

Industrial Warehouse Space
For Lease

69 Clendening Drive

Kearneysville, WV

Available January 1, 2019



Photo Credit: CBStar

69 Clendening Drive Kearneysville, WV

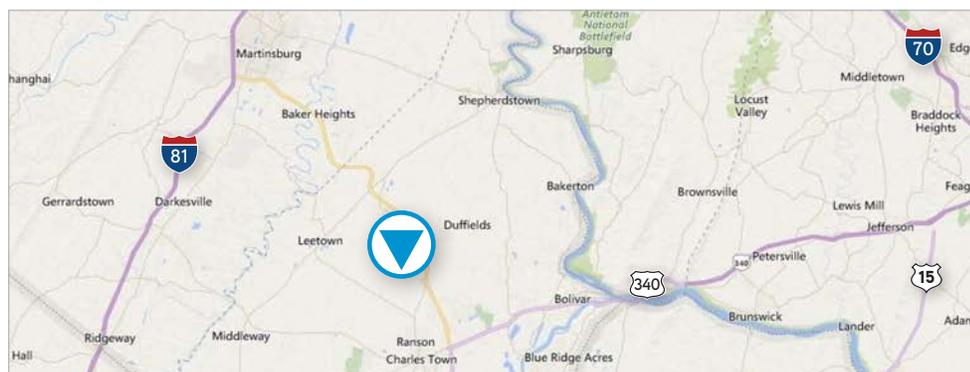
173,400 SF Available
Occupancy: November 2018
Rental Rate: \$4.00/SF NNN

JOHN LESINSKI

Executive Vice President
DIR +1 703 394 4846
MOB +1 540 671 5721
john.lesinski@colliers.com

BEN LUKE

Assistant Vice President
DIR +1 703 394 4810
MOB +1 540 229 7294
ben.luke@colliers.com

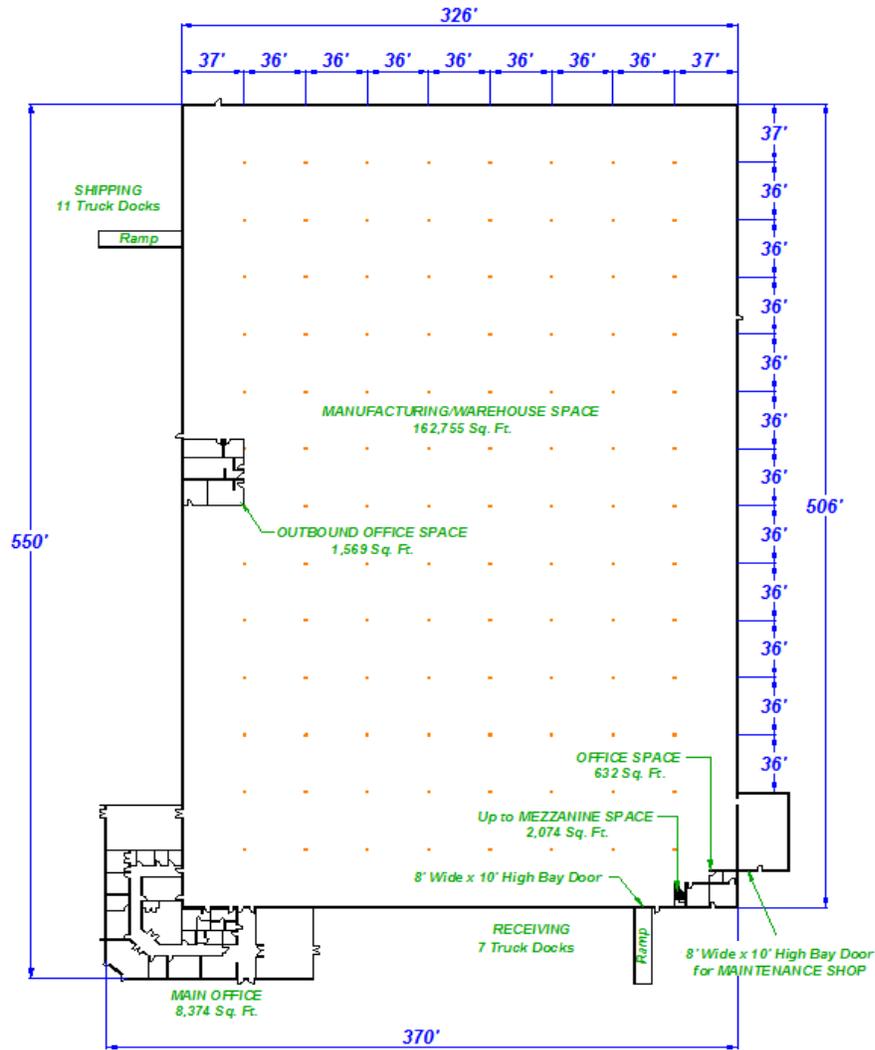


Property Highlights

- Immediately off newly widened Route 9 with easy access to Interstate 81
- 45 minutes to Virginia's Inland Port and 90 minutes to the Port of Baltimore
- Excellent labor force (Hagerstown-Martinsburg SMSA)
- Located in the Burr Business Park in Jefferson County, WV
- Potential PILOT tax abatement incentives
- Electric: 480 Volts; 2,000 Amp; 3 Phase Wiring

FOR LEASE > 69 Clendening Drive

Floor Plan

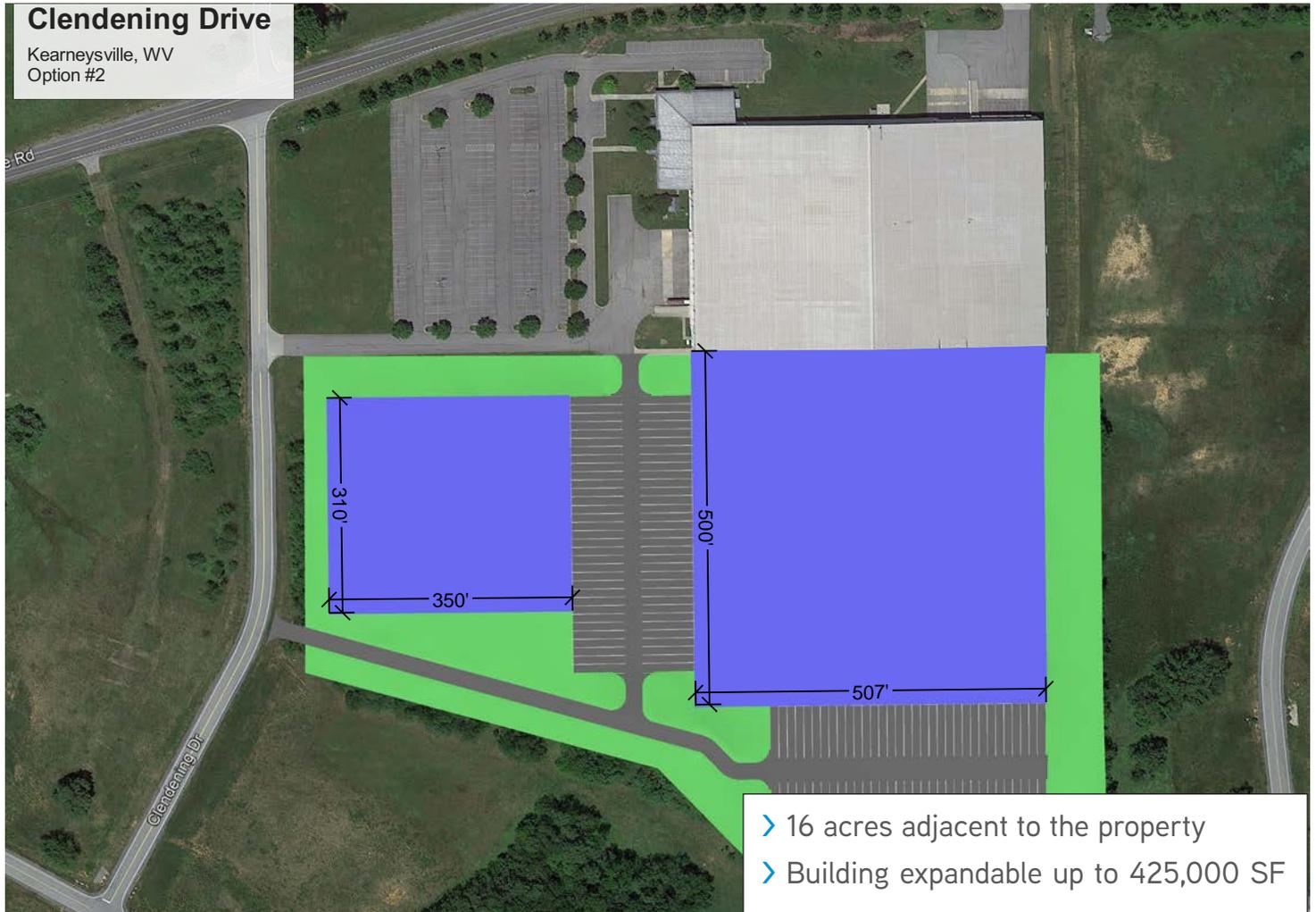


Building Specifications

Building Size:	173,400 SF	Lease Rate:	\$4.00/SF NNN
Occupancy Date:	November 2018	Parking:	300 spaces
Office Space:	9,000 SF	Year Built:	1994
Land:	14.148 acres	Column Spacing:	36' x 36'
Additional Land:	16.3 +/- acres in two parcels	Ceiling Heights:	33' to 37' from bottom of beam
Construction:	Concrete block insulated panel	Loading:	17 dock doors; 3 drive-in doors

FOR LEASE > 69 Clendening Drive

Expansion Potential



Aerial



Contact Us

JOHN LESINSKI
Executive Vice President
DIR +1 703 394 4846
MOB +1 540 671 5721
john.lesinski@colliers.com

BEN LUKE
Assistant Vice President
DIR +1 703 394 4810
MOB +1 540 229 7294
ben.luke@colliers.com



COLLIERS INTERNATIONAL
7900 Tysons One Place, Suite 260
McLean, VA 22102
703 394 4800
www.i81industrial.com