

FOR LEASE

Colliers

**TABLER  
STATION  
LOGISTICS  
PARK**

MARTINSBURG, WV

**±1,226,120 SF  
Available**

Building A | 365,400 sf | 4903 Winchester Avenue

Building C | 860,720 sf | 5031 Winchester Avenue

**Offering 6% Cooperating  
Broker Fee for Deals  
Executed by September 30, 2026**

**Hines**

# TABLER STATION LOGISTICS PARK

## VALUE

A best-in-class industrial park built in the heart of the I-81 corridor in Martinsburg, West Virginia, supports faster delivery times and lower transportation costs to major Mid-Atlantic and East Coast markets.

### Why West Virginia?

Tabler Station's prime positioning in Berkeley County, West Virginia offers access to a growing labor pool and growth-driven business incentives giving your company the edge and opportunities to succeed.



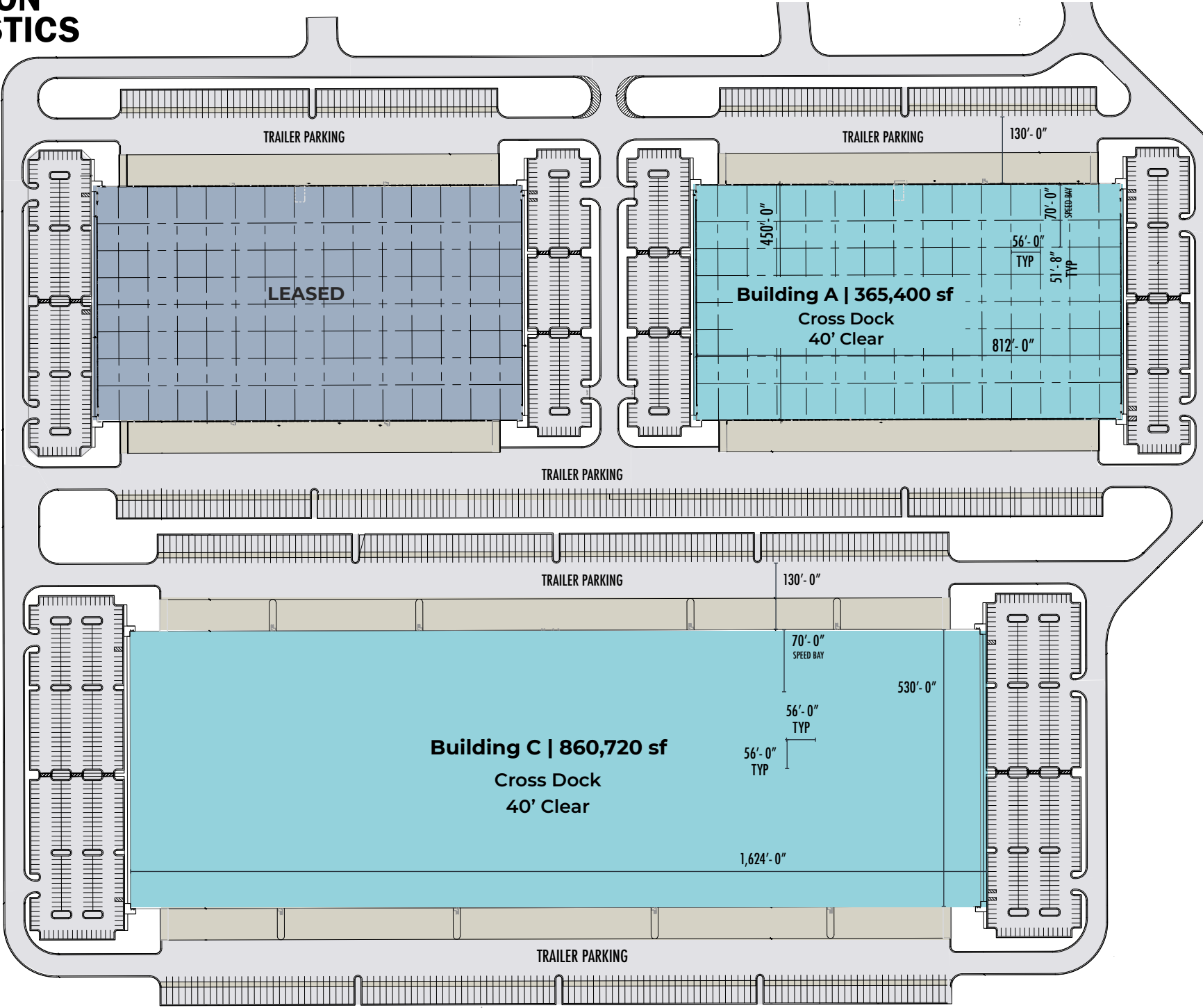
Building A | 365,400 sf | 4903 Winchester Avenue



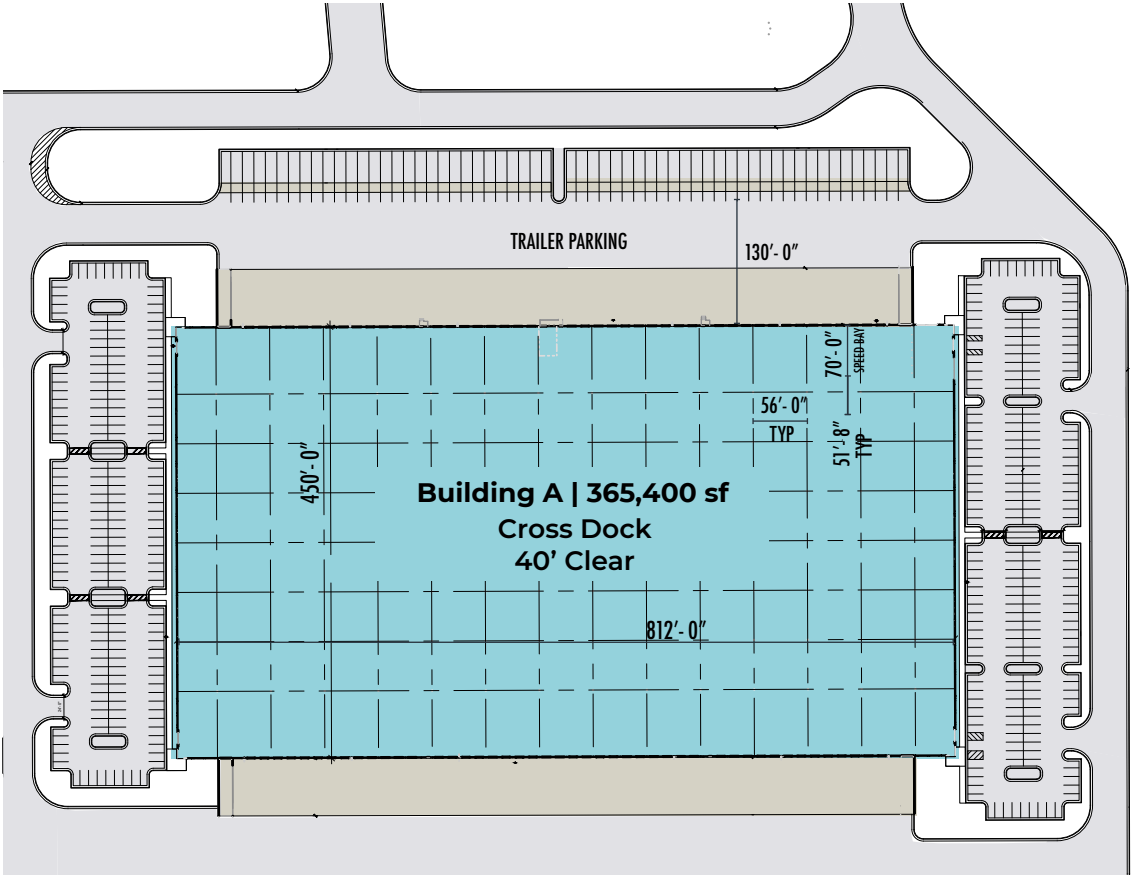
Building C | 860,720 sf | 5031 Winchester Avenue

OVERVIEW

TABLER  
STATION  
LOGISTICS  
PARK



SITE PLAN

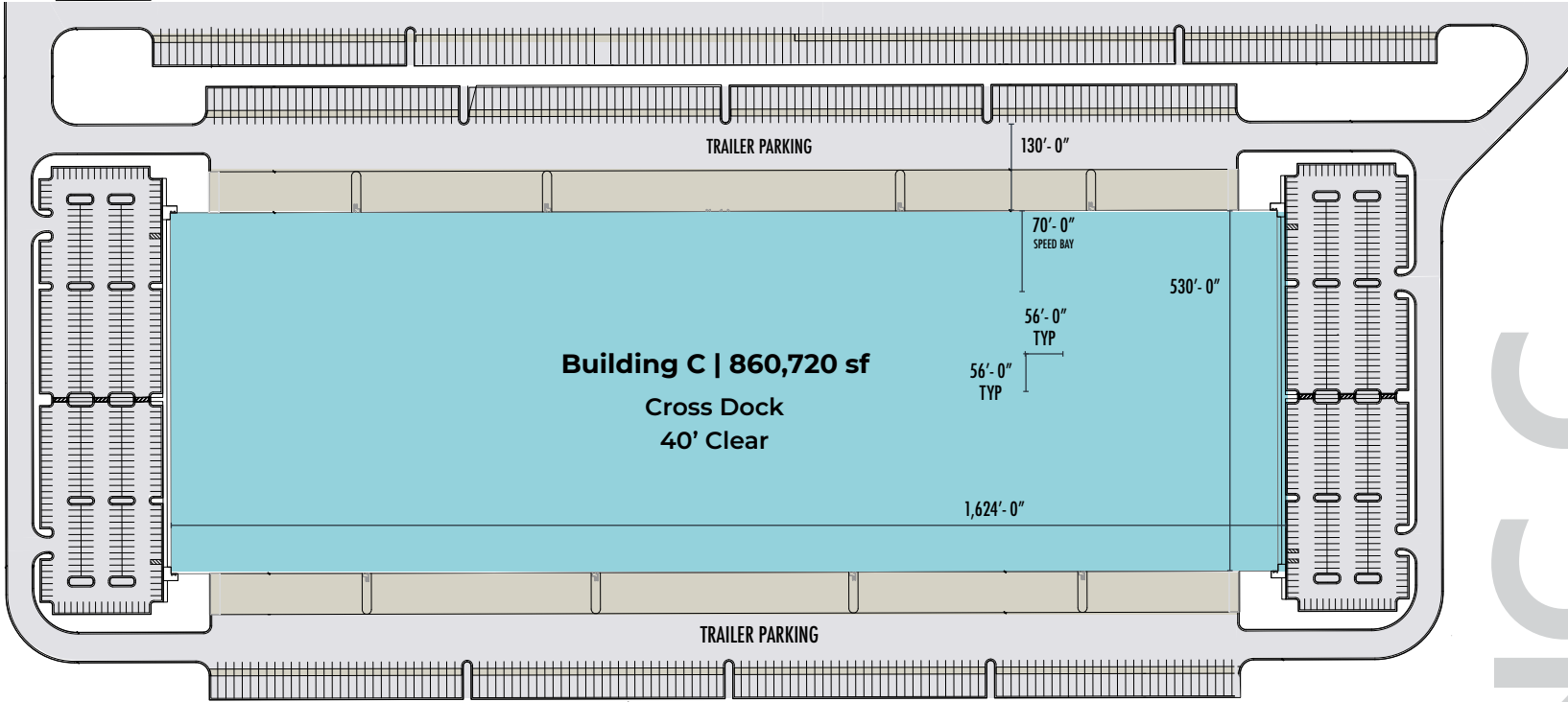


Building  
Specs

|                   |                        |
|-------------------|------------------------|
| Address           | 4903 Winchester Avenue |
| Total Building SF | ±365,400 SF            |
| Dimensions        | 812' x 450'            |
| Office SF         | ±1,835 SF              |
| Typical Bay Size  | 56' x 52'              |
| Speed Bay Size    | 70'                    |
| Truck Court Depth | 185'                   |
| Roof              | 60 Mil EPDM Membrane   |
| Floor             | 8" Concrete Slab       |

|                        |                                       |
|------------------------|---------------------------------------|
| Configuration          | Cross Dock                            |
| Car Parking Spaces     | ±422                                  |
| Trailer Parking Spaces | ±137                                  |
| Clear Height           | 40'                                   |
| Lighting               | LED on Motion Sensors/30 FC @ 36" AFF |
| Dock Doors             | 90 (9' x 10')                         |
| Drive-In Doors         | 4 (12' x 14')                         |
| Sprinklers             | ESFR                                  |
| Power                  | 4,000A; 480/277V 3-Phase              |

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Building  
Specs

|                   |                        |
|-------------------|------------------------|
| Address           | 5031 Winchester Avenue |
| Total Building SF | ±860,720 SF            |
| Dimensions        | 1624' x 430'           |
| Office SF         | ±1,943 SF              |
| Typical Bay Size  | 56' x 56'              |
| Speed Bay Size    | 70'                    |
| Truck Court Depth | 185'                   |
| Roof              | 60 Mil EPDM Membrane   |
| Floor             | 8" Concrete Slab       |

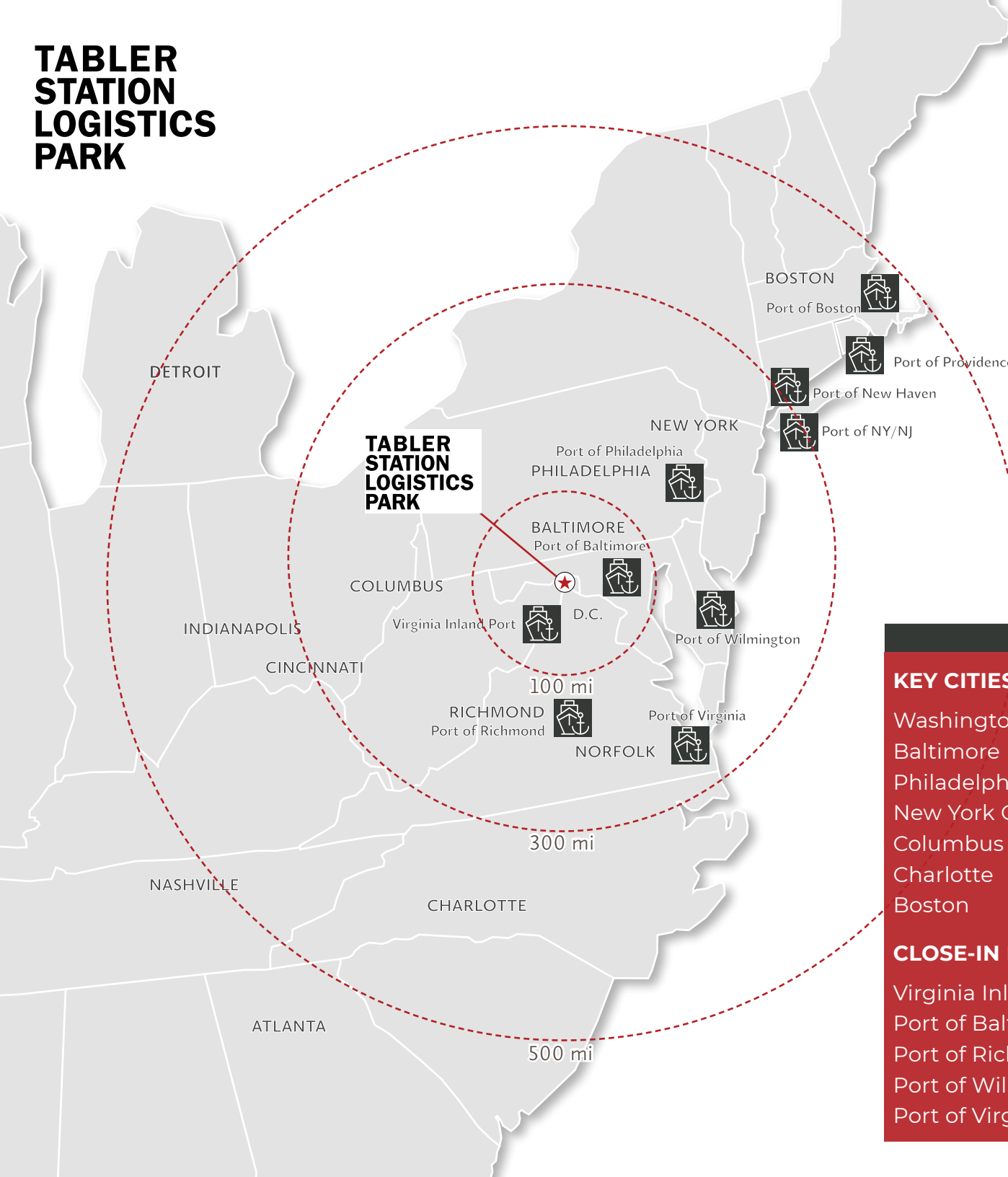
|                        |                                       |
|------------------------|---------------------------------------|
| Configuration          | Cross Dock                            |
| Car Parking Spaces     | ±759                                  |
| Trailer Parking Spaces | ±246                                  |
| Clear Height           | 40'                                   |
| Lighting               | LED on Motion Sensors/30 FC @ 36" AFF |
| Dock Doors             | 200 (9' x 10')                        |
| Drive-In Doors         | 4 (12' x 14')                         |
| Sprinklers             | ESFR                                  |
| Power                  | 4,000A; 480/277V 3-Phase              |

BUILDING C

# TABLER STATION LOGISTICS PARK

## UNMATCHED ACCESS

Tabler Station offers close-in access to the Metropolitan Washington, DC market (less than two hours) in addition to Baltimore, Richmond, Pittsburgh, Philadelphia and New York in less than four hours.



### KEY CITIES (approximate drive times)

|                |              |
|----------------|--------------|
| Washington, DC | 1 hr 20 min  |
| Baltimore      | 1 hr 21 min  |
| Philadelphia   | 2 hrs 51 min |
| New York City  | 3 hrs 56 min |
| Columbus       | 5 hrs 16 min |
| Charlotte      | 6 hrs 7 min  |
| Boston         | 7 hrs 17 min |

### CLOSE-IN PORTS

|                      |              |
|----------------------|--------------|
| Virginia Inland Port | 1 hr 15 min  |
| Port of Baltimore    | 1 hr 20 min  |
| Port of Richmond     | 2 hrs 20 min |
| Port of Wilmington   | 2 hrs 45 min |
| Port of Virginia     | 3 hrs        |

PROXIMITY

# TABLER STATION LOGISTICS PARK

## LOGISTICS HUB

Tabler Station is strategically located within a robust trade area that connects businesses to the entire Mid-Atlantic corridor. It is an ideal hub for companies seeking a competitive edge in regional and national distribution.



REGIONAL MAP

# TABLER STATION LOGISTICS PARK

## PRIME LOCATION

Tabler Station offers an exceptional location in the heart of the Mid-Atlantic region, providing seamless access to major transportation corridors including I-81, I-70 and I-66.



DIRECT ACCESS

# TABLER STATION LOGISTICS PARK



## WEST VIRGINIA ADVANTAGES

Global leaders such as Clorox, Toyota, NGK Spark Plugs, Procter & Gamble, Infor, and Northrop Grumman choose West Virginia for their facilities. Additionally, a multitude of companies chose to expand their operations here.

Discover why West Virginia's pro-business climate gives businesses the advantage and opportunity needed for success.

- Tax Credits
- Workforce Training Programs
- Job Creation Incentives
- Manufacturing Incentives

WV Economic Development Contact:

**Jennifer Smith**, *Executive Director, Berkeley County Development Authority* ([jsmith@developmentauthority.com](mailto:jsmith@developmentauthority.com))



### Workforce Programs

From extensive employee training to funding for employee education, West Virginia workforce programs ensure a workforce that is trained, skilled and efficient.



### Opportunity Move

West Virginia provides fiscal, business continuity, and workforce solutions for Federal agencies.



### WV Incentives

West Virginia's highest priority is meeting a company's needs. Part of the service includes providing aggressive development assistance.



### Five for Ten Program - Fractionating Plants and Secondary Plants

Special property tax valuation applies for 10 years to real property (excluding the value of unimproved land) and personal property of facilities that are or will be classified under the North American Industry Classification System (NAICS)

# TABLER STATION LOGISTICS PARK

MARTINSBURG, WV

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Accelerating success.

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