

TABLER STATION LOGISTICS PARK

MARTINSBURG, WV

±1,226,120 SF

148.7 ACRES AVAILABLE

BUILDING A : 4903 WINCHESTER AVE, MARTINSBURG, WV
BUILDING C: 5031 WINCHESTER AVE, MARTINSBURG, WV



Hines



GERRY BLINEBURY
Executive Vice Chair
+1 717 231 7291
gerry.blinebury@cushwake.com

MCLANE FISCHER
Executive Managing Director
+1 410 685 9884
mclane.fischer@cushwake.com

ADAM CAMPBELL
Executive Vice Chair
+1 717 231 7292
adam.campbell@cushwake.com

ALEX WENGER
Senior Director
+1 717 231 7298
alexandra.wenger@cushwake.com

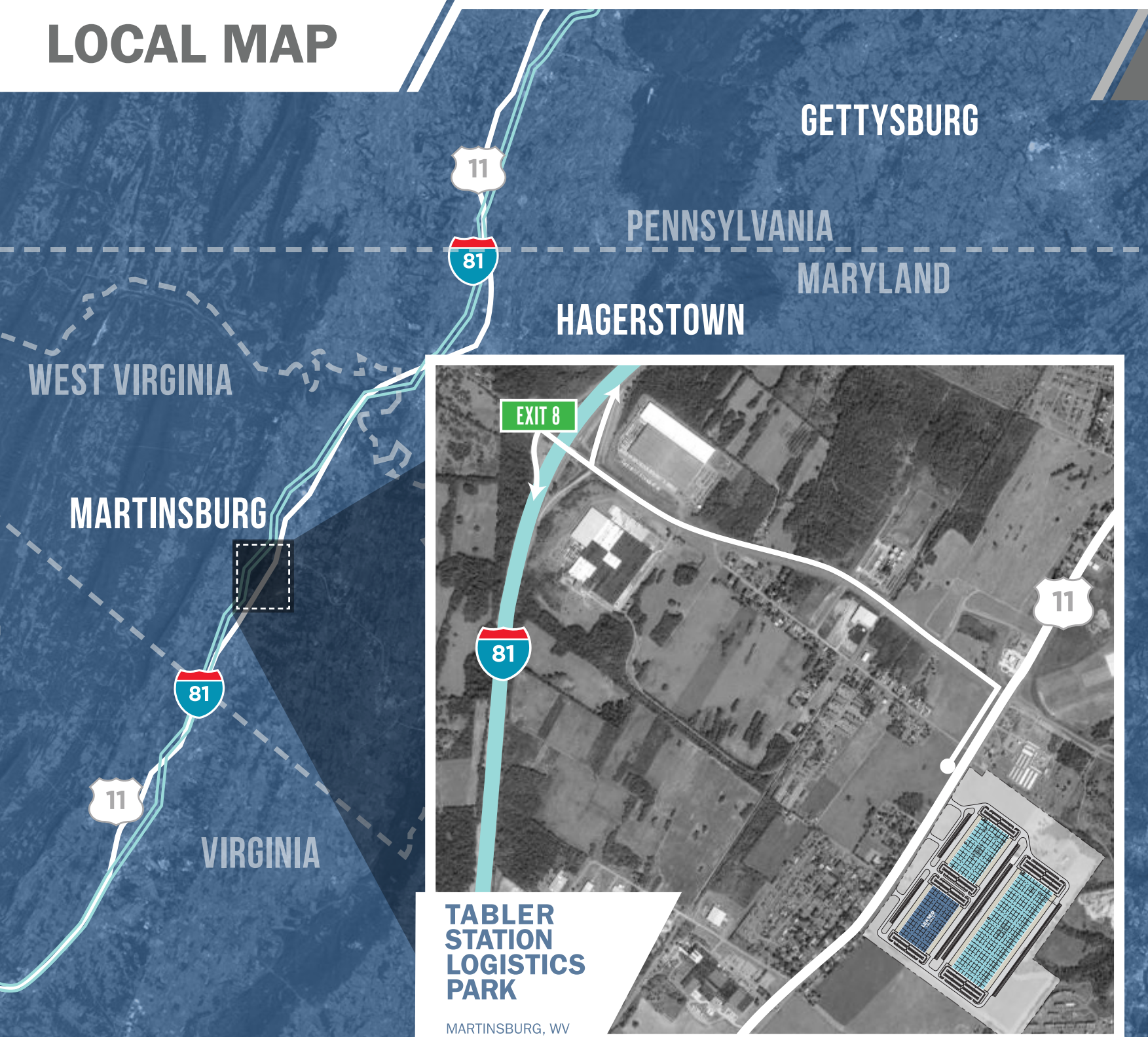
COLLIN POTTER
Director
+1 717 231 7460
collin.potter@cushwake.com

JOHN ADERHOLT
Exclusive West Virginia Broker
+1 304 232 5411
jdaderholt@centuryequities.com

ADAM WEIDNER
Executive Vice President
+1 304 232 5411
aweidner@century-realty.com

LOCAL MAP

LOCAL ADVANTAGES



GETTYSBURG

PENNSYLVANIA

MARYLAND

HAGERSTOWN

WEST VIRGINIA

MARTINSBURG

VIRGINIA

**TABLER
STATION
LOGISTICS
PARK**

MARTINSBURG, WV



TAX CREDITS



WORKFORCE TRAINING PROGRAMS



JOB CREATION INCENTIVES

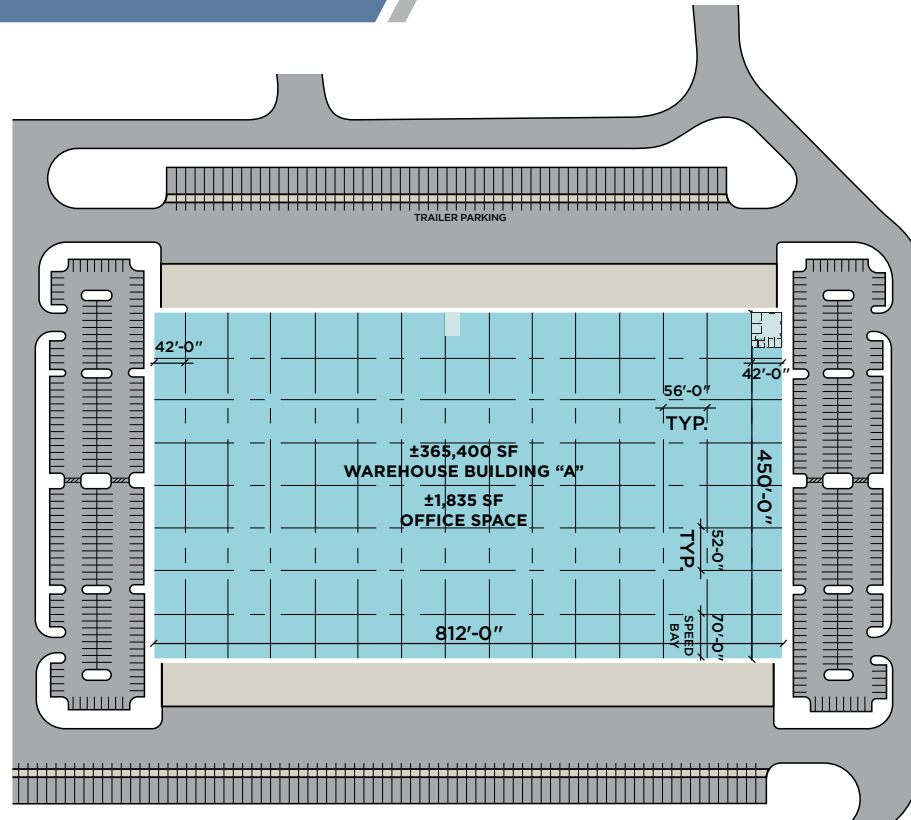


MANUFACTURING INCENTIVES



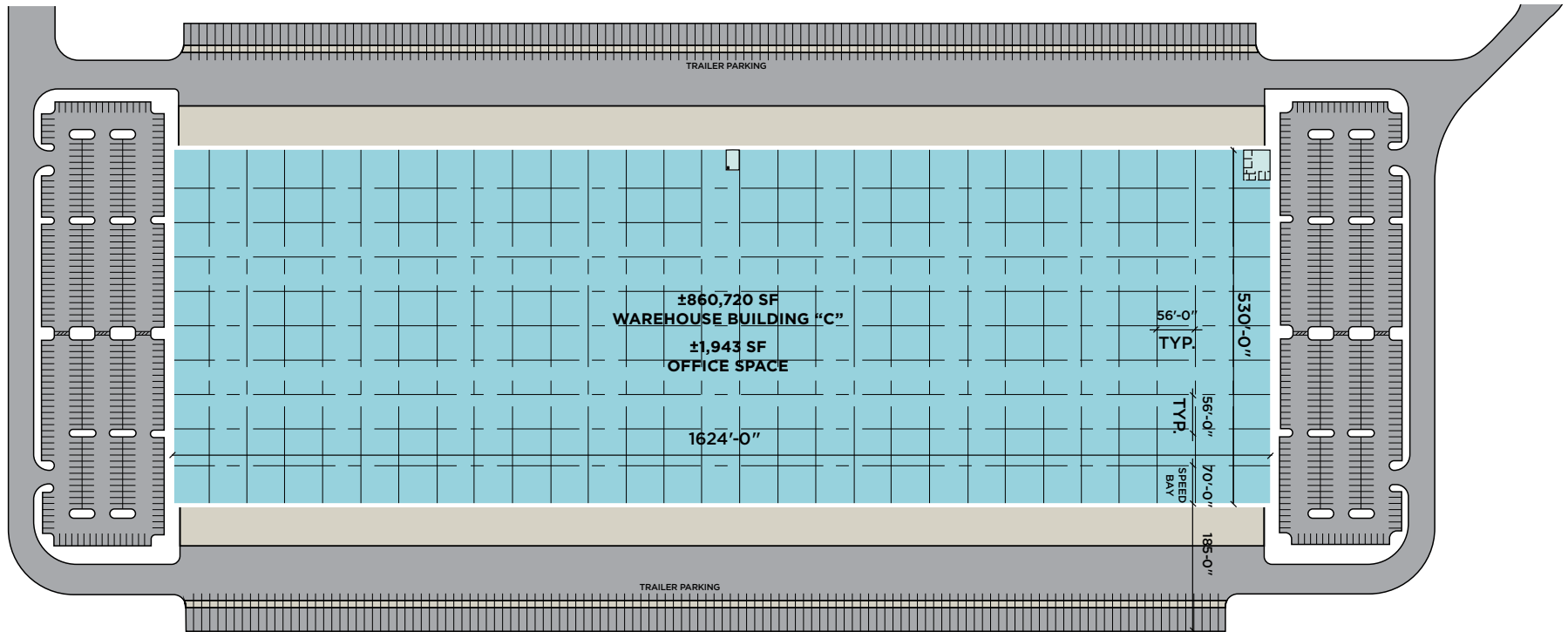
NEARBY PARCEL HUBS, INTERMODAL TERMINALS & AIRPORTS

BUILDING A SPECS



PHASE I SF	±730,800	CONFIGURATION	CROSS-DOCK
TOTAL BUILDING SF	±365,400	CAR PARKING SPACES	±422
DIMENSIONS	812' X 450'	TRAILER PARKING SPACES	±152
OFFICE SF	±1,835	CLEAR HEIGHT	40'
TYPICAL BAY SIZE	56' X 52'	LIGHTING	LED ON MOTION SENSORS 30 FC AT 36" AFF
SPEED BAY SIZE	70'	DOCK DOORS	90 (9' X 10')
TRUCK COURT DEPTH	185'	DRIVE-IN DOORS	4 (12' X 14')
ROOF	60 MIL EPDM MEMBRANE	SPRINKLERS	ESFR
FLOOR	8" CONCRETE SLAB	POWER	4,000A, 480/277V 3-PHASE

BUILDING C SPECS



PHASE II SF	±860,720
TOTAL BUILDING SF	±860,720
DIMENSIONS	1624' X 530'
OFFICE SF	±1,943
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 AT 36" AFF
DOCK DOORS	200 (9' X 10')
DRIVE-IN DOORS	4 (12' X 14')
SPRINKLERS	ESFR
POWER	4,000A, 480/277V 3-PHASE

REGIONAL MAP

DRIVE TIMES

BALTIMORE	1 HR 32 MIN
WASHINGTON D.C.	1 HR 32 MIN
NEW YORK CITY	4 HR 14 MIN



TABLER STATION LOGISTICS PARK

MARTINSBURG, WV



1233 Main Street, Suite 1500
Wheeling, WV 26003

Hines

JOHN ADERHOLT

Exclusive West Virginia Broker

+1 304 232 5411

jdaderholt@centuryequities.com

ADAM WEIDNER

+1 304 232 5411

aweidner@century-realty.com

GERRY BLINEBURY

Executive Vice Chair

+1 717 231 7291

gerry.blinebury@cushwake.com

MCLANE FISCHER

Executive Managing Director

+1 410 685 9884

mclane.fischer@cushwake.com

ADAM CAMPBELL

Executive Vice Chair

+1 717 231 7292

adam.campbell@cushwake.com

ALEX WENGER

Senior Director

+1 717 231 7298

alexandra.wenger@cushwake.com

COLLIN POTTER

Director

+1 717 231 7460

collin.potter@cushwake.com