

328 Railroad Dr, Martinsburg, WV

29+ Acres, perfect location; just east of US11—both (i.) 3 miles NE of I-81 (exit 16) and (ii.) 5 miles SE of I-81 (exit 20).

- **Modern Dry Warehouse** 75,800
- **Offices & Glass Atrium Lobby** 8,700
- **Drive-in Truck / Trailer Bays** 1
- **Maintenance Shop** 1
- **Enclosed Storage Yards** 6+ Acres
- **Secured Storage / Parking Areas** 3+ Acres
- **Raw Development Land** 20 Acres

Plus

- **New metal roof improvements**
- **Unrestricted zoning**
- **30+ years of in-house development expertise** (build to suit, build to spec, etc.)

29.62 Acres Map Details

Area W	• Modern Dry Warehouse	75,800
Area O	• 2 Story Offices plus 2 Story Glass Atrium Lobby, Staircase, and 4+ Bathrooms	8,700
Area T	• Drive-in Truck / Trailer Bay plus 2 Level Maintenance Shop	10,000
Area S	• Secured Storage / Parking Area on pavement ○ 9' barbed wire fence enclosed—fully paved; discreet enclave hidden from view	11,000 (.25 acres)
Area B	• Enclosed Storage Yard ○ Flat-to-grade, bush hogged & cleared grass, ready-to-use	191,000 (4.4 acres)
Area C	• Raw Development Land	871,000 (20 acres)

