

AVAILABLE

386 James River Turnpike, Milton, WV



Industrial Building *Investment Opportunity*

- 246,551 Sq. Ft.
- Divisible
- Warehouse/Distribution facility on 8 acres
- 41,399 Sq. Ft. Perishable Cold Storage space
- Great Loading
- Abundant Parking
- Excellent access to
- Interstate connectivity to:



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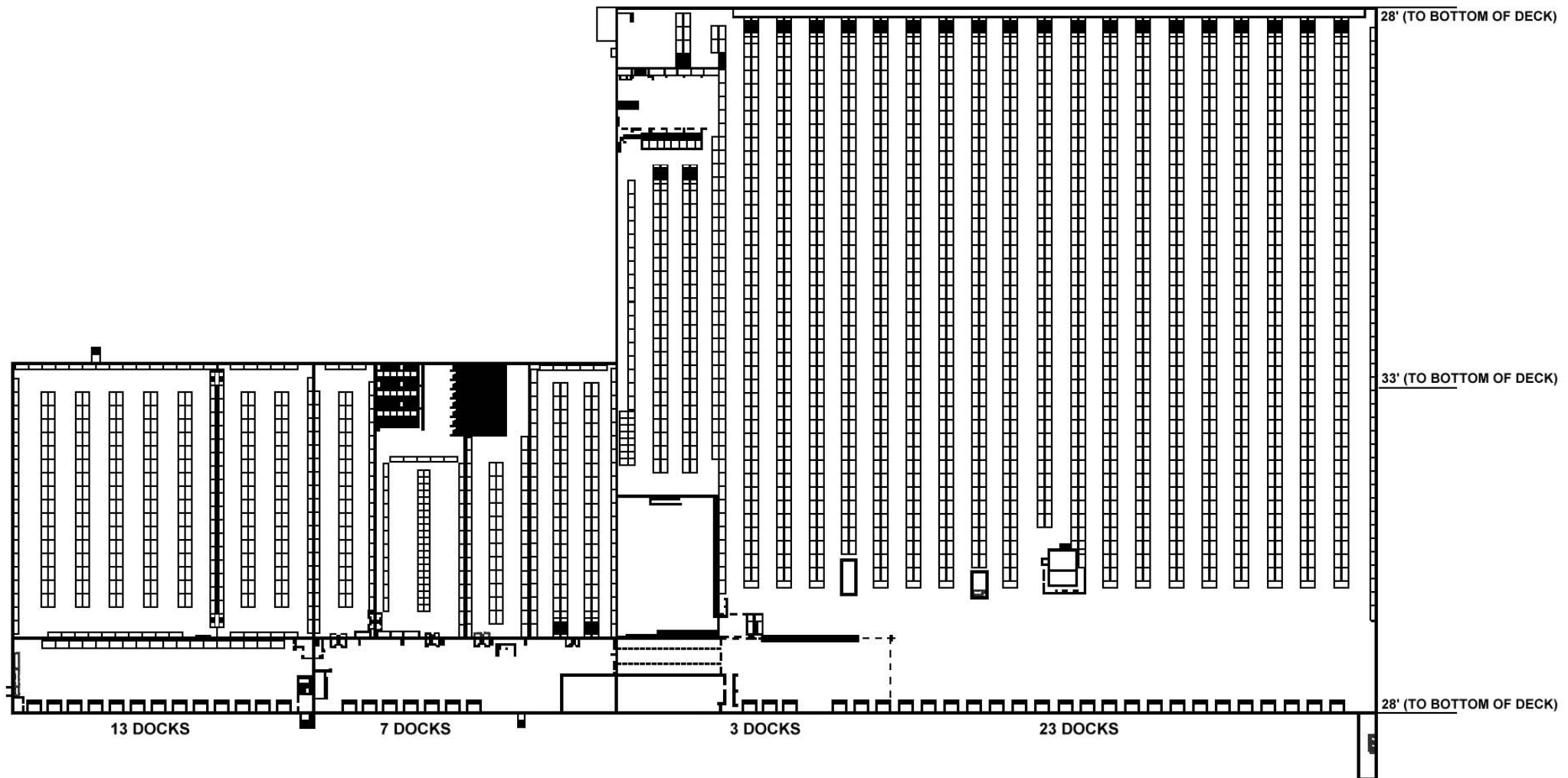
TOWER
INVESTMENTS

386 James River Turnpike offers easy access to Interstate 64, a main east-west artery. I-64 merges with Interstate 77, a main north-south artery for the state, and then splits off and continues towards Virginia in Beckley, WV. I-64 intersects with Interstate 79 in Charleston, WV, which heads northeast towards Morgantown, WV. Located in Cabell County, WV, Milton lies within the Advantage Valley, a partnership that encompasses twelve counties in West Virginia, Ohio and Kentucky. Providing a strategic partnership between the 12 counties' rural and metro areas, Advantage Valley includes the two Metropolitan Statistical Areas (MSA) of Charleston, WV, and the Huntington-Ashland, WV-KY-OH MSA. The Advantage Valley offers a stable, skilled workforce with a labor turnover rate that is among the lowest in the nation while a wide variety of industrial and tax incentives are offered by the State of West Virginia. Major private area employers include AK Steel, Applied Card Systems, CSX Railroad, Dow Chemicals, Dupont, Marathon-Ashland Petroleum, Toyota Motor Manufacturing WV and Columbia Gas Transmission.

Property Highlights

- 246,551 SF industrial facility on 8 acres.
- 22,900 SF of air conditioned and heated office space.
- 41,399 SF of Perishable Cold Storage space
- Forty-six (46) truck docks located on the south side of the building; twenty (20) in the perishable operation section and twenty-six (26) in the dry grocery section. Some of the truck docks are partially covered by steel canopies. Doors are automatic overhead type and are equipped with bumpers.
- Ceiling Heights: 28' to 33'
- Sprinkler: 100% protected with wet and dry-pipe sprinkler systems, a standpipe system and a central fire alarm system.
- HVAC: provided by gas-fired boilers, split system RTUs and propeller fans.
- Parking: 80 asphalted spaces.
- Construction:
 - ▶ Foundation: concrete slab-on-grade, reinforced concrete perimeter and interior pad column footings.
 - ▶ Superstructure: steel-frame supporting a steel-framed mezzanine floor and steel-framed roof systems.
 - ▶ Building Facades: metal siding panels with windows of a fixed type with double-pane glazing set within anodized aluminum frames.
 - ▶ Roof: low-sloped, standing seam metal roofing covered with a combination of single-ply PVC membrane section and gravel-surfaced BUR section.
 - ~ PVC roof section installed approx. 2001
 - ~ BUR roof section installed approx. 1997



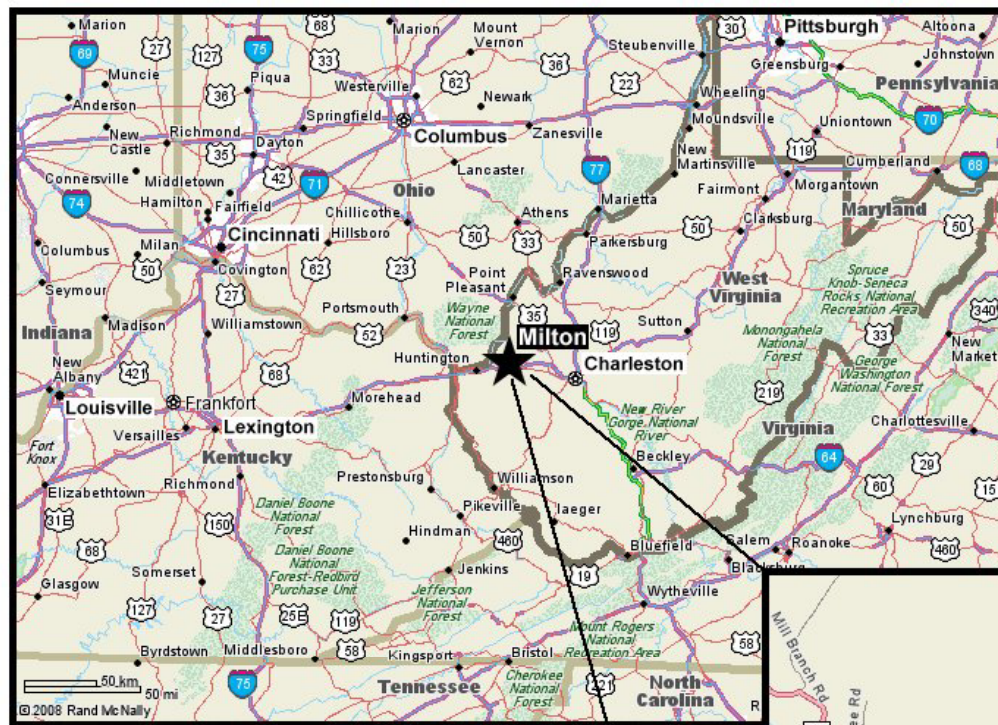






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Location Map



City	Distance	Travel Time
Charleston, WV	32	36 min
Lexington, KY	144	2 hr 20 min
Columbus, OH	157	3 hr 00 min
Cincinnati, OH	181	3 hr 20 min
Louisville, KY	216	3 hr 25 min
Winston-Salem, NC	248	4 hr 00 min
Pittsburgh, PA	258	4 hr 10 min
Knoxville, TN	292	5 hr 5 min
Richmond, VA	348	5 hr 35 min
Raleigh, NC	352	5 hr 45 min
Nashville, TN	356	5 hr 40 min



