

**FOR LEASE**

**Colliers**

**TABLER  
STATION  
LOGISTICS  
PARK**

MARTINSBURG, WV

**±1,226,120 SF  
Available**

Building A | 365,400 sf | 4903 Winchester Avenue  
Building C | 860,720 sf | 5031 Winchester Avenue

**Offering 6% Cooperating  
Broker Commission**

**Hines**

# TABLER STATION LOGISTICS PARK

## VALUE

A best-in-class industrial park built in the heart of the I-81 corridor in Martinsburg, West Virginia, supports faster delivery times and lower transportation costs to major Mid-Atlantic and East Coast markets.

### Why West Virginia?

Tabler Station's prime positioning in Berkeley County, West Virginia offers access to a growing labor pool and growth-driven business incentives giving your company the edge and opportunities to succeed.



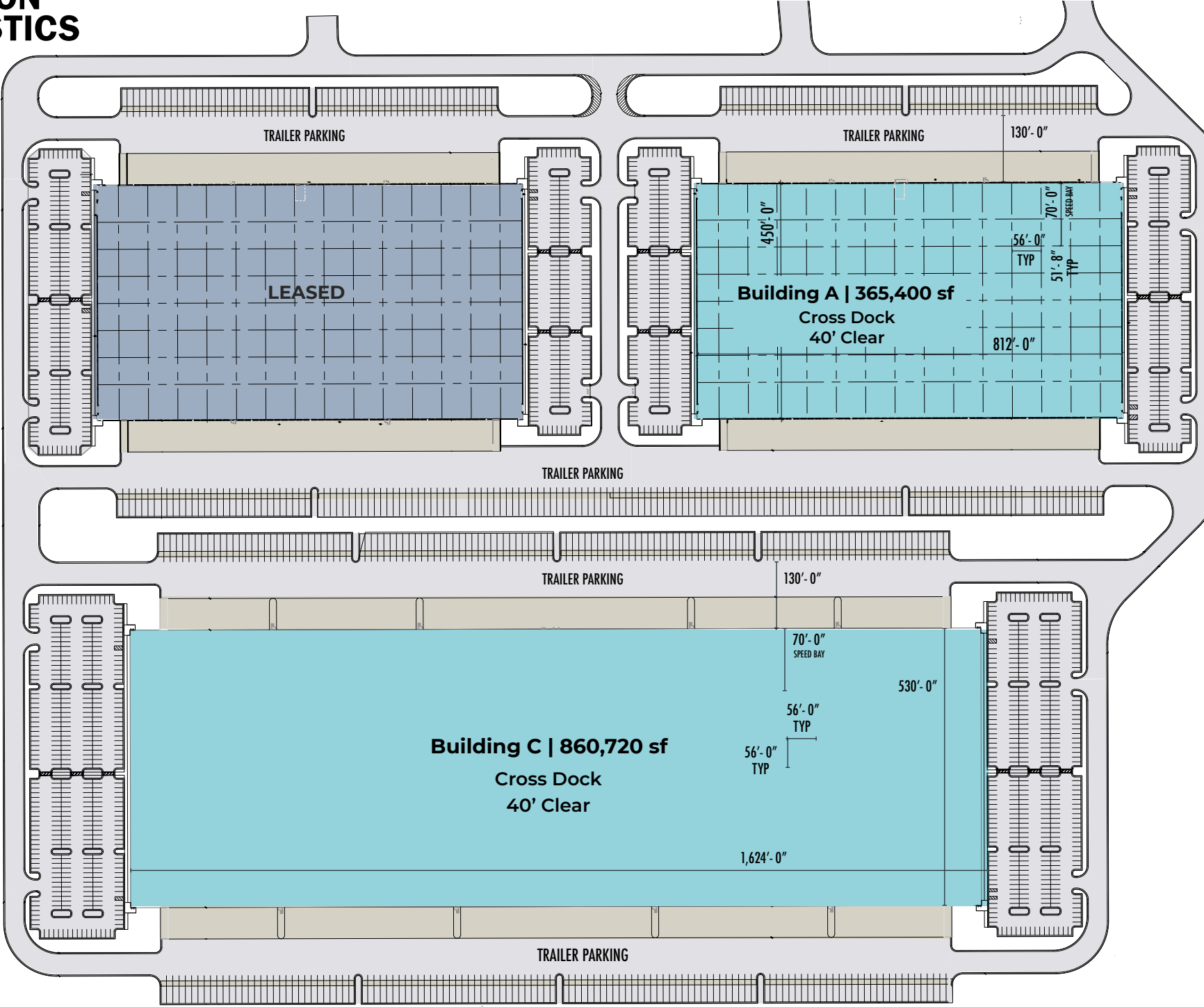
Building A | 365,400 sf | 4903 Winchester Avenue



Building C | 860,720 sf | 5031 Winchester Avenue

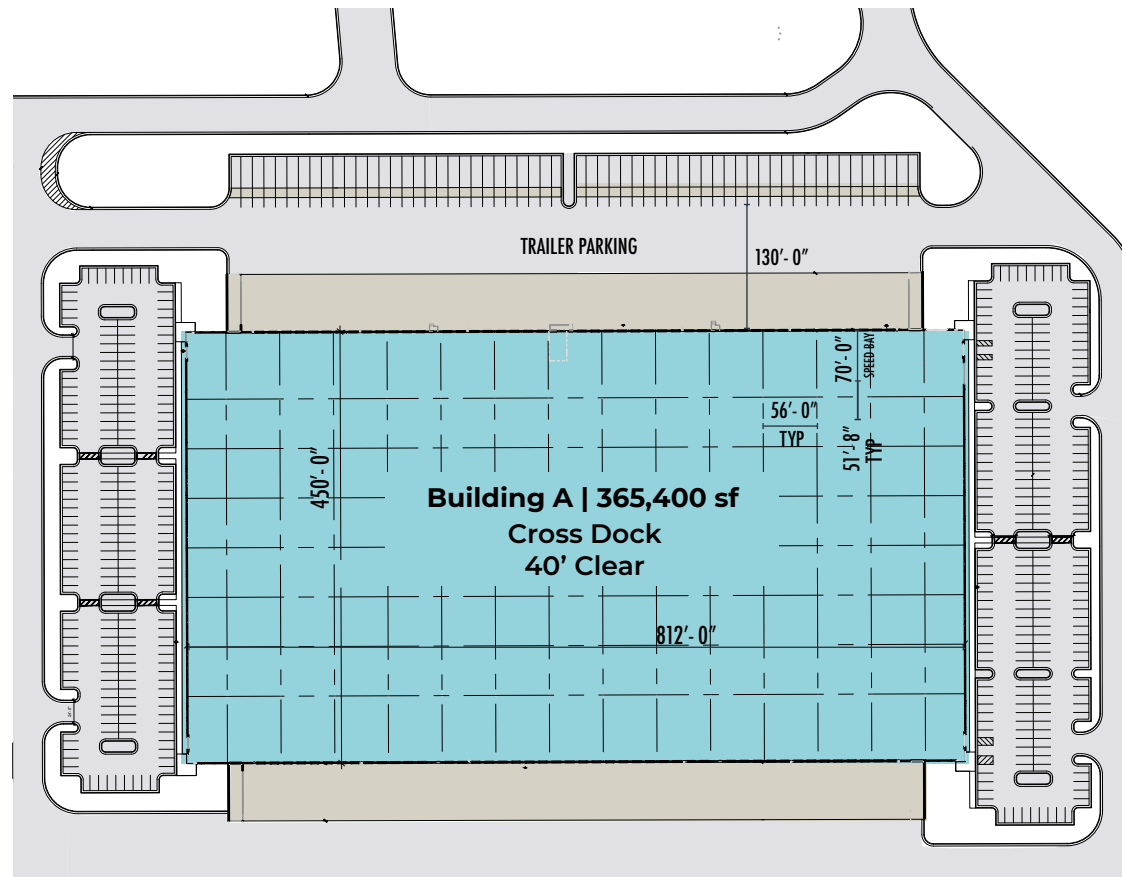
OVERVIEW

# TABLER STATION LOGISTICS PARK



SITE PLAN

# TABLER STATION LOGISTICS PARK



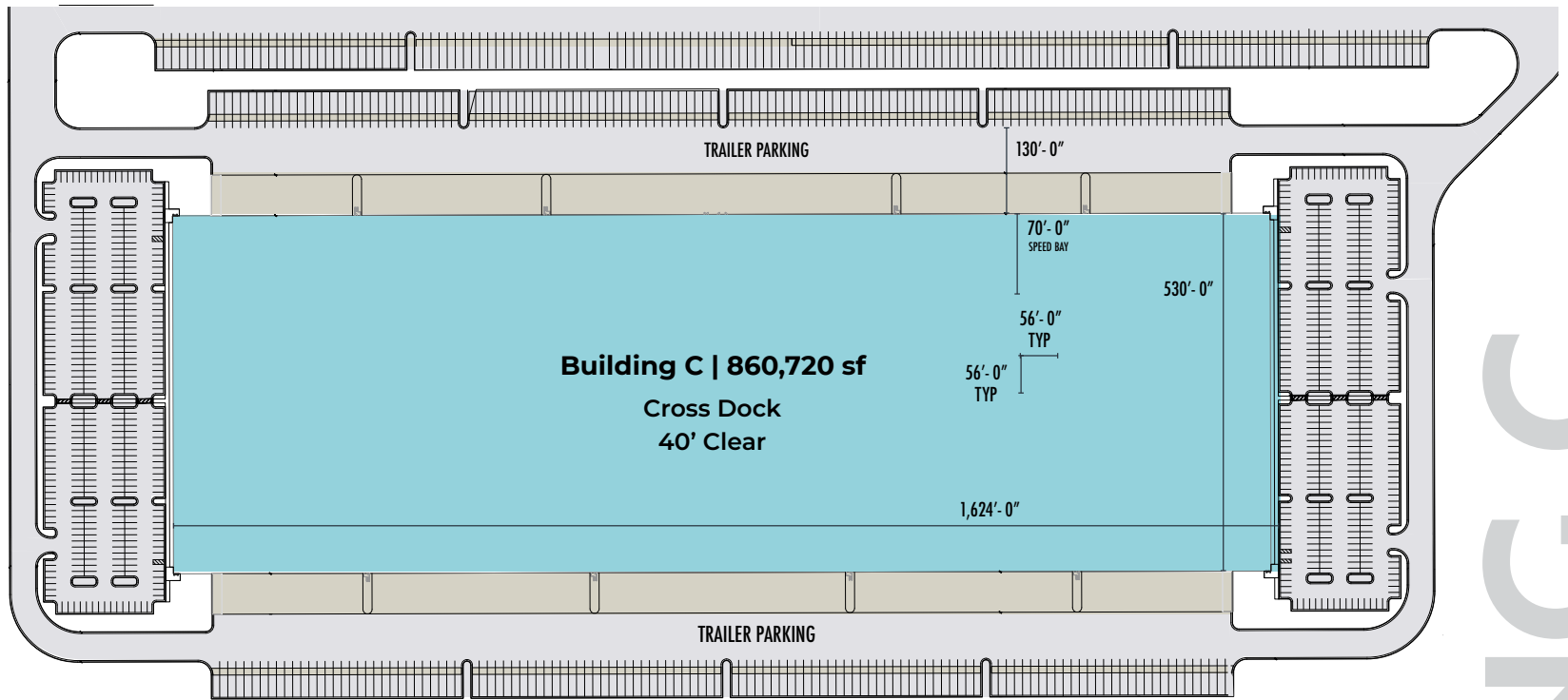
## Building Specs

Address	4903 Winchester Avenue
Total Building SF	±365,400 SF
Dimensions	812' x 450'
Office SF	±1,835 SF
Typical Bay Size	56' x 52'
Speed Bay Size	70'
Truck Court Depth	185'
Roof	60 Mil EPDM Membrane
Floor	8" Concrete Slab

Configuration	Cross Dock
Car Parking Spaces	±422
Trailer Parking Spaces	±137
Clear Height	40'
Lighting	LED on Motion Sensors/30 FC @ 36" AFF
Dock Doors	90 (9' x 10')
Drive-In Doors	4 (12' x 14')
Sprinklers	ESFR
Power	4,000A; 480/277V 3-Phase

BUILDING A

# TABLER STATION LOGISTICS PARK



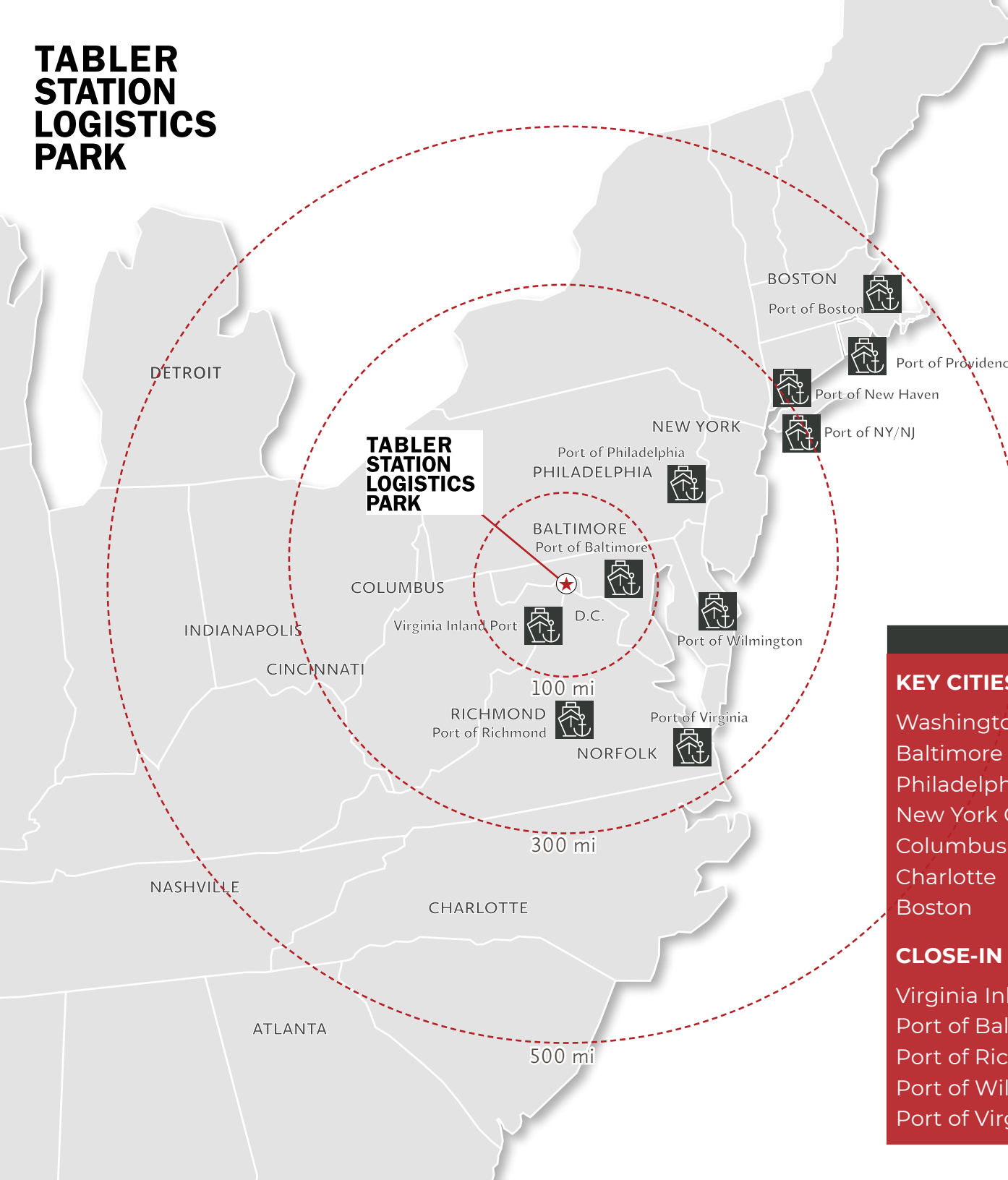
## Building Specs

Address	5031 Winchester Avenue
Total Building SF	±860,720 SF
Dimensions	1624' x 430'
Office SF	±1,943 SF
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 @ 36" AFF
Dock Doors	200 (9' x 10')
Drive-In Doors	4 (12' x 14')
Sprinklers	ESFR
Power	4,000A; 480/277V 3-Phase

BUILDING C

# TABLER STATION LOGISTICS PARK



## UNMATCHED ACCESS

Tabler Station offers close-in access to the Metropolitan Washington, DC market (less than two hours) in addition to Baltimore, Richmond, Pittsburgh, Philadelphia and New York in less than four hours.

### KEY CITIES (approximate drive times)

Washington, DC	1 hr 20 min
Baltimore	1 hr 21 min
Philadelphia	2 hrs 51 min
New York City	3 hrs 56 min
Columbus	5 hrs 16 min
Charlotte	6 hrs 7 min
Boston	7 hrs 17 min

### CLOSE-IN PORTS

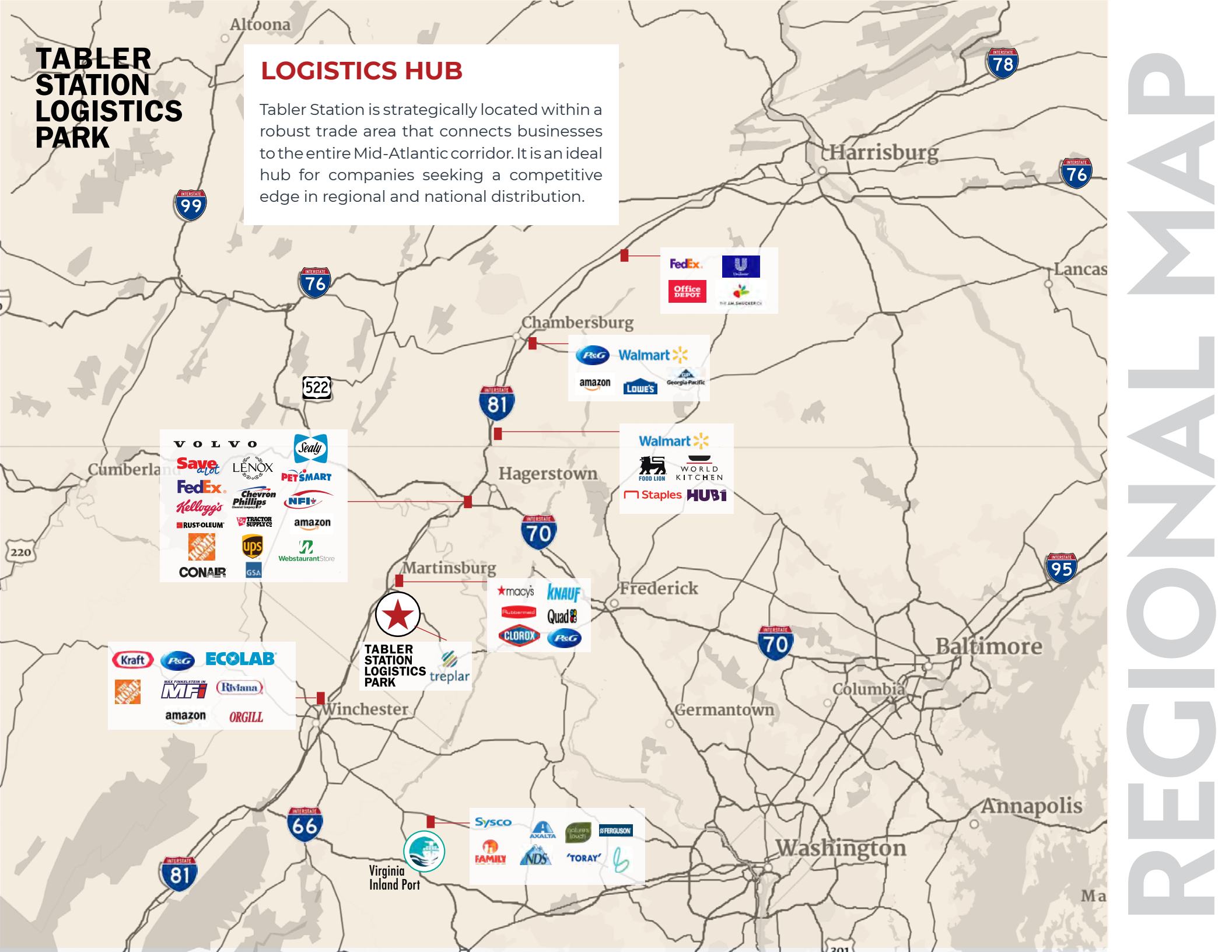
Virginia Inland Port	1 hr 15 min
Port of Baltimore	1 hr 20 min
Port of Richmond	2 hrs 20 min
Port of Wilmington	2 hrs 45 min
Port of Virginia	3 hrs

PROXIMITY

# TABLER STATION LOGISTICS PARK

## LOGISTICS HUB

Tabler Station is strategically located within a robust trade area that connects businesses to the entire Mid-Atlantic corridor. It is an ideal hub for companies seeking a competitive edge in regional and national distribution.



**VOLVO**  
Save a lot  
FedEx  
Kellogg's  
RUSTOLEUM  
CONAIR  
LENOX  
PETSMART  
Chevron Phillips  
TRACTOR SUPPLY CO.  
amazon  
UPS  
GSA  
WebRestaurantStore

FedEx  
Office DEPOT  
U  
THE AM. SMUCKER CO.

P&G  
amazon  
Walmart  
Lowe's  
Georgia-Pacific

Walmart  
FOOD LION  
WORLD KITCHEN  
Staples  
HUB1

macys  
KNAUF  
Rubbermaid  
Quad  
CLOROX  
P&G

Kraft  
P&G  
ECOLAB  
amazon  
MFI  
Riviana  
ORGILL

Sysco  
FAMILY  
AXALTA  
NDS  
pictures touch  
'TORAY'  
FERGUSON  
b

REGIONAL MAP

# TABLER STATION LOGISTICS PARK

## PRIME LOCATION

Tabler Station offers an exceptional location in the heart of the Mid-Atlantic region, providing seamless access to major transportation corridors including I-81, I-70 and I-66.



**INTERSTATE 81** **EXIT 8**

**Direct Access to I-81**  
1 Mile      5 Minutes

DIRECT ACCESS

# TABLER STATION LOGISTICS PARK



## WEST VIRGINIA ADVANTAGES

Global leaders such as Clorox, Toyota, NGK Spark Plugs, Procter & Gamble, Infor, and Northrop Grumman choose West Virginia for their facilities. Additionally, a multitude of companies chose to expand their operations here.

Discover why West Virginia's pro-business climate gives businesses the advantage and opportunity needed for success.

- Tax Credits
- Workforce Training Programs
- Job Creation Incentives
- Manufacturing Incentives

WV Economic Development Contact:

**Jennifer Smith**, *Executive Director, Berkeley County Development Authority* ([jsmith@developmentauthority.com](mailto:jsmith@developmentauthority.com))



### Workforce Programs

From extensive employee training to funding for employee education, West Virginia workforce programs ensure a workforce that is trained, skilled and efficient.



### Opportunity Move

West Virginia provides fiscal, business continuity, and workforce solutions for Federal agencies.



### WV Incentives

West Virginia's highest priority is meeting a company's needs. Part of the service includes providing aggressive development assistance.



### Five for Ten Program - Fractionating Plants and Secondary Plants

Special property tax valuation applies for 10 years to real property (excluding the value of unimproved land) and personal property of facilities that are or will be classified under the North American Industry Classification System (NAICS)

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MARTINSBURG, WV

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Accelerating success.

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