



JOHN D. ROCKEFELLER SCIENCE AND TECHNOLOGY PARK NORTH

The John D. Rockefeller Science and Technology Park North is primed to accommodate any scale aviation related business in an ideal location. Adjacent to MRB, the largest airfield in the state, companies can lease lots as small as 3 acres all the way up to the full 75 acres ready to be developed. Portions of property face strong asphalt taxi lanes and allow heavy aircraft operations to be accommodated. Already connected to all major area utilities, we're ready to welcome you and your business to join us at MRB.

UTILITIES

Electric Service Provider: Potomac Edison
Voltage: 12kV, 34kV
3 Phase Power Available: Yes
Natural Gas Service Provider: Mountaineer Gas Company
Natural Gas Line Size: 8 in
Natural Gas Pressure: 425 psi
Water Service Provider: Berkley County Public Service Water District
Water Line Size: 12 in
Static Water Pressure: Varies

Residual Water Pressure: Varies (can be increased)
Wastewater Service Provider: Berkeley County Public Service Sewer District
Wastewater Line Size: 12 in
Excess Wastewater Capacity: can be increased
Fiber Available in the Area: Yes
Cable Available in the Area: Yes
DSL Available in the Area: Yes

TRANSPORTATION

Nearest Interstate: I-81
Distance to Interstate: 1.5 miles
Within Close Proximity to Airport: Yes
Interstate Exit: 8
Nearest General Aviation Airport: on-site
Nearest Commercial Airport: Washington-Dulles Intl (IAD)
Distance to Airport: 48 miles

ENVIRONMENTAL

Flood Hazard Comments: Located outside of 100-year floodplain

PROXIMITY TO MAJOR COMMERCIAL AIRPORTS

- **48 drive miles** to Washington-Dulles International Airport (IAD)
- **78 drive miles** to Reagan Washington National Airport (DCA)
- **90 drive miles** to Baltimore-Washington International Airport (BWI)

REMARKS

- The Airport Authority restricts the use of the property to "Aviation Related"
- Suitable for air cargo operations, logistics, warehousing, aircraft manufacturing, hangaring, maintenance, repair, service functions, FBO, etc.
- Foreign Trade Zone #240 (can be re-activated) No federal taxes on production inventories
- Portions of property face 75' wide, asphalt Taxi lane D suitable for heavy aircraft operations
- Taxi lane D connects to longest, widest strongest runway in West Virginia (8,815' X 150')
- Portions of property face 35' wide asphalt Taxi lane suitable for aircraft operations <100,000 pounds
- Utilities located along Pilot Way
- May be subject to some FAR Part 77 Height restrictions



PROPERTY DETAILS

Type of space: Industrial, Business Park

Min Size: 3 acres

Max Size: 75 acres

AVAILABILITY

For Sale: No

For Lease: Yes (Airport Ground Lease subject to FAA approval)

Lease Price: \$0.25 per square foot improved; \$0.09 per square foot unimproved

Lease Terms: Requires board approval

Date Property Available: Immediately

SITE DETAILS

Available Acres for Development in Industrial/Business Park: 75

Maximum Contiguous Available Acres for Development in Industrial/Business Park: 20 acres

Divisible: Yes

Divisible Acreage Range: Negotiable

Located in City Limits: No

Zoning: No County-wide Zoning

Tax District: 01-Arden

Tax Parcel ID: Map 15, Parcel 0024

PROPERTY CONTACT: Nicolas H. Diehl, Executive Director

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