



WEST VIRGINIA DEVELOPMENT OFFICE  
1900 Kanawha Boulevard East  
Charleston, WV 25305-0311  
Toll free: (800) 982-3386  
Office: (304) 558-2234 - WVDO.org

## AVAILABLE SPACE 635 McGarry Boulevard



### KEARNEYSVILLE, WEST VIRGINIA

#### LOCATION

**Building Address** - 635 McGarry Blvd.  
Kearneysville, WV 25430  
**Located in City Limits** - No  
**County** - Jefferson  
**Located in Business/Industrial Park** - Yes  
**Can the Building be Multi-Tenant** - Yes

#### SIZE

**Total Sq. Ft.** - 111,584  
**Total Available Sq. Ft.** - 111,584  
**Total Leased Sq. Ft.** - 0  
**Acres** - 11.46  
**Available Manufacturing/Warehouse Sq. Ft.** - 109,047  
**Available Office Sq. Ft.** - 1,907  
**Available Other Sq. Ft.** - 630

#### CEILING HEIGHT

**Measurements Taken Under Steel Roof Trusses**  
**Manufacturing/Warehouse Space** - 14'-8" at eaves and 20'-9" at center  
**Office Space** - 8'  
**Other Space** - N/A

#### SPECIFICATIONS

**Can the Building be Expanded** - Yes  
**Number of Additional Sq. Ft. Building can be Expanded** -  
**Is There Additional Land Available** - Yes

**Number of Additional Acres** -  
**Date of Construction** - 1982  
**Dates of Expansion** - None  
**Date Vacated** - January 2012  
**Floor Thickness and Composition** - 8" reinforced concrete 4,000 psi with 10 galvanized mesh  
**Wall Composition** - Steel pre-engineered 26 gauge  
**Wall Insulation (Thickness & Type)** - 4" fiberglass with vinyl backing  
**Roof Composition** - Metal, standing rib  
**Roof Insulation (Thickness & Type)** - 4" fiberglass with vinyl backing  
**Column Spacing** - 25' X 50'  
**Type of Sprinkler System (What Spaces Served)** - Wet system serves entire building  
**Office HVAC** - Heat pump serves 1st floor office area, second floor office area has window units  
**Manufacturing/Warehouse HVAC** - Gas heat  
**Type of Lighting in Manufacturing/Warehouse Space** - Metal halide & fluorescent  
**Number and Capacity of Overhead Cranes** - 0  
**Number of Truck Docks** - Seven  
**Number and Size of Drive-Through Bay Doors** - One 10'w x 12'h  
**Number of Parking Spaces** -  
**Previous use of the Building** - Food processing and warehouse



## 60,000 SQ. FT. BUILDING

### TRANSPORTATION

[Interstate/4 Lane Highway](#) - 1.7 miles to WV Route 9  
[Commercial Airport](#) - 48 miles to Washington Dulles International Airport  
[Railroad](#) - None  
[Railroad Siding](#) - None  
[Navigable Waterway](#) - None  
[On-Site Barge Facility](#) - None

### UTILITIES

[Electricity](#) - Potomac Edison  
[Voltage](#) - 460 with 400 amp/1000 amp service panels  
[Phase](#) - 3

[Gas](#) - None (Amerigas - propane)  
[Size of Service Line](#) - Three 1,000 gallon tanks  
[Gas Pressure](#) -

[Water](#) - Jefferson Utilities  
[Size of Service Line](#) - 8"  
[Static Pressure](#) - 65 psig  
[Residual Pressure](#) - 45 psig  
[Excess Capacity of Treatment Plant \(GPD\)](#) - 122,000

[Sewer](#) - Jefferson County PSD  
[Size of Service Line](#) - 4" out of building into an 8" gravity line  
[Excess Capacity of Treatment Plant \(GPD\)](#) - 200,000

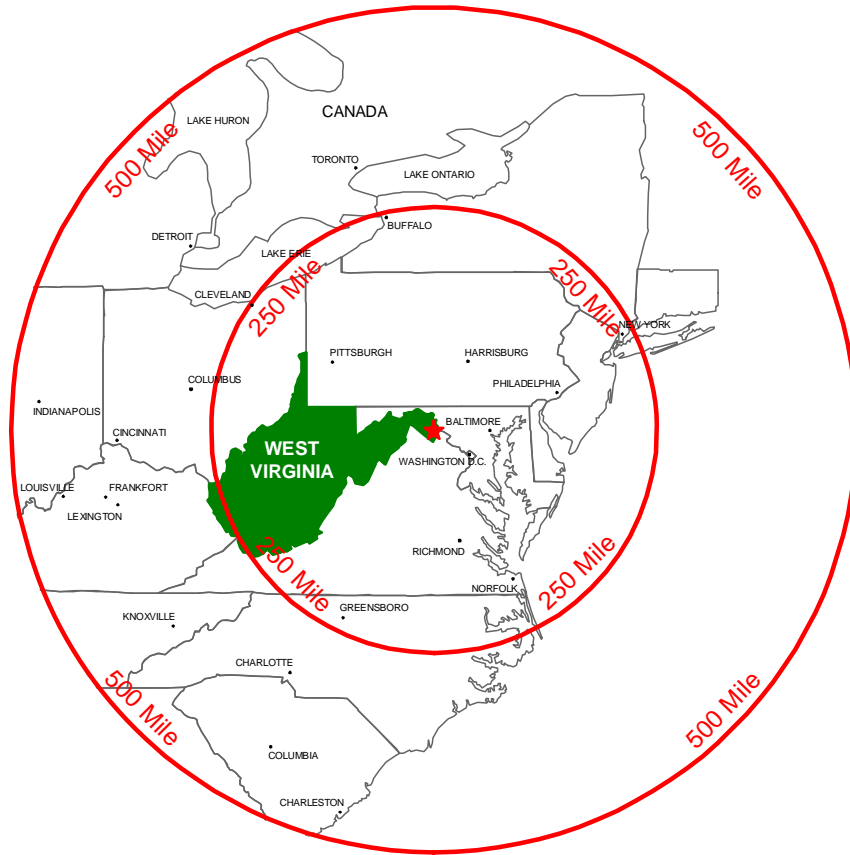
[Telephone Supplier](#) - Frontier  
[Switching](#) -  
[Broadband Service](#) -

### SALE/LEASE

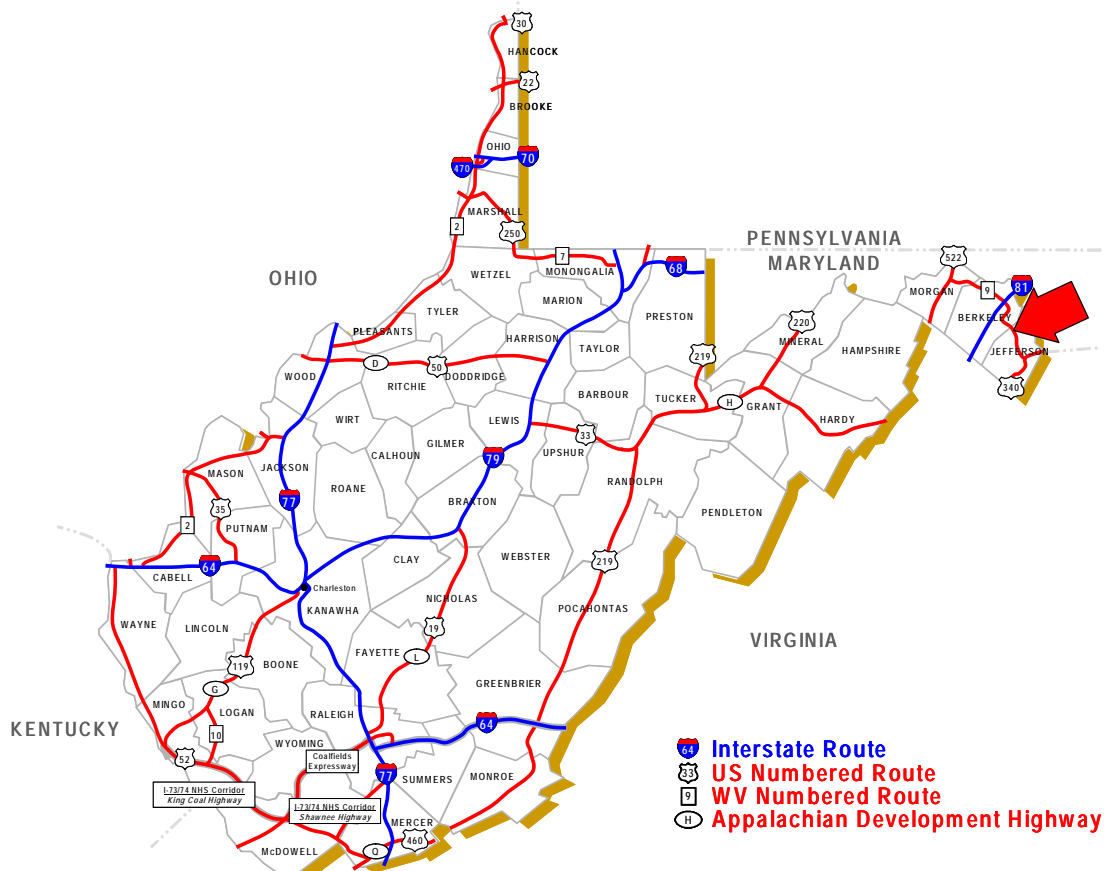
[Sale Price](#) -  
[Sale Terms](#) -  
[Lease Price](#) - \$4.50 psf annual, depending on square footage leased  
[Lease Terms](#) - Negotiable  
[Available Purchase or Lease Date](#) - Immediately

### FOR FURTHER INFORMATION CONTACT

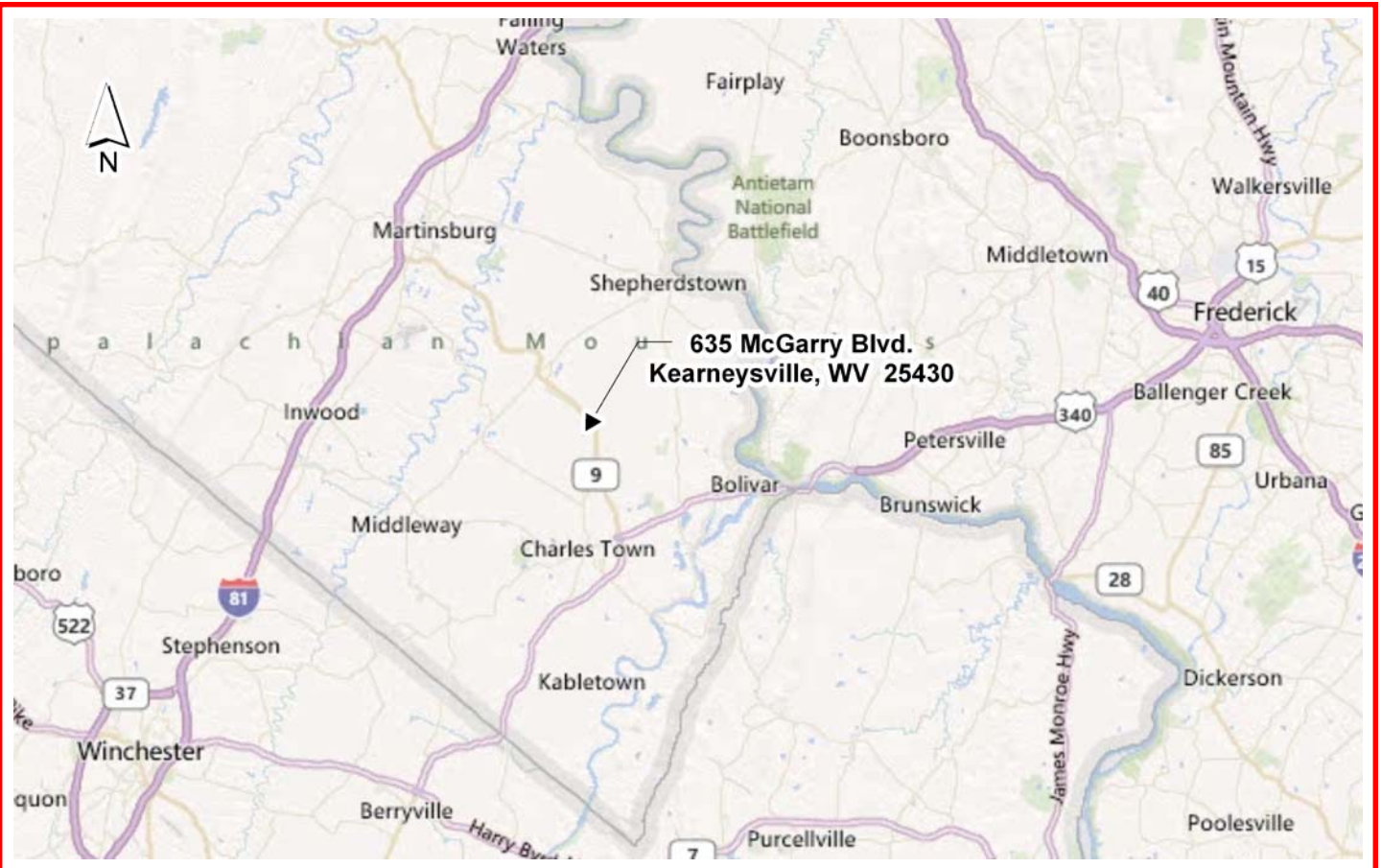
Jefferson County Development Authority  
PO Box 237  
Charles Town, WV 25414  
Phone: (304) 728-3255  
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**250 & 500 MILE RADIUS FROM KEARNEYSVILLE, WEST VIRGINIA**



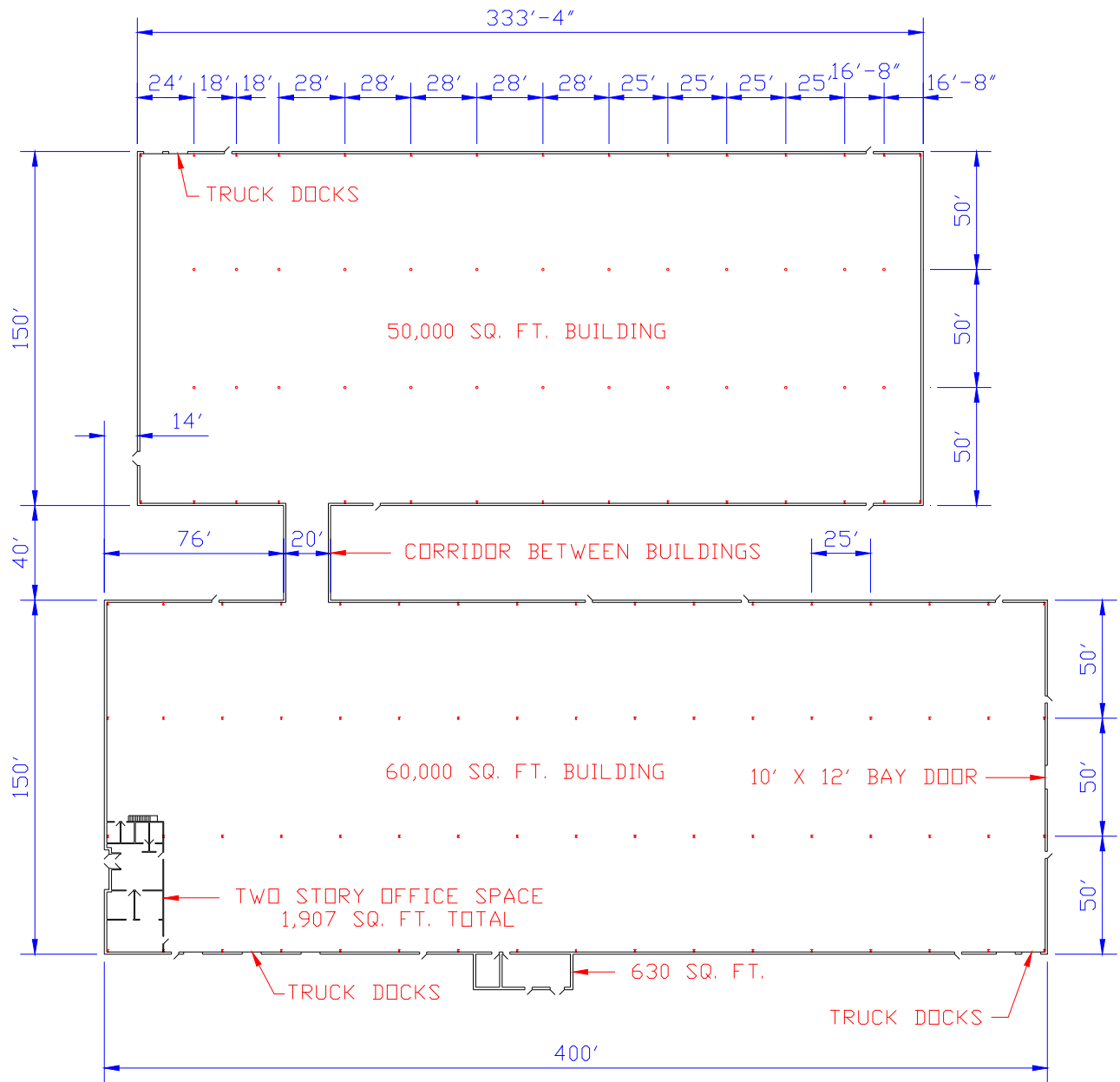
**KEARNEYSVILLE, WEST VIRGINIA**



**AREA MAP SHOWING BUILDING LOCATION IN KEARNEYSVILLE, WEST VIRGINIA**



**AERIAL SHOWING BUILDING LOCATION IN KEARNEYSVILLE, WEST VIRGINIA**



**FLOOR PLAN (NOT TO SCALE)**



**LOBBY**



**OFFICE SPACE**



**OFFICE SPACE**



**OFFICE CORRIDOR**



**BREAK ROOM**



**CONFERENCE ROOM**





**2ND STORY OFFICE SPACE**



**50,000 SQ. FT. BUILDING**