

Industrial Warehouse Space
For Lease

69 Clendening Drive

Kearneysville, WV

Available January 1, 2019



Photo Credit: Colliers

69 Clendening Drive Kearneysville, WV

173,400 SF Available

Occupancy: November 2018

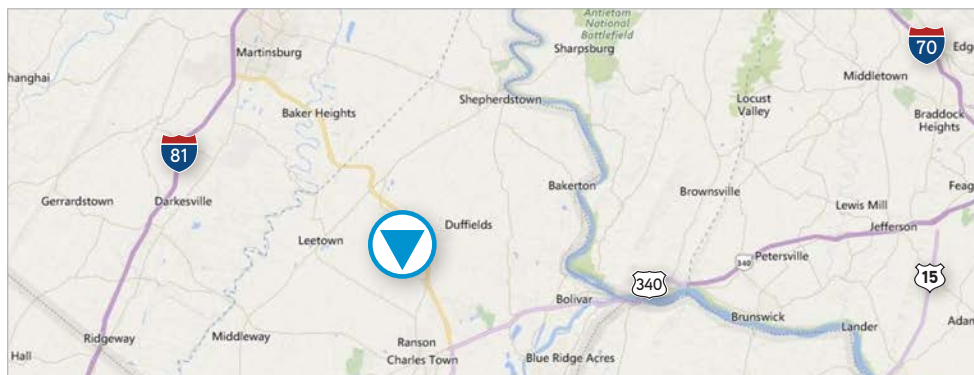
Rental Rate: \$4.00/SF NNN

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



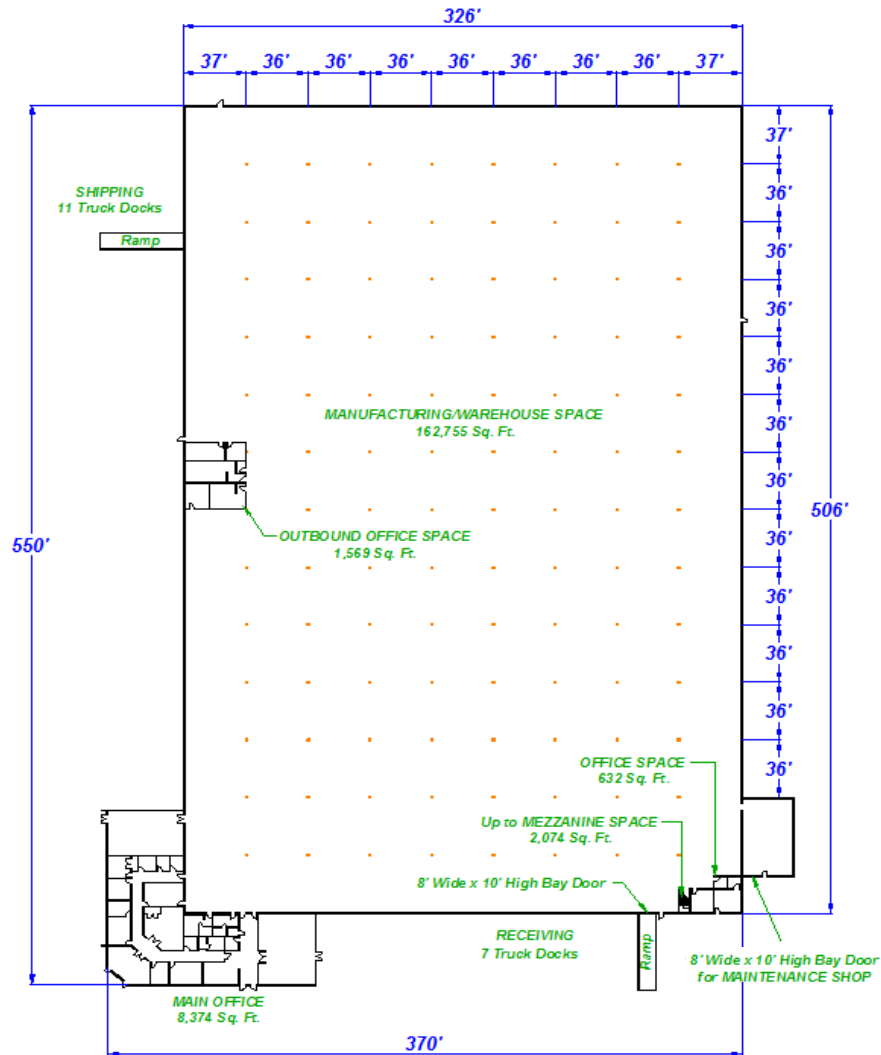
Property Highlights

- › 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

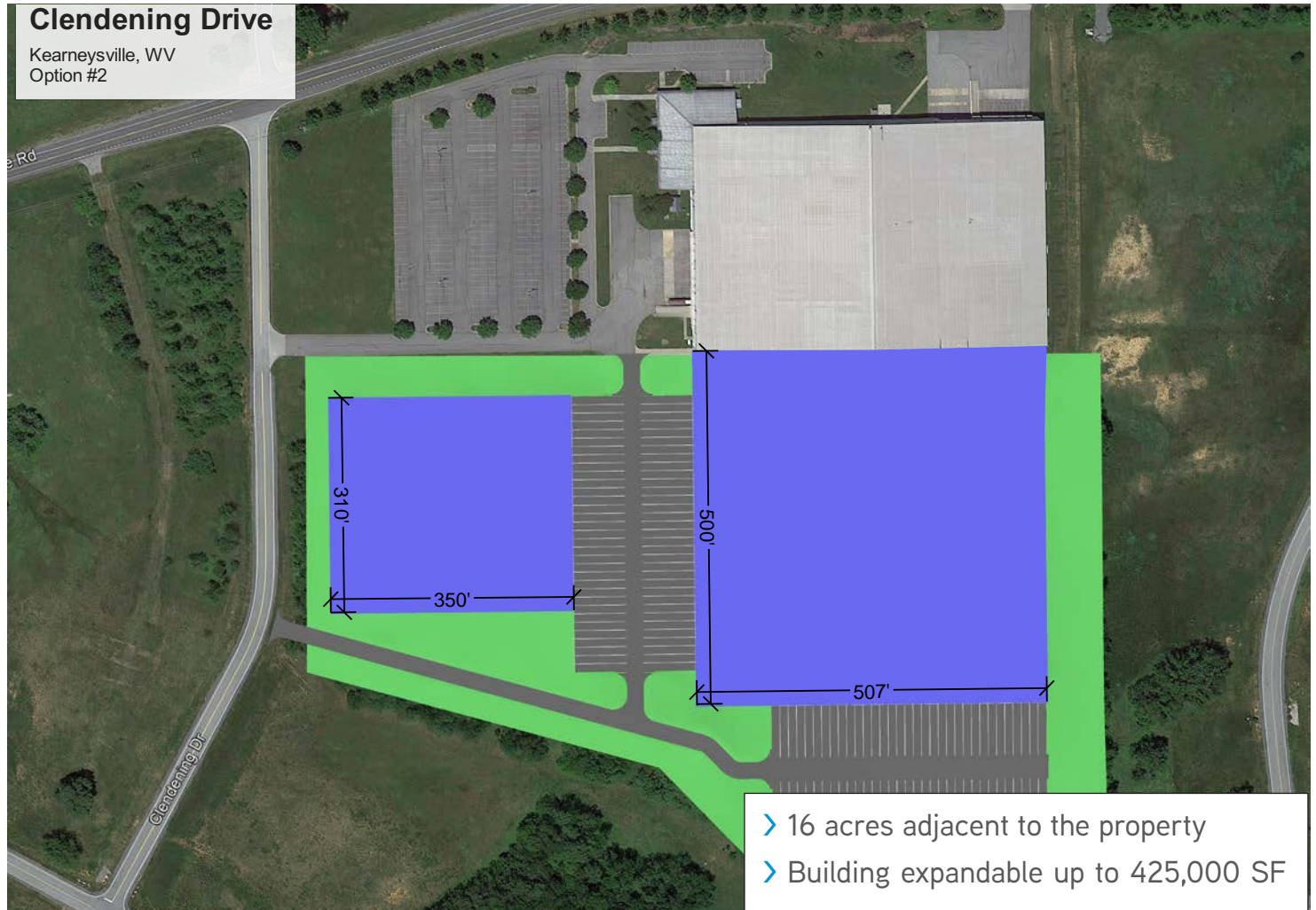


Building Specifications

| | | | |
|------------------|--------------------------------|------------------|---------------------------------|
| 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 |

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Expansion Potential



Aerial



Contact Us

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