

# TABLER STATION LOGISTICS PARK

MARTINSBURG, WV

# ±1,226,120 SF

148.7 ACRES AVAILABLE

**BUILDING A : 4903 WINCHESTER AVE, MARTINSBURG, WV**  
**BUILDING C: 5031 WINCHESTER AVE, MARTINSBURG, WV**



## Hines



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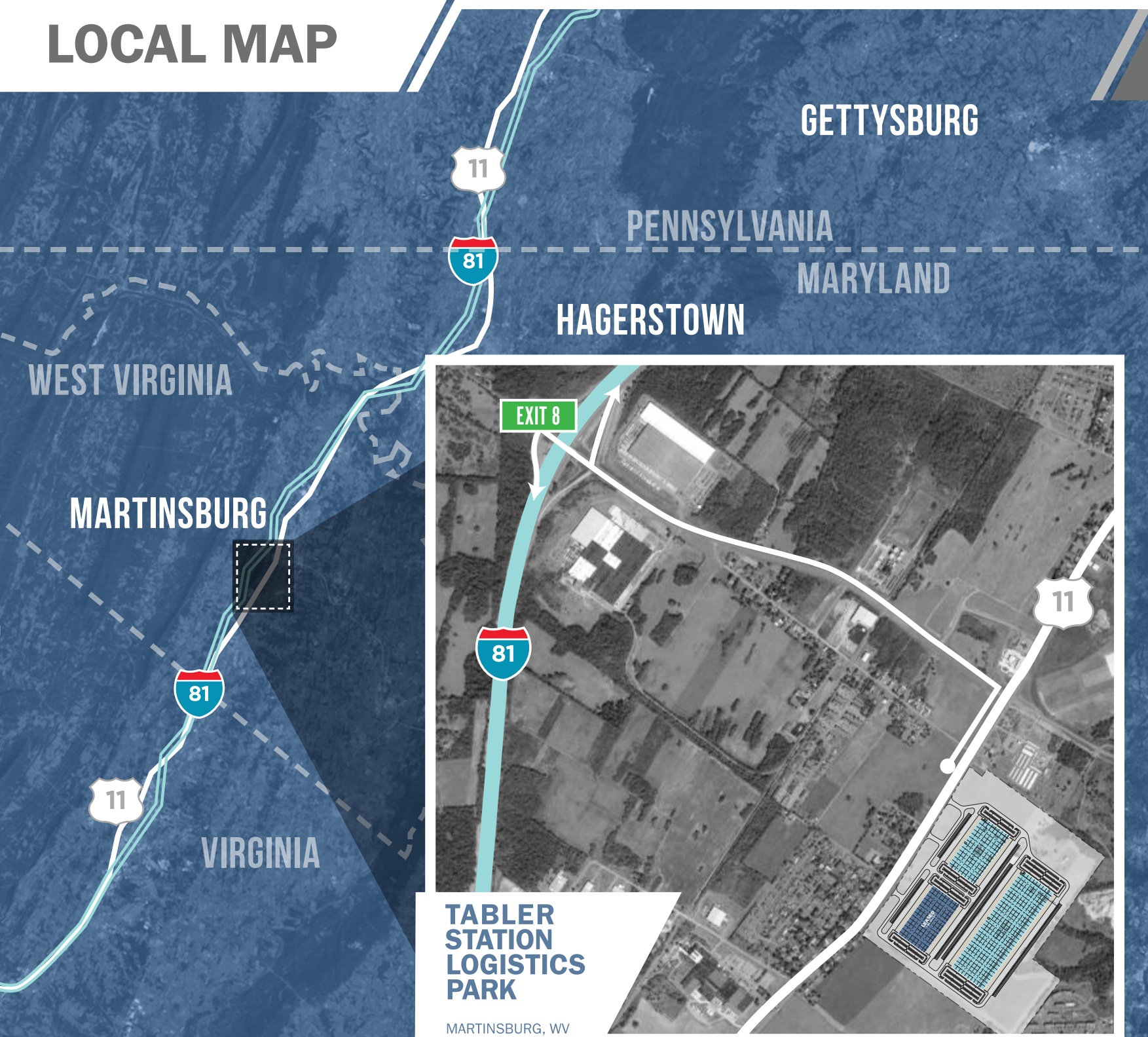
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# LOCAL MAP

## LOCAL ADVANTAGES



TAX CREDITS



WORKFORCE TRAINING PROGRAMS



JOB CREATION INCENTIVES



MANUFACTURING INCENTIVES

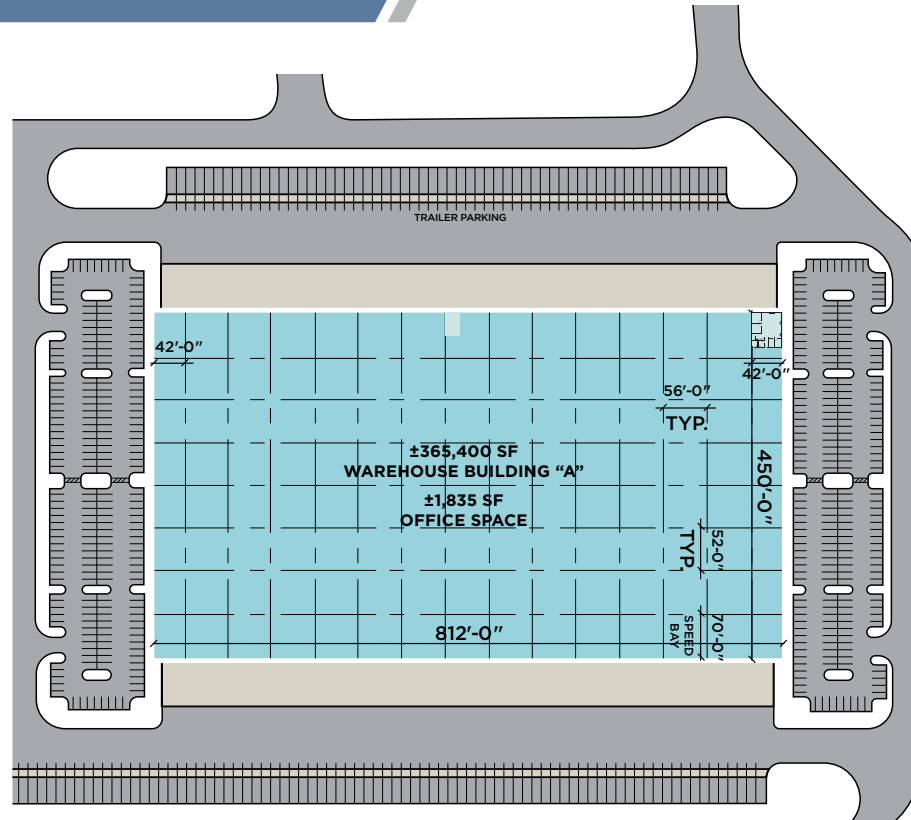


NEARBY PARCEL HUBS, INTERMODAL TERMINALS & AIRPORTS

**TABLER STATION LOGISTICS PARK**

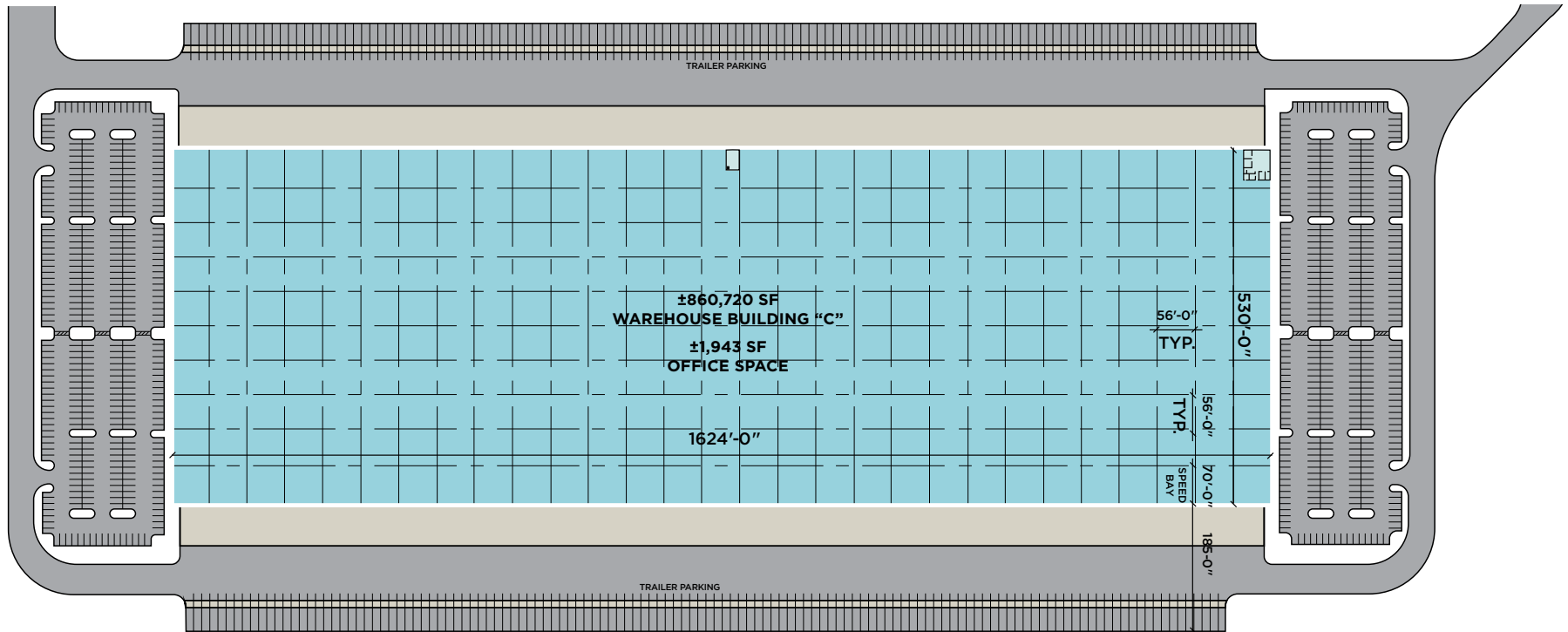
MARTINSBURG, WV

# BUILDING A SPECS



PHASE I SF	±730,800	CONFIGURATION	CROSS-DOCK
TOTAL BUILDING SF	±365,400	CAR PARKING SPACES	±422
DIMENSIONS	812' X 450'	TRAILER PARKING SPACES	±137
OFFICE SF	±1,835	CLEAR HEIGHT	40'
TYPICAL BAY SIZE	56' X 52'	LIGHTING	LED ON MOTION SENSORS 30 FC AT 36" AFF
SPEED BAY SIZE	70'	DOCK DOORS	90 (9' X 10')
TRUCK COURT DEPTH	185'	DRIVE-IN DOORS	4 (12' X 14')
ROOF	60 MIL EPDM MEMBRANE	SPRINKLERS	ESFR
FLOOR	8" CONCRETE SLAB	POWER	4,000A, 480/277V 3-PHASE

# BUILDING C SPECS



PHASE II SF	±860,720
TOTAL BUILDING SF	±860,720
DIMENSIONS	1624' X 530'
OFFICE SF	±1,943
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 AT 36" AFF
DOCK DOORS	200 (9' X 10')
DRIVE-IN DOORS	4 (12' X 14')
SPRINKLERS	ESFR
POWER	4,000A, 480/277V 3-PHASE



# REGIONAL MAP

## DRIVE TIMES

BALTIMORE	1 HR 32 MIN
WASHINGTON D.C.	1 HR 32 MIN
NEW YORK CITY	4 HR 14 MIN



# TABLER STATION LOGISTICS PARK

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1233 Main Street, Suite 1500  
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