



JOHN D. ROCKEFELLER SCIENCE AND TECHNOLOGY PARK SOUTH

The John D. Rockefeller Science and Technology Park South offers premium, immediately available lots for purchase in the heart of West Virginia's rapidly growing Eastern Panhandle. With lot sizes ranging from a minimum of 1 acre to a maximum of 96.50 acres, these sites are ideally suited for manufacturing, distribution, logistics, warehousing, commercial and industrial use, and more.

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
Number of Wired Service Providers Available in the Area: 7
Max Wired Advertised Speed Available in the Area: 200 mbsp down and 10 mbsp up

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
Other Unique Assets Available: See full Environmental Study at <https://www.dropbox.com/s/z5hbrogxsgp35sbf/South%20Novak%20EA%20FIN.dl=0>

REMARKS

- Suitable for manufacturing, distribution, logistics, warehousing, commercial, industrial, etc..
- In Foreign Trade Zone #240

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)

PROPERTY CONTACT: Nicolas H. Diehl, Executive Director

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PROPERTY DETAILS

Type of space: Industrial, Business Park
Min Size: 1 acre
Max Size: 96.50 acres

AVAILABILITY

For Sale: Yes
Sale Price: \$59,000 per acre (negotiable)
Sale Terms: Requires board approval
Date Property Available: Immediately

SITE DETAILS

Available Acres for Development in Industrial/Business Park: 96.45
Maximum Contiguous Available Acres for Development in Industrial/Business Park: 50 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