



B & J PARTNERSHIP

120,000 SQUARE FEET

AVAILABLE FOR LEASE

KEARNEYSVILLE, WEST VIRGINIA



BINSWANGER

5950 FAIRVIEW ROAD, SUITE 650, CHARLOTTE, NC 28210
704-377-0801 • FAX: 704-552-1626 • E-MAIL: INFO@BINSWANGER.COM

**B & J PARTNERSHIP
BURR BUSINESS PARK
426 INDUSTRIAL BLVD
KEARNEYSVILLE, WV 25430**

SIZE:	Approximately 120,000 sq. ft. available
GROUND:	Approximately 29.91 acres - shared with property owner.
DIMENSIONS:	Varies – see drawing
DATES OF CONSTRUCTION:	1988, 1994
CONDITION OF PROPERTY:	Good
CONSTRUCTION:	Floor: up to 12" reinforced concrete. Walls: Insulated metal with 8' metal liner panel Columns: Steel Roof: Insulated metal
COLUMN SPACING:	Up to 25' x 100' – see drawing
CEILING HEIGHT:	Up to 31'6" – see drawing
WATER:	Supplied by Jefferson Utilities 10" main; three 2" domestic lines; 8" fire line
SEWER:	Supplied by Charles Town Utility Board 8" gravity main; 8" line
GAS:	Propane only – natural gas is being extended into the area
POWER:	Supplied by Potomac Edison Power 4,000 AMP 480/277 volt, 3 phase, 4 wire fed by a 1500 kVA exterior pad mounted transformer Busbar in several areas

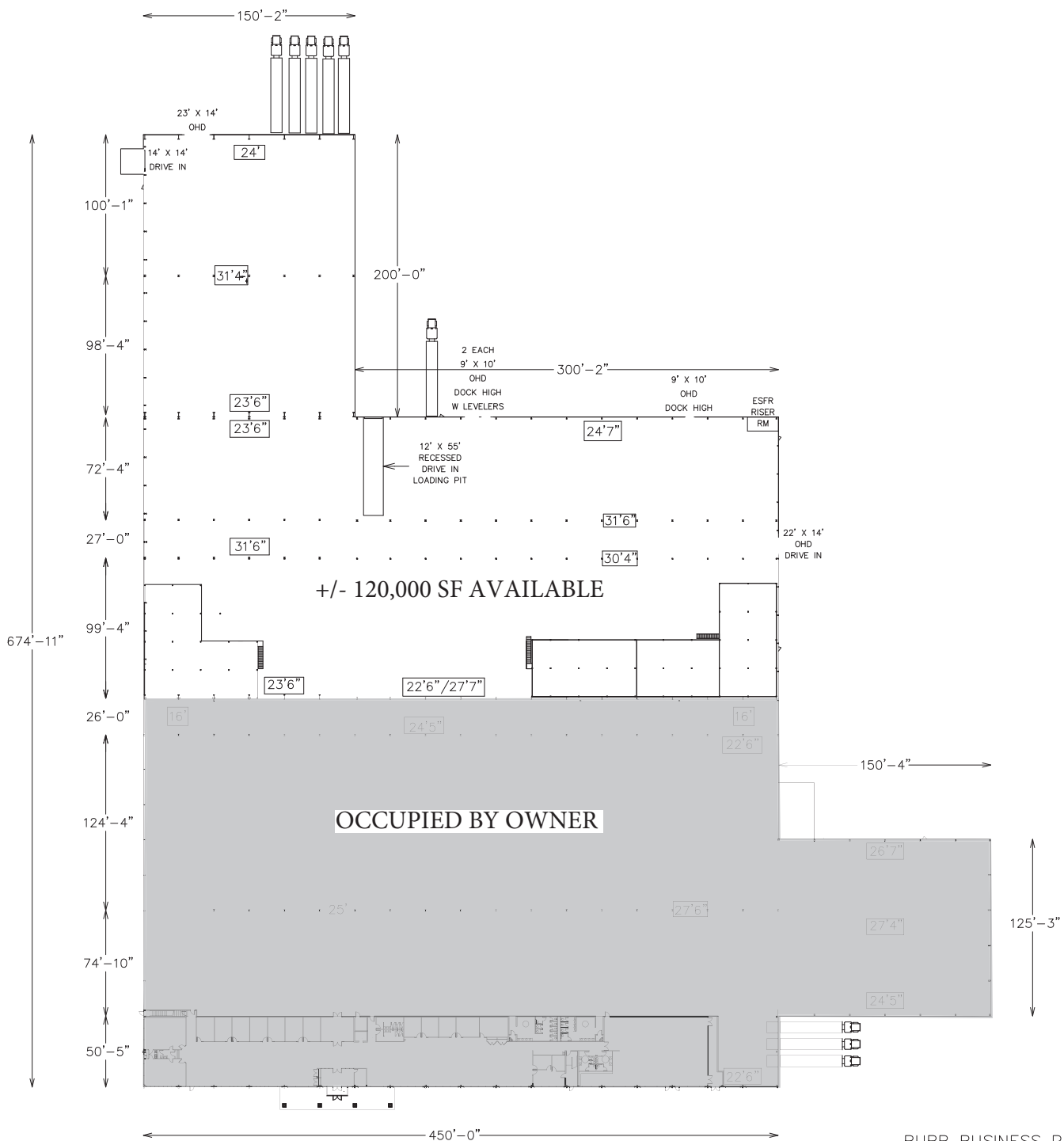
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**B & J PARTNERSHIP
KEARNEYSVILLE, WV
PAGE TWO**

LIGHTING:	LED and T8
HEAT:	Propane fired floor mounted Powermatic units
AIR CONDITIONING:	Office areas only The plant area is ventilated by wall and roof fans and louvers
SPRINKLER:	ESFR
OFFICE:	Mezzanine in two locations
RESTROOMS:	One toilet, one sink
TRUCK LOADING:	<u>West section</u> – five 8' x 9' electric dock high doors with levelers with seals One 14' high x 22' wide electric drive-in door and one 14' x 14' electric drive-in door <u>East section</u> - one 8' x 8' dock high door One 10' x 12' door accesses interior recessed truck well Three 9' x 10' manual dock high doors, two with levelers and seals – 36" height One 14' high x 22' wide electric drive-in door
PARKING:	Paved areas will accommodate several hundred vehicles or ample outside storage
FORMER USE:	Manufacturing and warehousing
TRANSPORTATION:	The facility is located approximately 12 miles east of Exit 12 on I-81 via four-lane divided US Hwy 9 The eastern WV Regional Airport is located approximately 7 miles west of the site and Dulles International Airport is located approximately 1 hour east of the property
MISCELLANEOUS:	Ample paved outside storage and truck parking areas



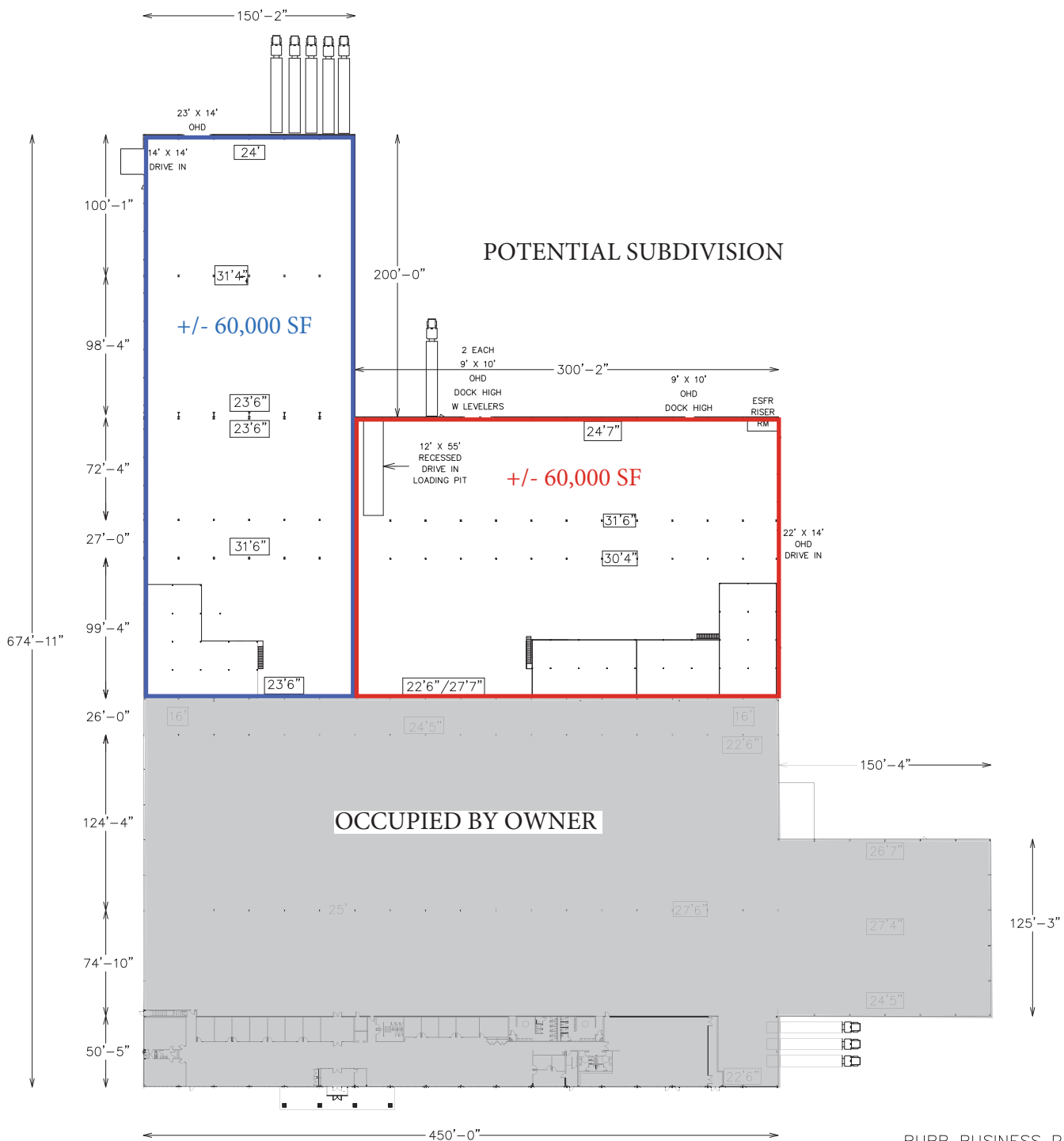
SECOND STORY OFFICE

X' X" = CLEAR CEILING HEIGHTS

BURR BUSINESS PARK
426 INDUSTRIAL BLVD
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+/- 262,500 SF FOOTPRINT
+/- 33,350 SF SECOND STORY OFFICE
+/- 29.91 ACRES

NOTE: INFORMATION CONTAINED IN THIS DRAWING
IS DERIVED FROM SOURCES DEEMED RELIABLE
BUT IS NOT WARRANTED.

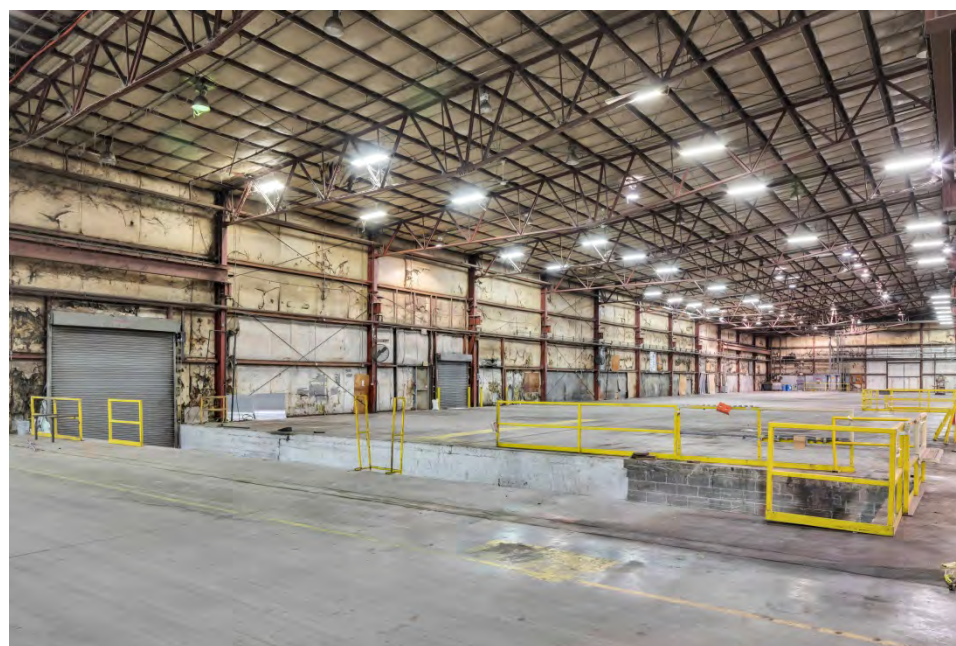
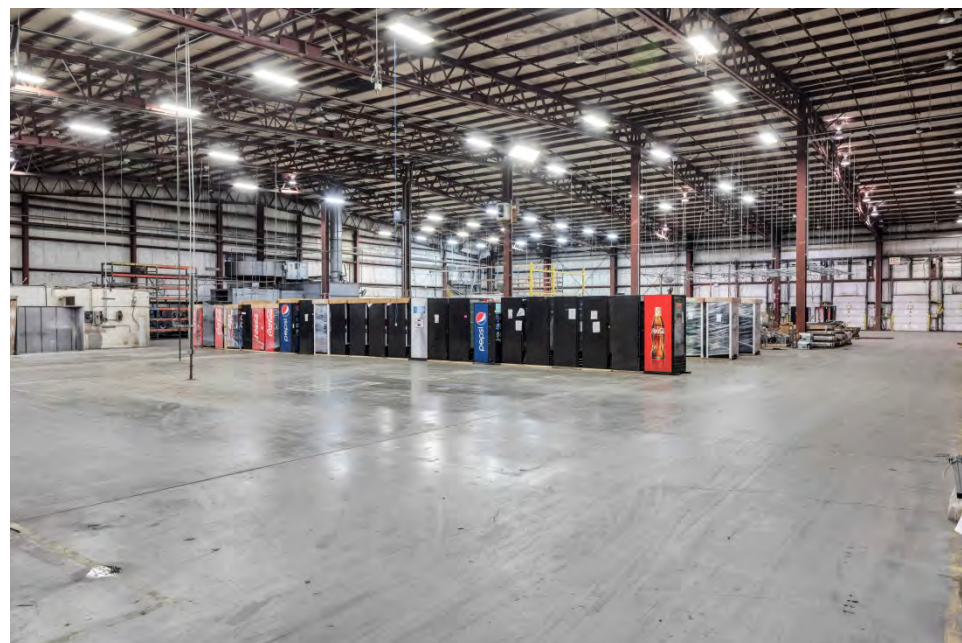
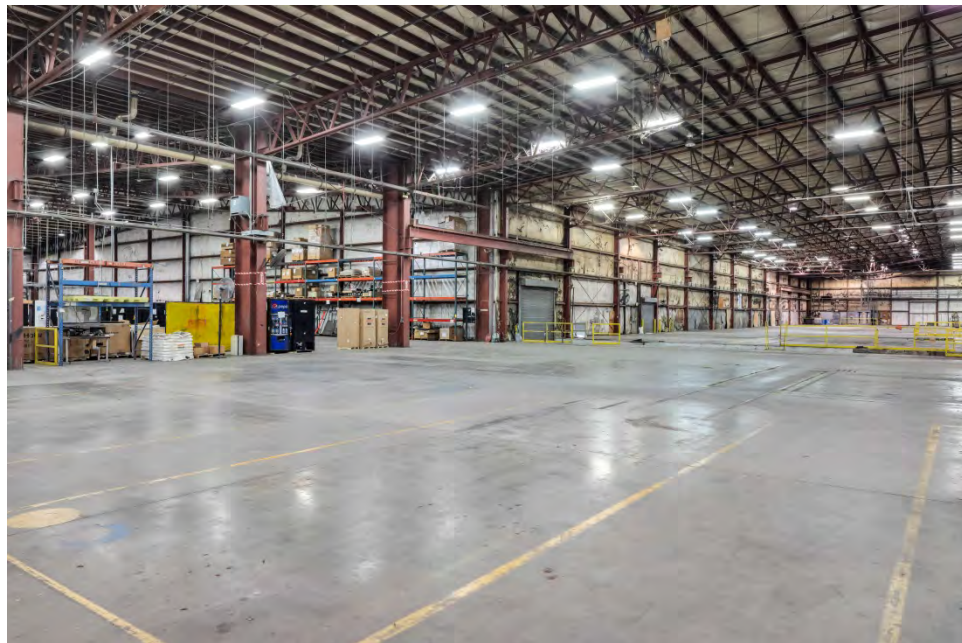


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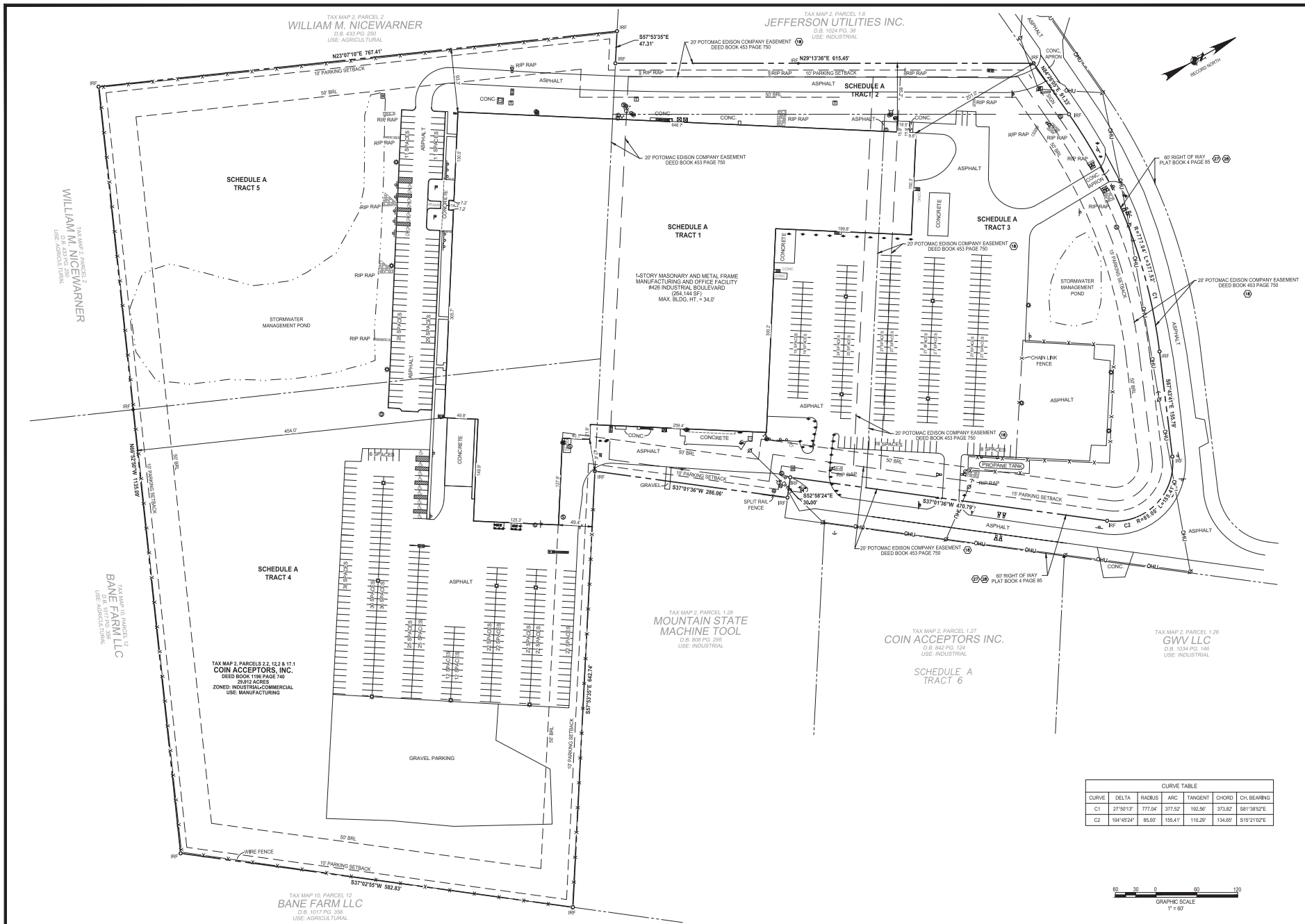
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christopher
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2016 ALTANSPS LAND TITLE SURVEY
ON THE LANDS OF
COIN ACCEPTORS, INC
TRACTS 1-5

CHARLES TOWN DISTRICT

PROJECT: 2016.001

SCALE: 1" = 60'

DATE: 09/23/20

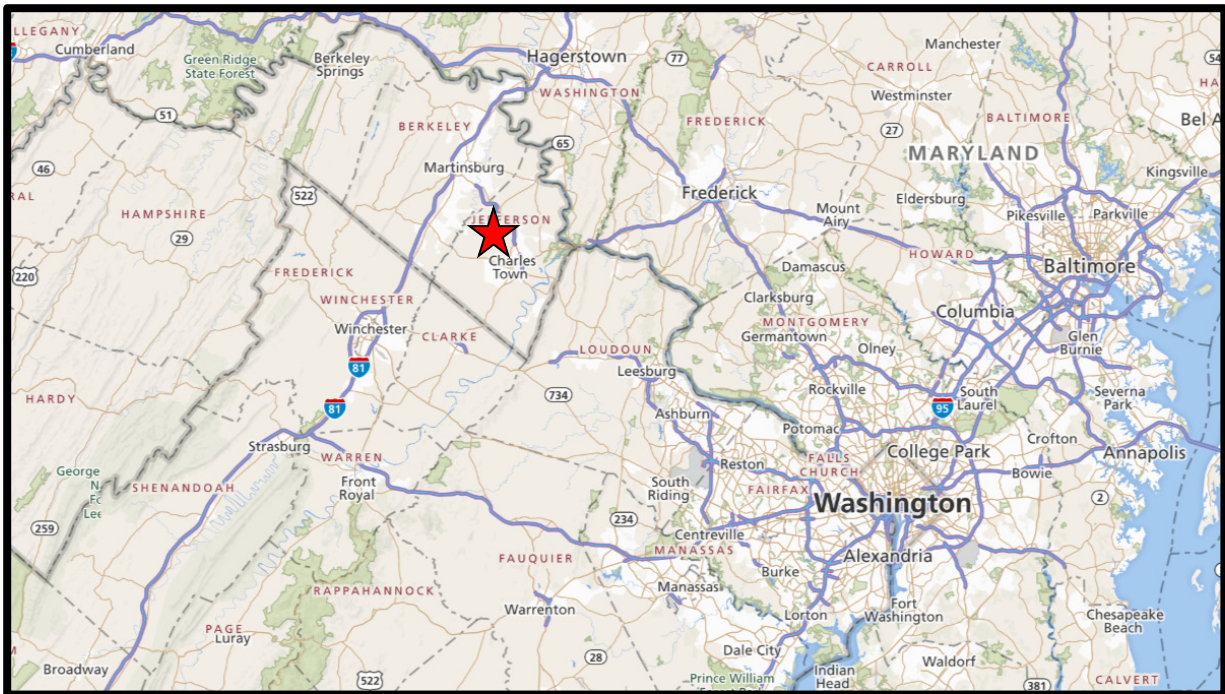
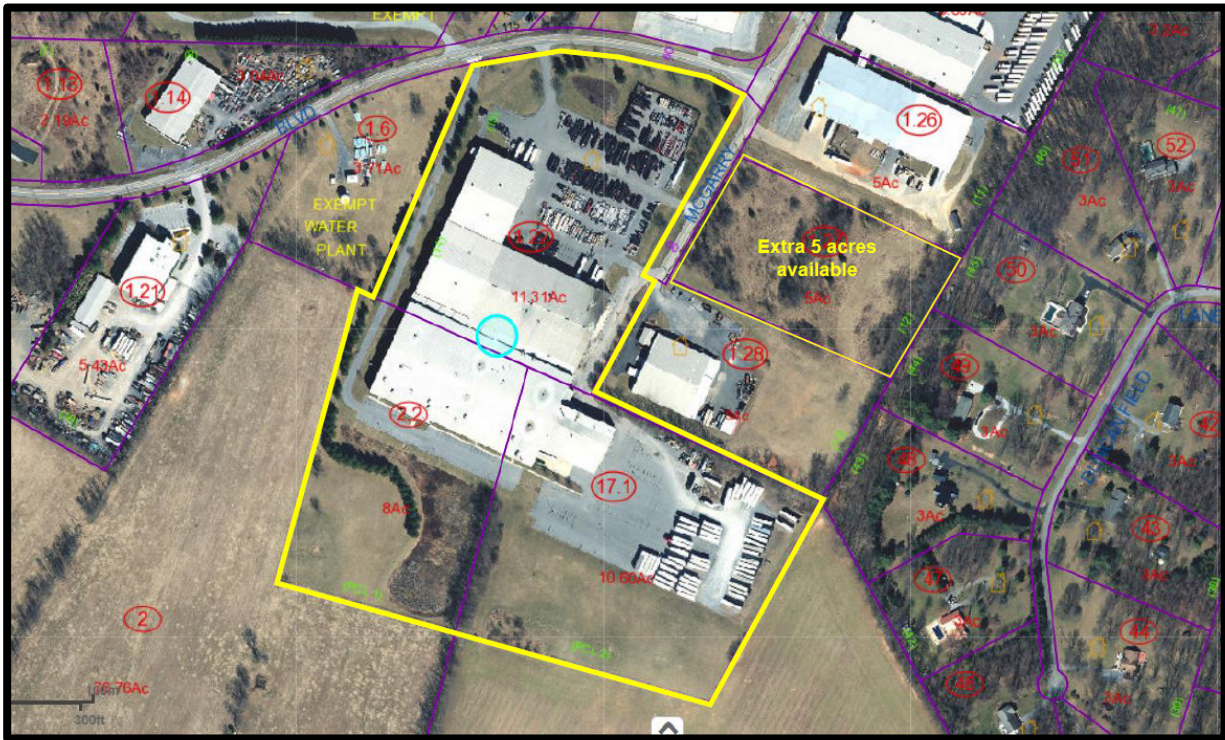
REVISION:

DRAWN: DAS

CHECKED: ARV

SHEET No.

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