



Brittany Bates | 540-662-4152 |

bbates@wcslogistics.com

LOCATION: 188 Brooke Rd, Suite 100 Winchester VA 22603

SQUARE FEET AVAILABLE: Approximately 30,240 square feet

CONSTRUCTION: Floors: 6" reinforced concrete

Walls: Insulated double T pre-cast concrete

Roof: Insulated double T pre-cast concrete decking covered with Rubber Membrane Ballast Roof.

Columns: Concrete

COLUMN SPACING: Primarily approximately 46' x 32'

CEILING HEIGHT: Approximately 13' to 18'

LIGHTING: Automatic LED Lighting

WATER/ SEWER: Supplied by Frederick County 12" main; 6" fire line

8" main; 6" line

GAS: Supplied by Washington Gas 2" main; 2.5" line

POWER: Supplied by Rappahannock Electric

One 1,000 KVA pad-mounted transformer. One 2,000 and one 800 AMP; 480/277 volt; 3 phase; 4 wire interior switchgears.

Two 400 AMP bus bars in the molding area and one 120 AMP bus bar in the molding area

SPRINKLER: 100% wet system- density is .4/2,500 and .6/2,000. One site pump station with a 2,000 GPM electric booster pump with dedicated power service to both facilities.

TRUCK LOADING: Two electric dock high doors and one drive-in door

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