

AVAILABLE SPACE COI FOODSERVICE BUILDING



FAIRPLAIN, WEST VIRGINIA

LOCATION

Building Address - HC 88 Box 129
Located in City Limits - No
County - Jackson
Located in Business/Industrial Park - No
Can the Building be Multi-Tenant - No

SIZE

Total Sq. Ft. - 45,289
Total Available Sq. Ft. - 45,289
Total Leased Sq. Ft. - 0
Acres - 6
Total Manufacturing Sq. Ft. - 39,779
Available Manufacturing Sq. Ft. - 39,779 or
Total Warehouse Sq. Ft. - 39,779
Available Warehouse Sq. Ft. - 39,779
Total Office Sq. Ft. - 3,010
Available Office Sq. Ft. - 3,010
Total Other Sq. Ft. - 2,500 (Ryder Truck Service Center)
Available Other Sq. Ft. - 2,500

CEILING HEIGHT

Manufacturing/Warehouse Space - 23'-4" @ eaves/26'-1" @ center
Office Space - 12'
Other Space -

SPECIFICATIONS

Can the Building be Expanded - Yes
Number of Additional Sq. Ft. Building can be Expanded - 20,000
Is There Additional Land Available - Yes
Number of Additional Acres - 25
Date of Construction - 1988
Dates of Expansion - 1994
Date Vacated - Still occupied
Floor Thickness and Composition - 6" concrete
Wall Composition - Metal
Wall Insulation (Thickness & Type) - Fiberglass with vinyl backing
Roof Composition - Rubber
Roof Insulation (Thickness & Type) - Fiberglass with vinyl backing
Column Spacing - Varies
Type of Sprinkler System (What Spaces Served) - Wet system
Office HVAC - Heat & air
Manufacturing/Warehouse HVAC - Heat & air
Type of Lighting in Manufacturing/Warehouse Space - High pressure sodium
Number and Capacity of Overhead Cranes - None
Number of Truck Docks - 10 recessed
Number and Size of Drive-Through Bay Doors - 2
Number of Parking Spaces - 70 vehicles & 10 trucks
Previous use of the Building - Food distribution and processing
Building use is Best Suited for - Food distribution warehouse and controlled temperature space



TRANSPORTATION

Interstate/4 Lane Highway - 5/10 mile to I-77 Interchange Exit 132

Commercial Airport - 37 miles to Yeager Airport

Railroad - None

Railroad Siding - None

Navigable Waterway - None

On-Site Barge Facility - None

UTILITIES

Electricity - American Electric Power

Voltage - 480

Phase - 3

Gas - Columbia Gas

Size of Service Line - 2"

Gas Pressure -

Water - Southern Jackson County PSD

Size of Service Line - 4"

Static Pressure -

Residual Pressure -

Excess Capacity of Treatment Plant (GPD) -

Sewer - Southern Jackson County PSD

Size of Service Line - 8"

Excess Capacity of Treatment Plant (GPD) -

Telephone Supplier - Verizon

Switching -

Broadband Service - Yes

SALE/LEASE

Sale Price - To be determined

Sale Terms - To be determined

Lease Price - N/A

Lease Terms - N/A

Available Purchase or Lease Date - Immediately

FOR FURTHER INFORMATION CONTACT

Mark Whitley, Executive Director

Jackson County Development Authority

104 Miller Drive

Ripley, WV 25271

Phone: (304) 372-1151

Fax: (304) 372-1153

E-mail: director@jcda.org

Web Site: www.jcda.org

2nd Contact

Lloyd Baldrige, CEO & CFO

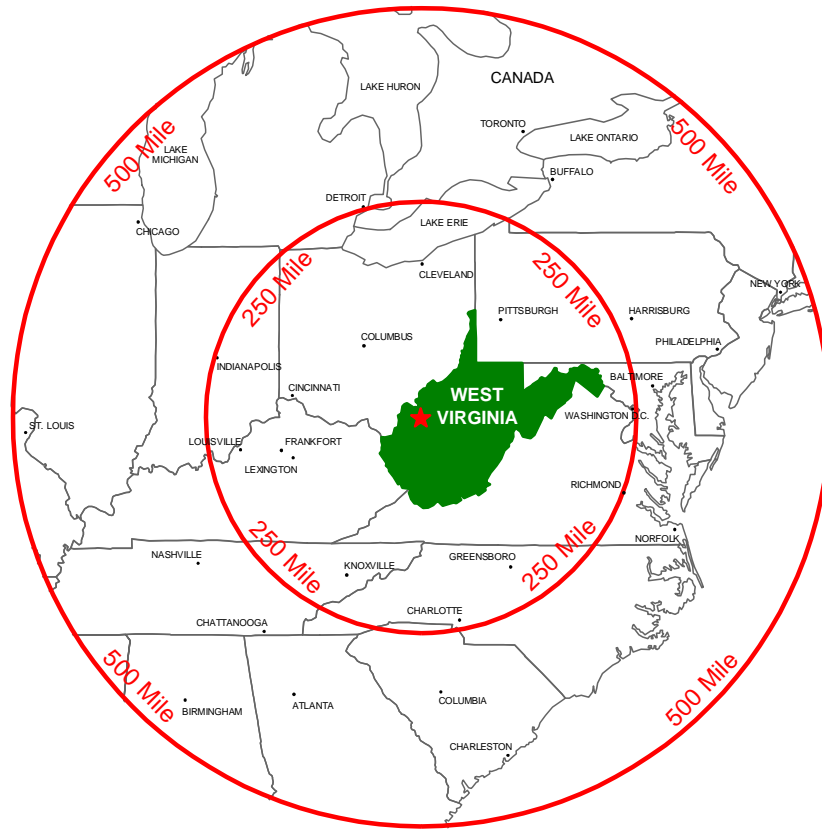
COI Foodservice

Phone: (615) 231-4440

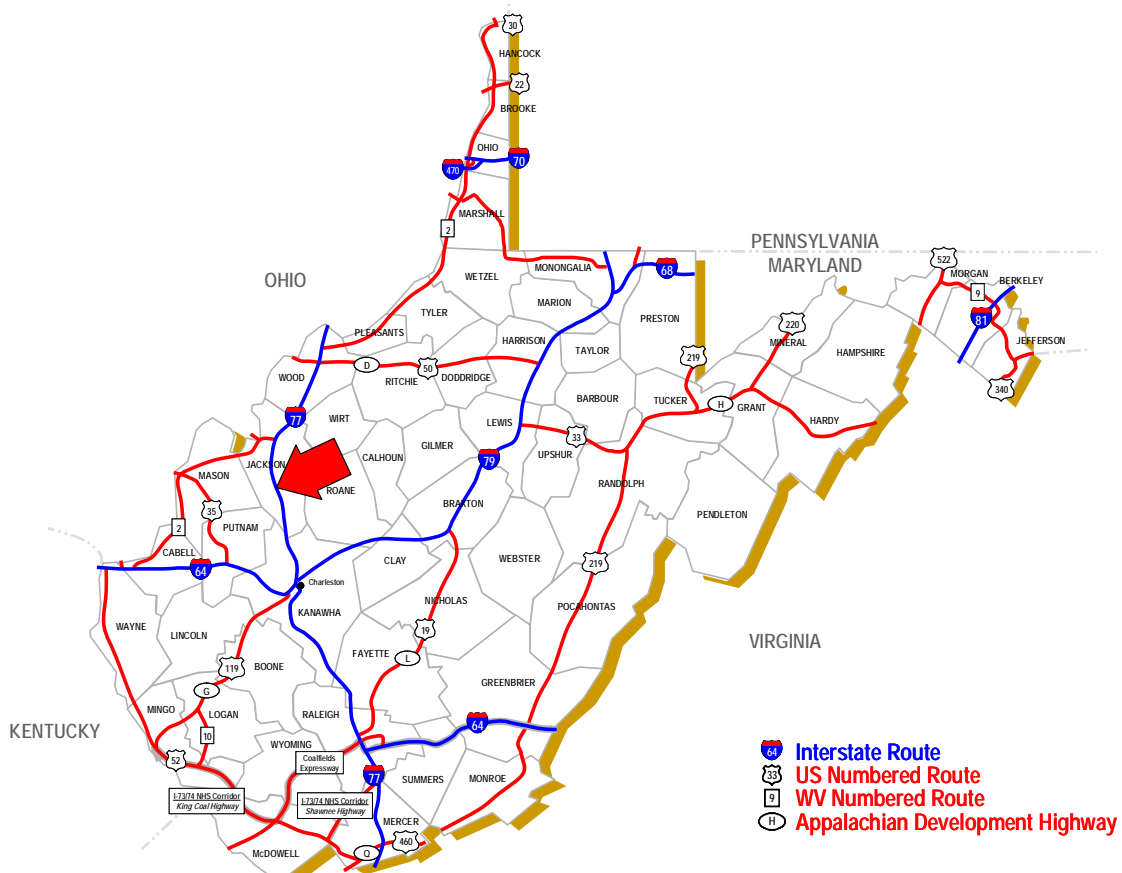
REMARKS

Alta Survey Completed.

Phase I & II Environmental Survey Completed.



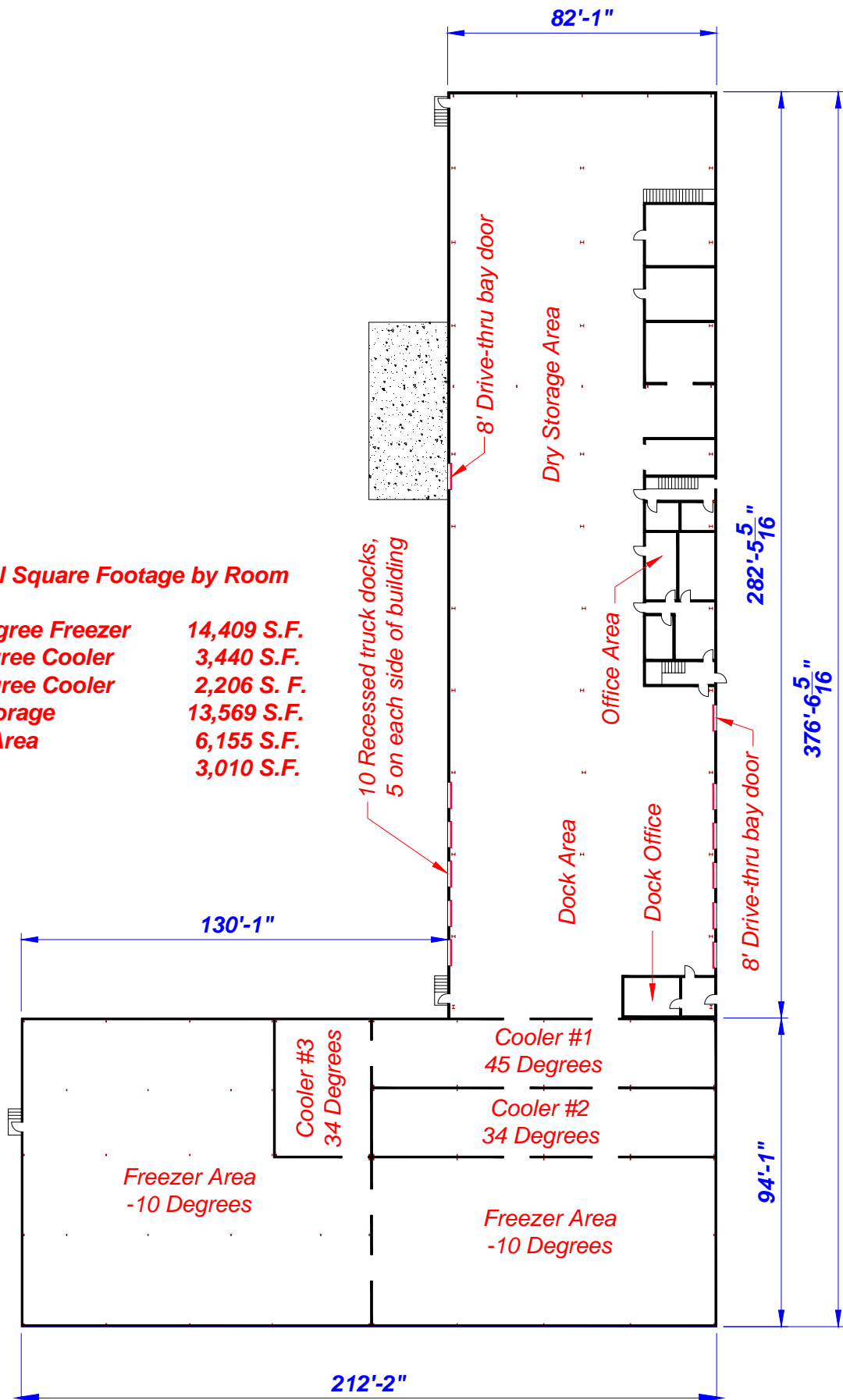
250 & 500 MILE RADIUS FROM FAIRPLAIN, WEST VIRGINIA



FAIRPLAIN, WEST VIRGINIA

Total Square Footage by Room

-10 Degree Freezer	14,409 S.F.
34 Degree Cooler	3,440 S.F.
45 Degree Cooler	2,206 S.F.
Dry Storage	13,569 S.F.
Dock Area	6,155 S.F.
Office	3,010 S.F.



FLOOR PLAN (NOT TO SCALE)



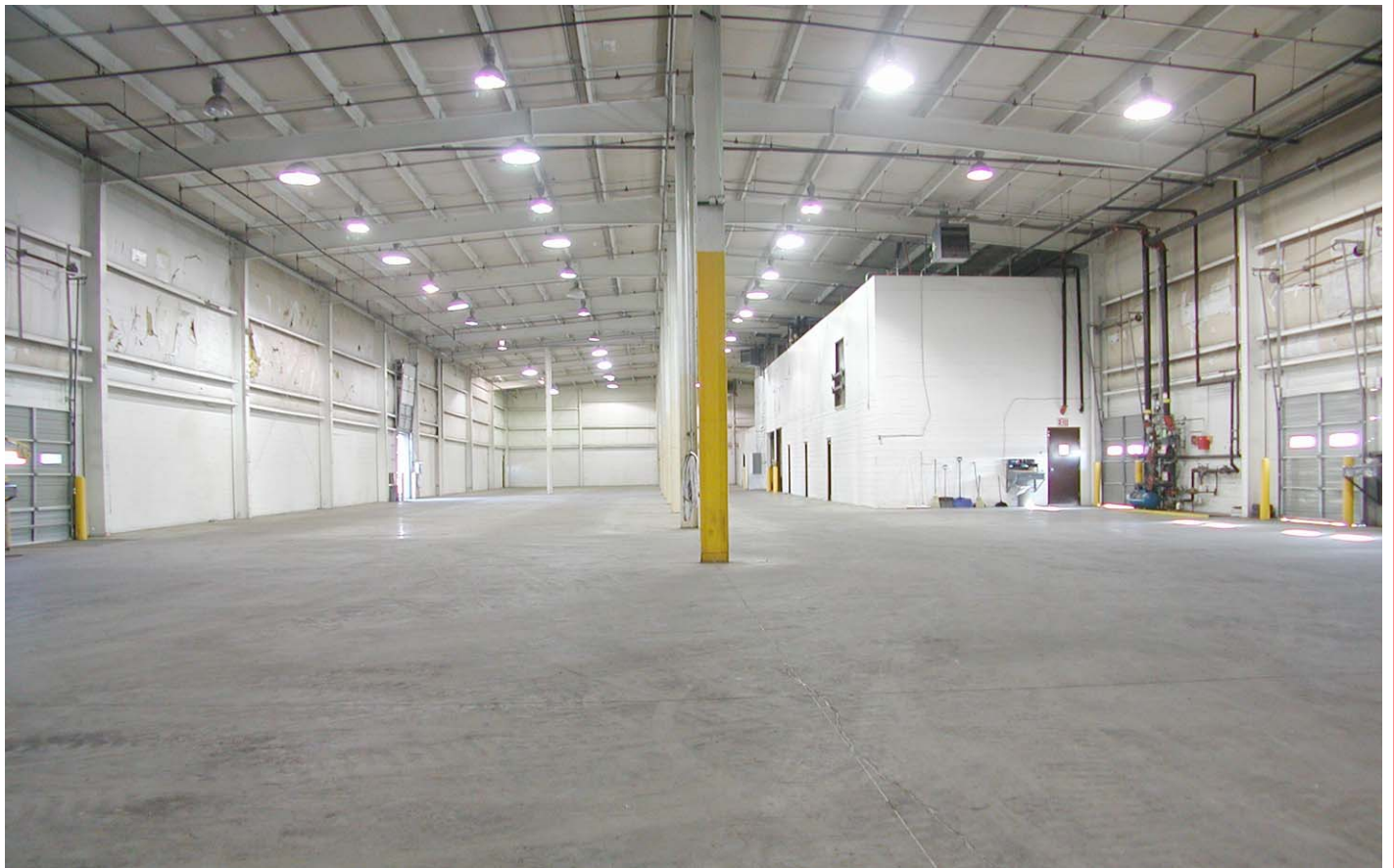
FRONT VIEW OF BUILDING



REAR VIEW OF BUILDING



DRY STORAGE & DOCK AREA



DRY STORAGE & DOCK AREA



OFFICE AREA



COOLER #1 (CONTROLLED TEMPERATURE 45 DEGREES)



COOLER #2 (CONTROLLED TEMPERATURE 34 DEGREES)



COOLER #3 (CONTROLLED TEMPERATURE 34 DEGREES)



FREEZER (CONTROLLED TEMPERATURE -10 DEGREES)



1ST FLOOR OFFICE SPACE



1ST FLOOR OFFICE SPACE



2ND FLOOR OFFICE SPACE



2ND FLOOR OFFICE SPACE



2ND FLOOR BREAK ROOM