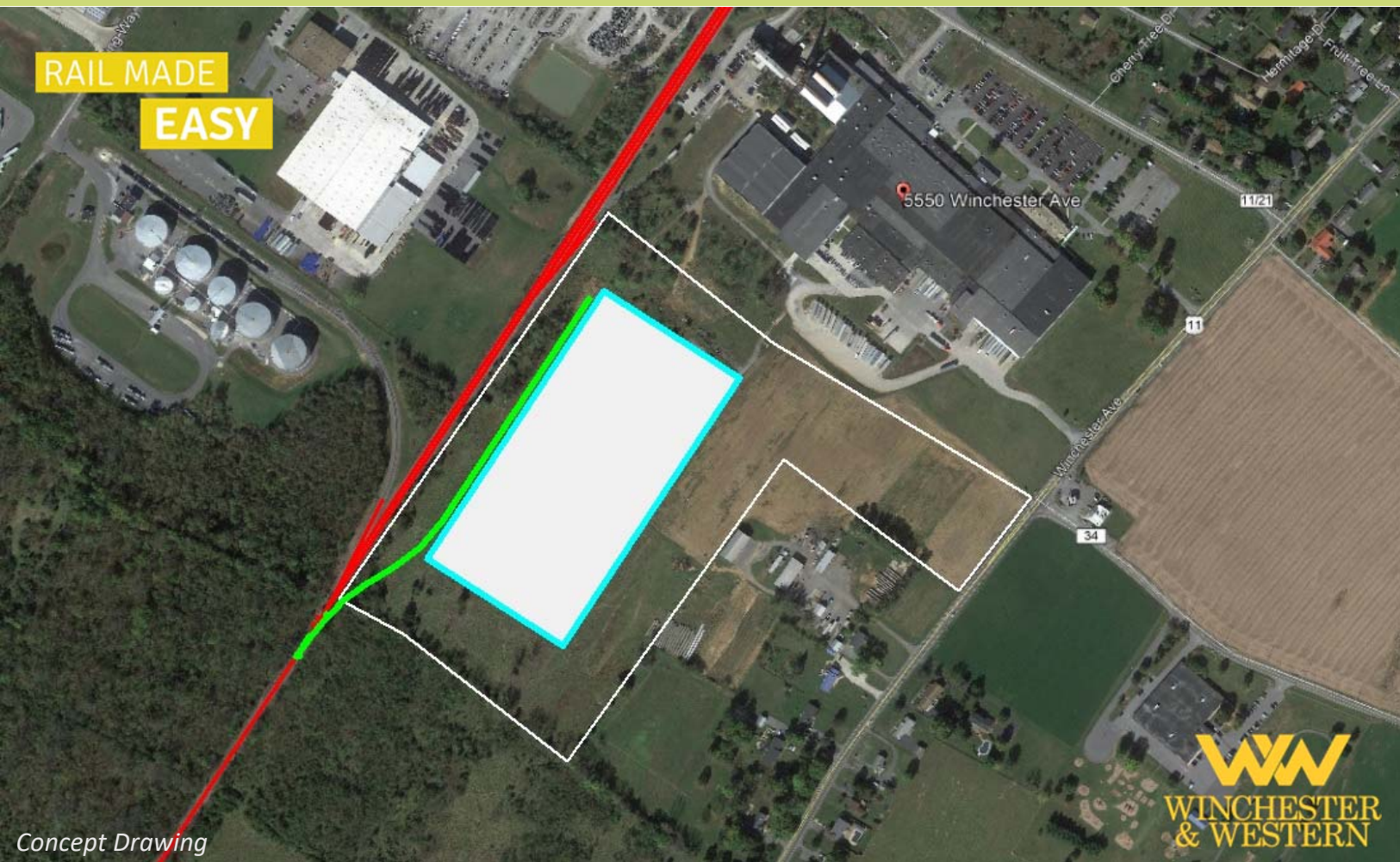


BERKELEY BUSINESS PARK

5550 WINCHESTER AVENUE | MARTINSBURG, WV 25405

SHOCKEY
THE PARTNER OF CHOICE®



RAIL FREIGHT READY

A premier commercial opportunity owned by Shockey Companies, Berkeley Business Park is ready to meet your manufacturing and distribution needs! This property is ready to go with an existing, vacant 404,000 SF facility built in 2019 and 1,500 feet of frontage along the Winchester & Western Railroad and access to Class 1 railroads CSXT and NS.

The site is near the Tabler Station Business Park, a prime location one mile from I-81, and close to the Eastern West Virginia Regional Airport.

SITE DETAILS

| | |
|----------------------|---|
| Acreage: | 20 |
| Rail: | 15 potential car spots |
| Zoning: | N/A – County Application |
| Highway Access: | I-81, exit 8 – 1 mile |
| Commercial Airports: | Washington Dulles Int'l – IAD (55 mi.) Washington Reagan Nat'l – DCA (79 mi.) Baltimore/Washington Int'l – BWI (92 mi.) |



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RAIL MADE
EASY



BERKELEY COUNTY, WEST VIRGINIA

Strategically located in the Mid-Atlantic region and accessible by rail, air, and highway, Berkeley County, WV, is a dynamic commercial and manufacturing business center. Major population centers and business markets are within a 500-mile radius including the Baltimore-Washington metropolitan area, Philadelphia, Richmond, Va., and New York City.

Our geographic location, diverse workforce, and business-friendly county agencies place us in a unique marketing environment; one where our quality of life is enhanced by our "small town" character and sense of community.

DEMOGRAPHICS / POPULATION

Berkeley County: 117,123 2018 U.S. Census Estimate

<25 Mile Radius: 500,129

<50 Mile radius: 2,313,178

WORKFORCE

In Berkeley County, we take pride in a job well done. Our county is home to an impressive collection of learning institutions, producing a well-educated and dedicated workforce. With more than 40% of our available labor force commuting an average of 28 minutes each way, we have a talented pool of workers who would prefer the option to work closer to home, spend less time commuting, and devote more time to their families.

Bringing diverse industries to promote strong economic development is our mission to fulfill that need.

