- Excellent labor force (Hagerstown-Martinsburg SMSA)
- Below market rental rate
- Fastest growth region of the Mid-Atlantic corridor
- Join FedEx, Macy's Quad Graphics, Rubbermaid, and an addition 40 million square feet of industrial users
- Save \$80,000±/year with three year real estate tax abatement

To learn more, please contact:

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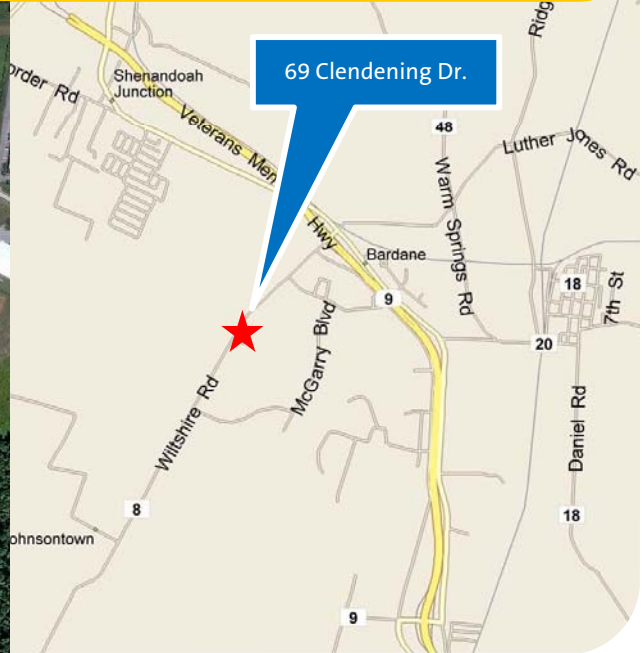
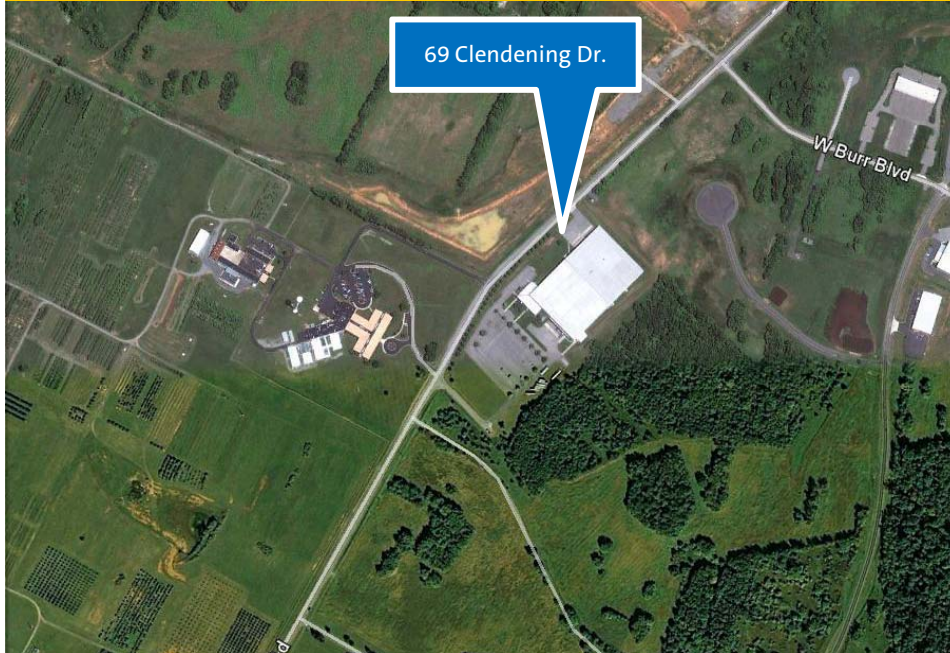
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Snapshot

Year Built	1994
Building Type	Industrial, Warehouse
Zoning	I-C (Industrial Commercial)
Building Square Footage	173,000 ± SF with an additional 60,000 SF mezzanine
Land	12 ± acres
Column Spacing	36' x 36'
Ceiling Height	26' – 30' (from bottom of beam)
Loading	12 doors (8' x 10') and 1 drive-in ramp
Parking	150 spaces
Rental Rate	\$2.90/sf, NNN (estimated \$.50/sf savings with tax abatement provisions)

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