

Martinsburg, West Virginia

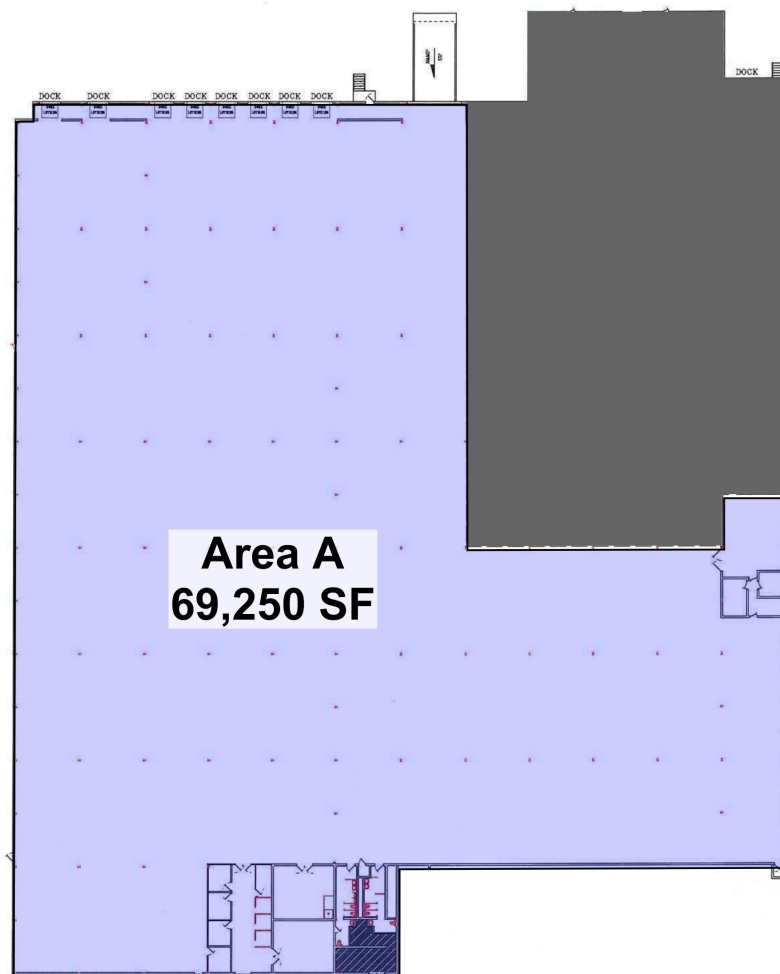


MANUFACTURING/WAREHOUSE

Located on Route 11 South in Berkeley County, WV with easy access to I-81 and I-70.

Within two hours of the port of Baltimore, the Virginia Inland Port and two regional airports. Winchester and Western Rail Accessibility

- 69,250 SF
- Bay Size 24' X 40'
- One (1) 14' X 19' drive in roll up door
- Eight (8) loading docks with levelers & shields.
- 24' Clear height
- 30 Employee Spaces, 25 Trailer Drops
- Wet Pipe Sprinkler system
- Monitored Fire Alarm System
- Air Conditioning in Offices & Break Room Areas
- 1000 AMP Service, 277/4810 Volts, 3-Phase (Allegheny Power)
- 6" Concrete warehouse floor
- Thirty (30) employee parking spaces available
- Gas Fired Unit Heaters (Mountaineer Gas)
- 10" Water Line (Berkeley County)



Shockey Property Management

www.shockeycompanies.com

Ryan Shaw - Director of Property Development
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Crystal Dreiling - Office Manager
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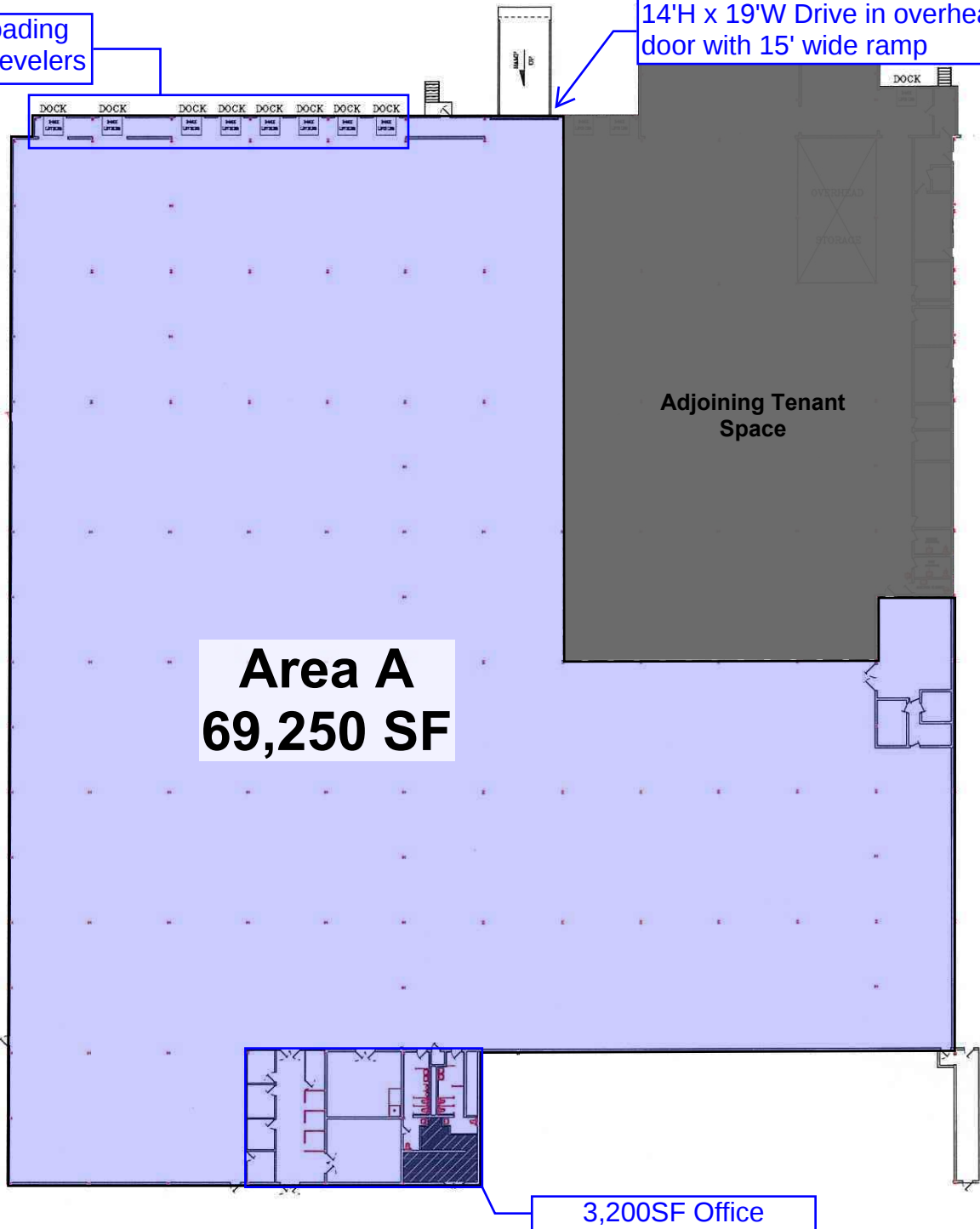
(540) 665-3288



5550 Winchester Ave - Area A Floorplan

Eight (8) Loading
Docks with Levelers

14'H x 19'W Drive in overhead
door with 15' wide ramp



Area A
69,250 SF

3,200SF Office