



WASHINGTON WORKS WASHINGTON, WEST VIRGINIA

OPPORTUNITY

Seven development sites available for lease within an active, multi-tenant industrial facility. Property owner seeks interested parties to lease multiple or single sites. Site boasts excellent infrastructure, utilities, and transportation assets in a low-cost, business-friendly environment.

PROPERTY FACTS

Address	8480 Dupont Road, Route 892, Washington, WV
Total Acreage	84 acres
Tax Parcels	7 parcels ranging from 1.4 acres to 21 acres
Current Zoning	Regulated by Wood County
Status	Operating facility with multiple parcels available for lease



LOCATION & ACCESS

Region	Western West Virginia; near the state's third largest city – Parkersburg; within 160 miles of Pittsburgh, PA, 110 miles of Columbus, OH, and 150 miles of Akron, OH
Neighborhood	Located within Washington Works multi-tenant industrial facility
Site Access	U.S. Route 50 provides direct access to I-77 and I-79; I-70 accessible in less than an hour
Airport	Charleston (90 miles) and Huntington (100 miles), and Parkersburg (20 miles); major airports in Columbus (110 miles) and Pittsburgh (160 miles)
Rail Service	Rail track spur connects directly to CSX main line and an inter-site rail system is available
Water Access	Adjacent to the Ohio River; potential barge service

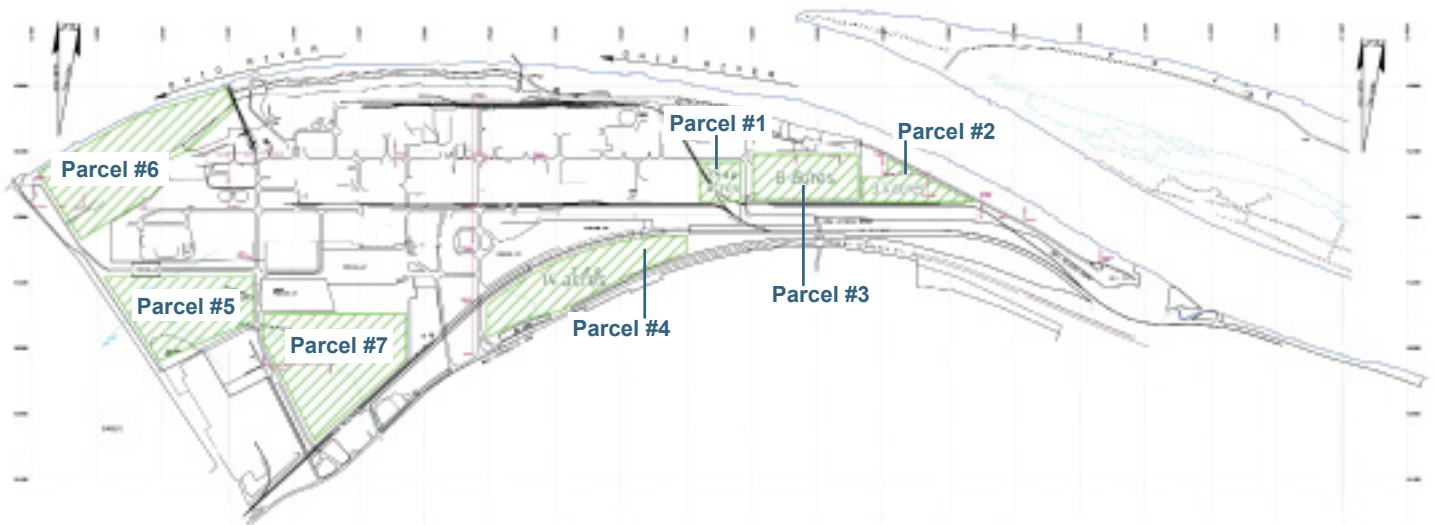
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PROPERTY ASSETS

- 24-hour security force and security technology
- Two certified 160,000-pound capacity scales
- Hydraulic truck cranes (up to 350-ton capacity)
- Hydraulic cherry pickers (up to 60-ton capacity)
- Fork truck capacity (up to 33,000-pound capacity)
- Staffed laboratory facilities
- Water (potable, cooling, process)
- Steam
- On-site Waste Water Treatment
- Electric
- Natural Gas
- Compressed Air
- Nitrogen



AVAILABLE PARCELS

Parcel 1 - 1.4 acres	Parcel 3 - 8 acres	Parcel 5 - 16 acres	Parcel 7 - 21 acres
Parcel 2 - 3.7 acres	Parcel 4 - 14 acres	Parcel 6 - 20 acres	

All photos provided by the West Virginia Department of Commerce

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