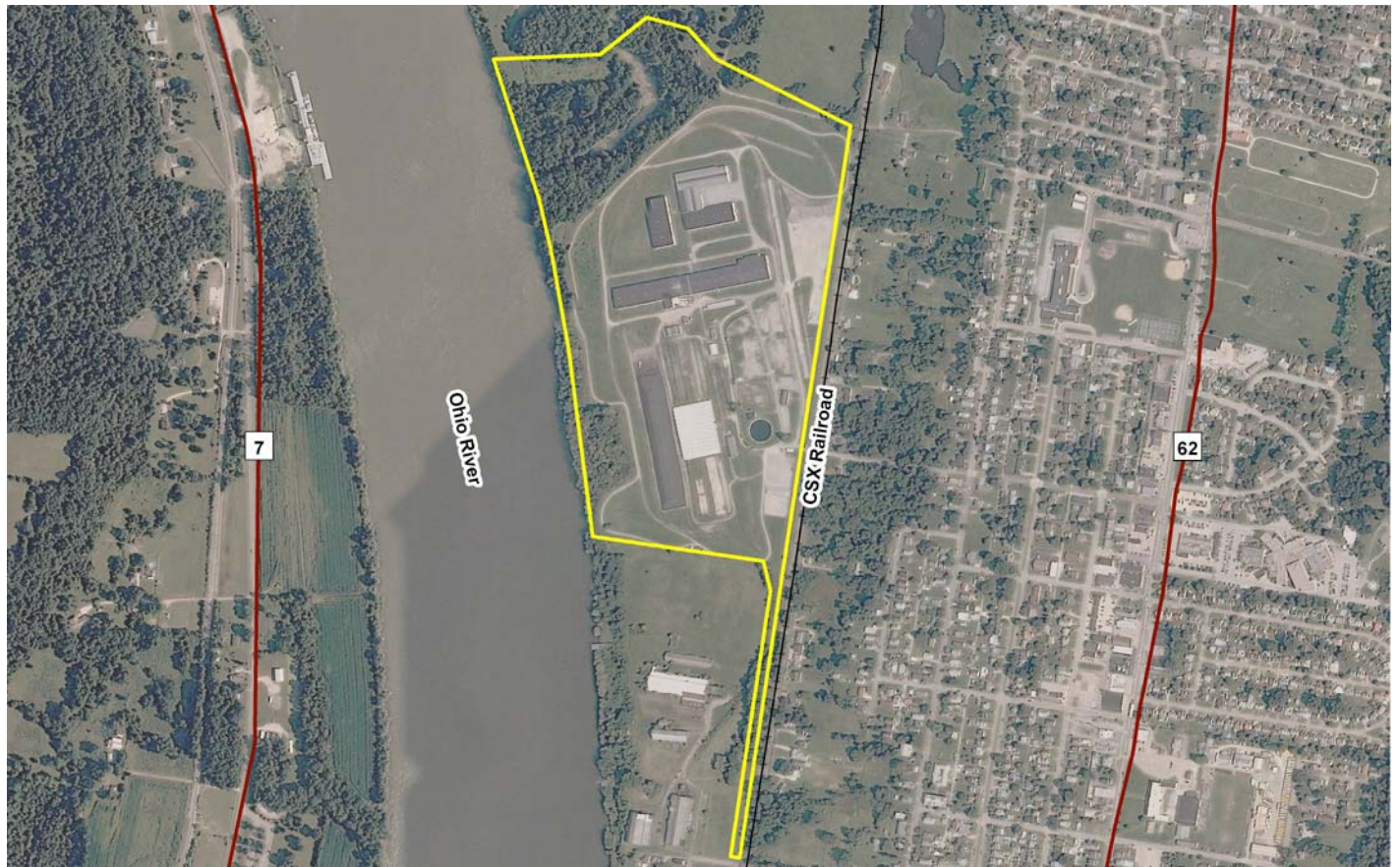




WEST VIRGINIA DEVELOPMENT OFFICE  
 1900 Kanawha Boulevard East  
 Charleston, WV 25305-0311  
 Toll free: (800) 982-3386  
 Office: (304) 558-2234 - WVDO.org

## AVAILABLE SPACE POINT PLEASANT DEPOT



### POINT PLEASANT, WEST VIRGINIA

#### LOCATION

Address - 2601 Madison Avenue  
 Point Pleasant, WV 25550

Located in City Limits - No

Zoning - M-2 General Industry

County - Mason

Located in Business/Industrial Park - Yes

Can the Buildings be Multi-Tenant - Yes

#### SIZE

Total Available Sq. Ft. - 220,500 +/- (25 buildings total, 8 warehouses, 3 maintenance buildings, 1 administrative office, several support buildings and 1 prefabricated guard house)

Total Available Acres - 83.70

#### TRANSPORTATION

Interstate/4 Lane Highway - 3.6 miles to US Route 35

Commercial Airport - 61 miles to Yeager Airport

Railroad - CSX

Railroad Siding - None

Navigable Waterway - Ohio River

On-Site Barge Facility - None

#### UTILITIES

Electricity - Appalachian Power Company

Voltage -

Phase -

Gas - Mountaineer Gas Company

Size of Service Line -

Gas Pressure -

Water - City of Point Pleasant

Size of Service Line -

Static Pressure -

Residual Pressure -

Excess Capacity of Treatment Plant (GPD) -

Sewer - City of Point Pleasant

Size of Service Line -

Excess Capacity of Treatment Plant (GPD) -

Telephone Supplier - Frontier

Switching -

Broadband Service -

#### SALE/LEASE

Sale Price - For lease only

Sale Terms - For lease only

Lease Price - Negotiable

Lease Terms - Negotiable

Available Purchase or Lease Date - Immediately

**FOR FURTHER INFORMATION CONTACT**

Name:

Company:

Address:

Phone:

Mobile:

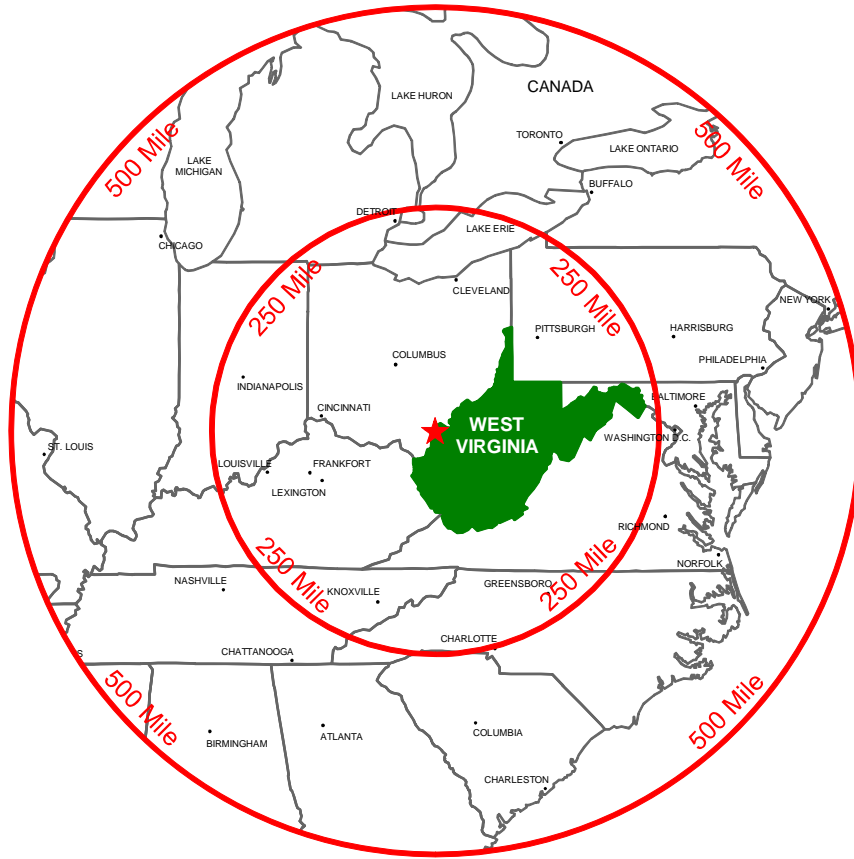
Fax:

Email:

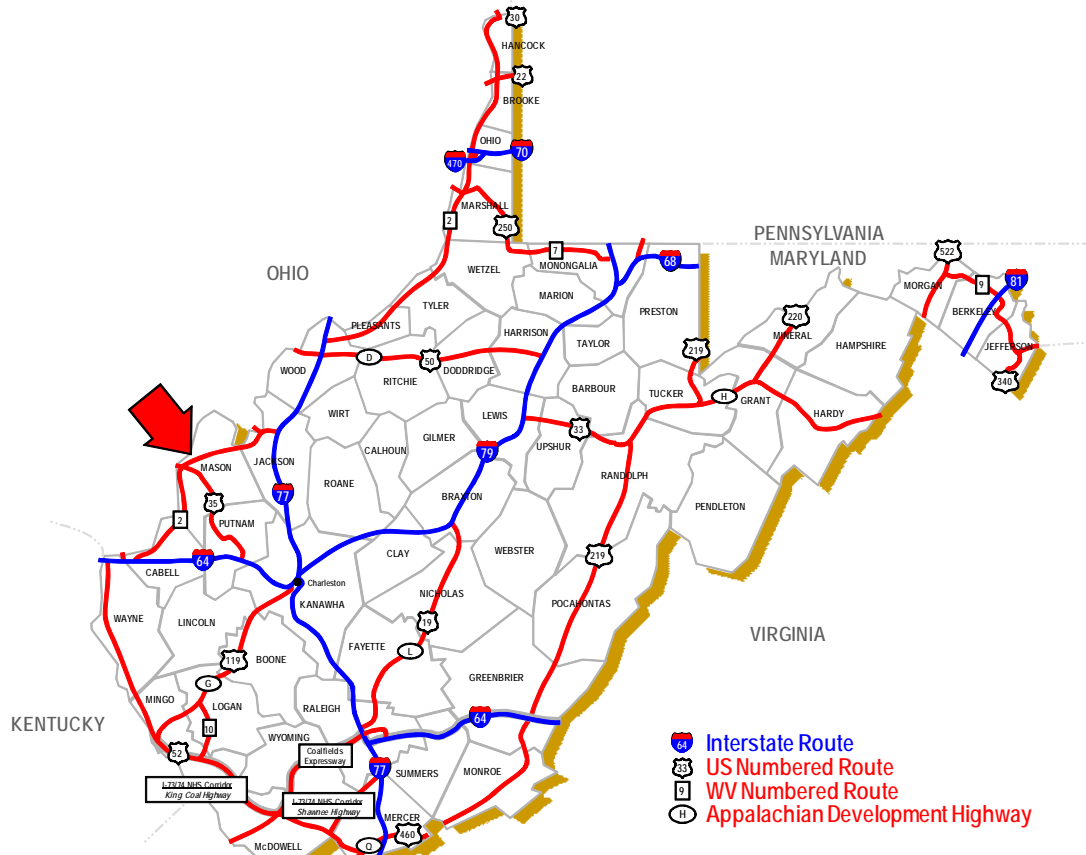
Website:

**REMARKS**

**Disclaimer:** The information contained herein is from multiple sources and is provided as a convenient guide. It is deemed reliable, but is not guaranteed, and is subject to change without notice. It is your responsibility to independently confirm its accuracy and completeness.



**250 & 500 MILE RADIUS FROM POINT PLEASANT, WEST VIRGINIA**



**POINT PLEASANT, WEST VIRGINIA**

### Legal Description

Being a tract or parcel of land situate on the waters of the Ohio River at the mouth of the Old town creek, in the town of Point pleasant and Lewis district. Mason County, West Virginia and being more particularly described as follows:

Being at a fence post. Found, on the Western Right of Way Line the B & O Raid road,; thence with said right of way

S 10° - 30' W 3922.05 feet to a 5/8-inch diameter Rebar & Cap, set; thence

N 79° - 33' W 50.00 feet to a one inch Iron Pipe, found, corner to Amherst Industries,;

N 10° - 30' E 1425.02 feet to a point from which a 5/8-inch diameter Rebar & Cap, set bears N 79° 30' W 0.39 feet; thence

N 11° - 25' W 161.72 feet to a 4 inch gate post, found,; thence

N 69° - 29' W passing an Iron Rail, found, at 890.82, 950.00 feet more or less to a point at the Ohio River; thence with said river in an upstream direction

N 07° - 10' W 836.06 feet to a point; thence

N 08° - 21' W 520.07 feet to a point; thence

N 11° - 21' W 279.96 feet to a point; thence

N 16° - 11' W passing the mouth of Old town Creek at 340 feet, 779.43 feet in all to a point; thence leaving said river

N 89° - 13' E passing a 5/8-inch diameter Rebar & Cap, set at 66.1 feet, 565.50 feet in all to a 5/8 inch diameter Rebar & Cap, set; thence

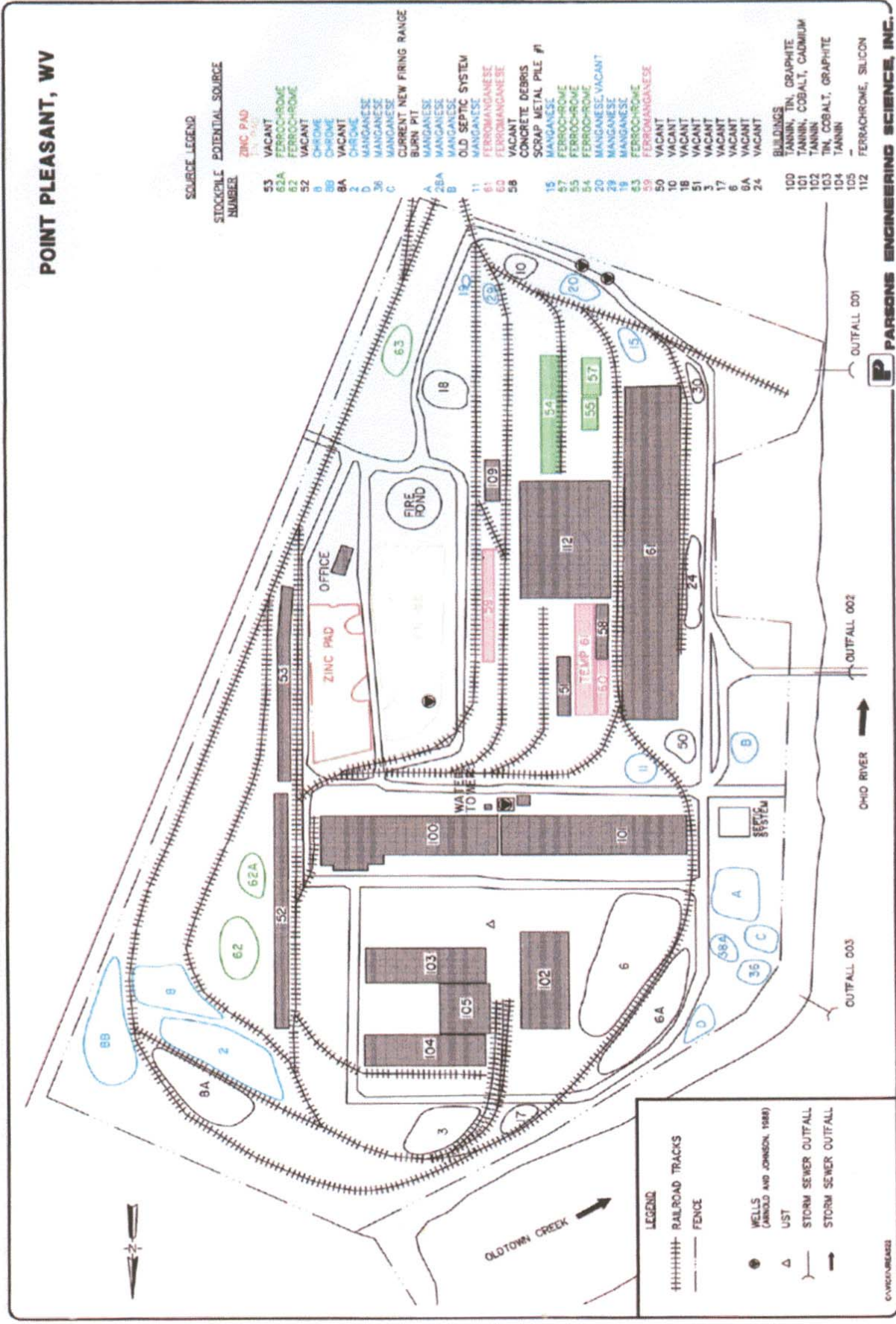
N 53° - 21' E 314.83 feet to a fence post, found,; thence

S 73° - 11' E 224.58 feet to a fence post. found,; thence

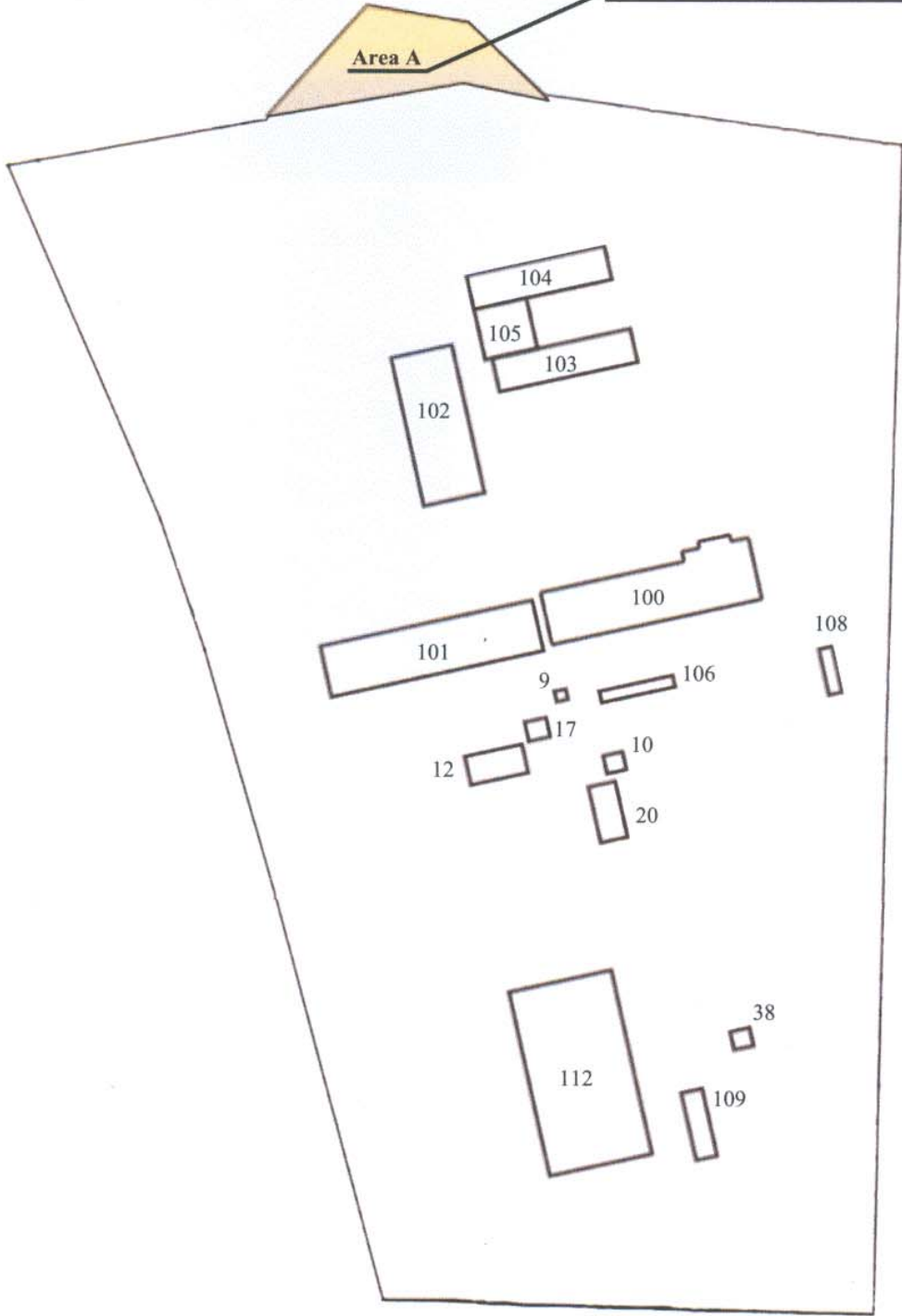
S 40° - 31' E 219.53 feet to a fence post, found,; thence

S 73° - 49' E 777.70 feet to a place of beginning and containing 83.70 Acres more or less as surveyed by Timothy H. Kinder of American Land Surveying Inc. and as shown on a plat hereto and made part of the description.

# POINT PLEASANT, WV



Area A as referenced in  
Special Terms and Conditions  
"Archeological Resources Covenant"



Legend		
Building 09:	Tank Storage	Building 102: Warehouse
Building 10:	Carpenter Shop	Building 103: Warehouse
Building 12:	Machine Shop	Building 104: Warehouse
Building 17:	Fire House	Building 105: Warehouse
Building 20:	Paint Shop	Building 106: Equipment Shed
Building 38:	Pump House	Building 108: Oil House
Building 100:	Warehouse	Building 109: Warehouse
Building 101:	Warehouse	Building 112: Warehouse

**BUILDING LOCATIONS**



Adjacent Property



Mineral Ore Pad



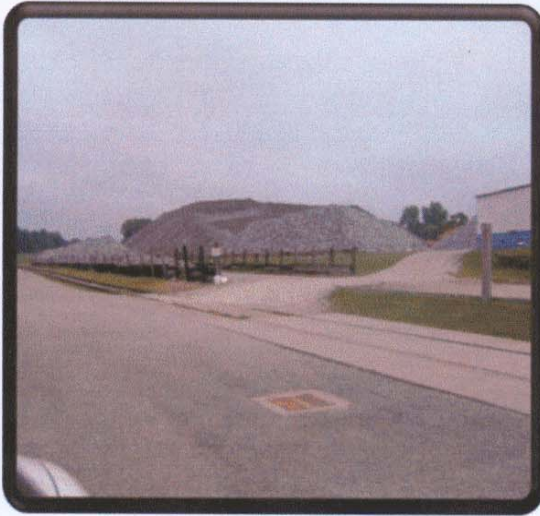
Pump House



Warehouse Building # 102



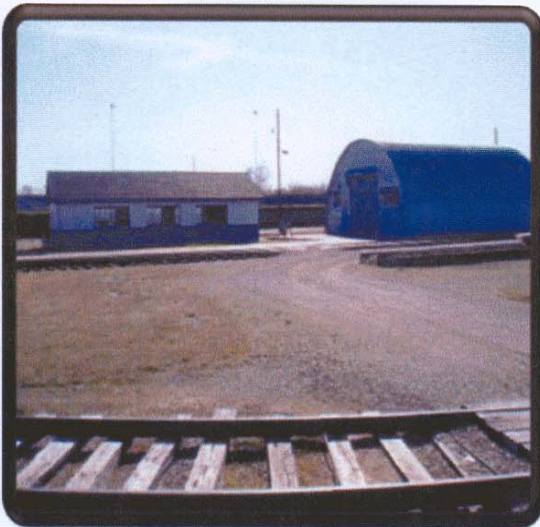
Warehouse Buildings # 103, 104, 105 Loading Docks



Ore Pile



Building # 102 and 103



Maintenance Warehouse



Maintenance Warehouse



Railcar Mover

**BUILDING PHOTOGRAPHS**