



## BELLE, WEST VIRGINIA

### PROPERTY FACTS

<b>Address</b>	901 West Dupont Avenue, Belle, WV
<b>Total Acreage</b>	600-acre manufacturing site
<b>Available Acres</b>	8 lots totaling 28.2 acres available for lease
<b>Land Use</b>	Heavy industrial
<b>Opportunity</b>	Multi-tenant synergistic industrial facility. Property owners seek interested parties to lease all or a portion of available land areas. Access to significant existing utilities, industrial infrastructure, and assets.

### LOCATION & ACCESS

<b>Region</b>	Mid-Atlantic Region 10 miles SE of Charleston, WV
<b>Neighborhood</b>	Riverfront industrial property
<b>Site Access</b>	Close proximity to I-64 and I-77
<b>Rail Service</b>	Norfolk Southern (NS) system onsite rail yard
<b>Truck Service</b>	Nearby trucking terminals
<b>Deep Water</b>	Two docks along the Kanawha River, a tributary to the Ohio River. Kanawha River joins the Ohio River at Point Pleasant, WV.





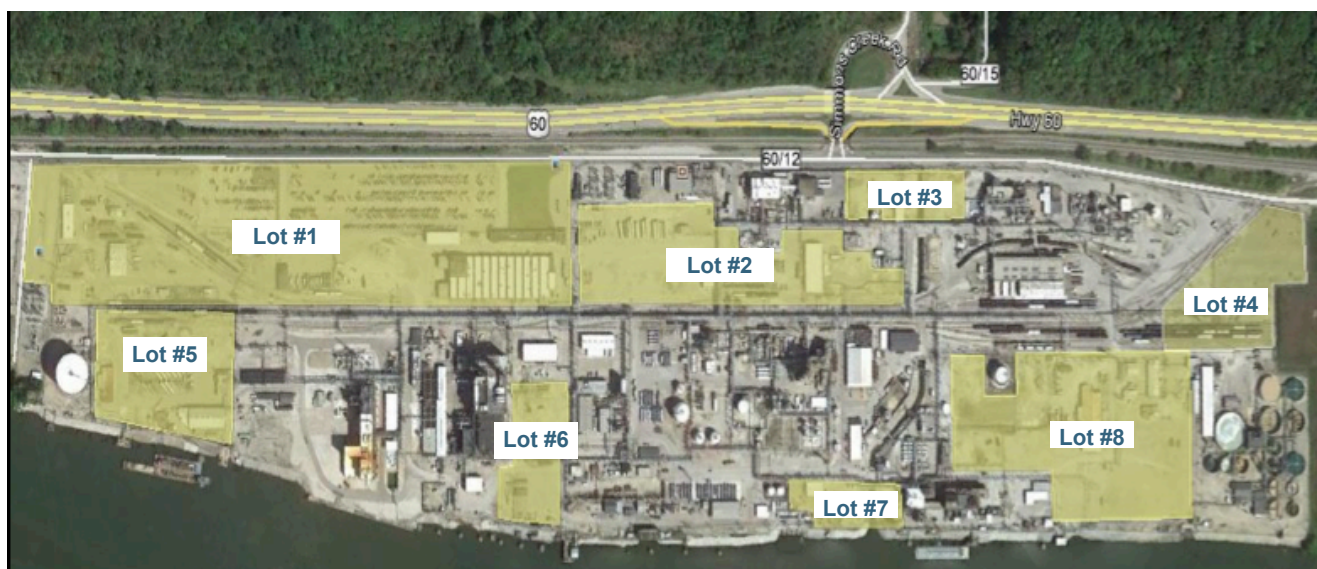
## BELLE, WEST VIRGINIA

### FACILITY AMENITIES

<b>Security</b>	Contract guards, security equipment, MARSEC compliant
<b>Protection</b>	Emergency Response, Incident Command, Plant Shift Supervisor
<b>Maintenance</b>	Maintenance of plant roads, fences, parking lots, and lights
<b>Shipping</b>	Small package shipping and receiving
<b>Permitting</b>	Existing RCRA, HSWA, NPDES, and Reg. 13 permits

### PROPERTY ASSETS

- Electric
- Natural Gas
- Fiber Optic Network
- Raw Water
- Filtered, Softened, or Boiler Feed Water
- Nitrogen
- Steam
- Waste Treatment Plant
- Rail Yard
- Truck Scales
- Instrument and Utility Air
- Vehicle Fueling Stations



**Lot #1** 18.4 acres

**Lot #3** 1.3 acres

**Lot #5** 3.9 acres

**Lot #7** 1.1 acres

**Lot #2** 5.8 acres

**Lot #4** 3.1 acres

**Lot #6** 1.9 acres

**Lot #8** 8.0 acres

**FOR MORE INFORMATION:** [www.industrial-portfolio.com](http://www.industrial-portfolio.com) (888) 508 - 6710