

OFFICE SPACE *Martinsburg, WV*

748 Novak Drive Martinsburg, WV 25405

87,284 SF warehouse expansion coming soon. Available as early as June 1, 2021

10 dock doors
1 drive-in door
42' x 48' column spacing
30' clear ceilings



HIGHLIGHTS

- Located near major private employers: Ecolab, Macy's, FedEx, P&G, Rust-Oleum, Rubbermaid, Orgill and General Motors
- Conveniently located 1.5 miles from Interstate 81 exit 8
- Ample parking available on site
- 30' clear ceilings and 42' x 45' bays - contact developer for more information

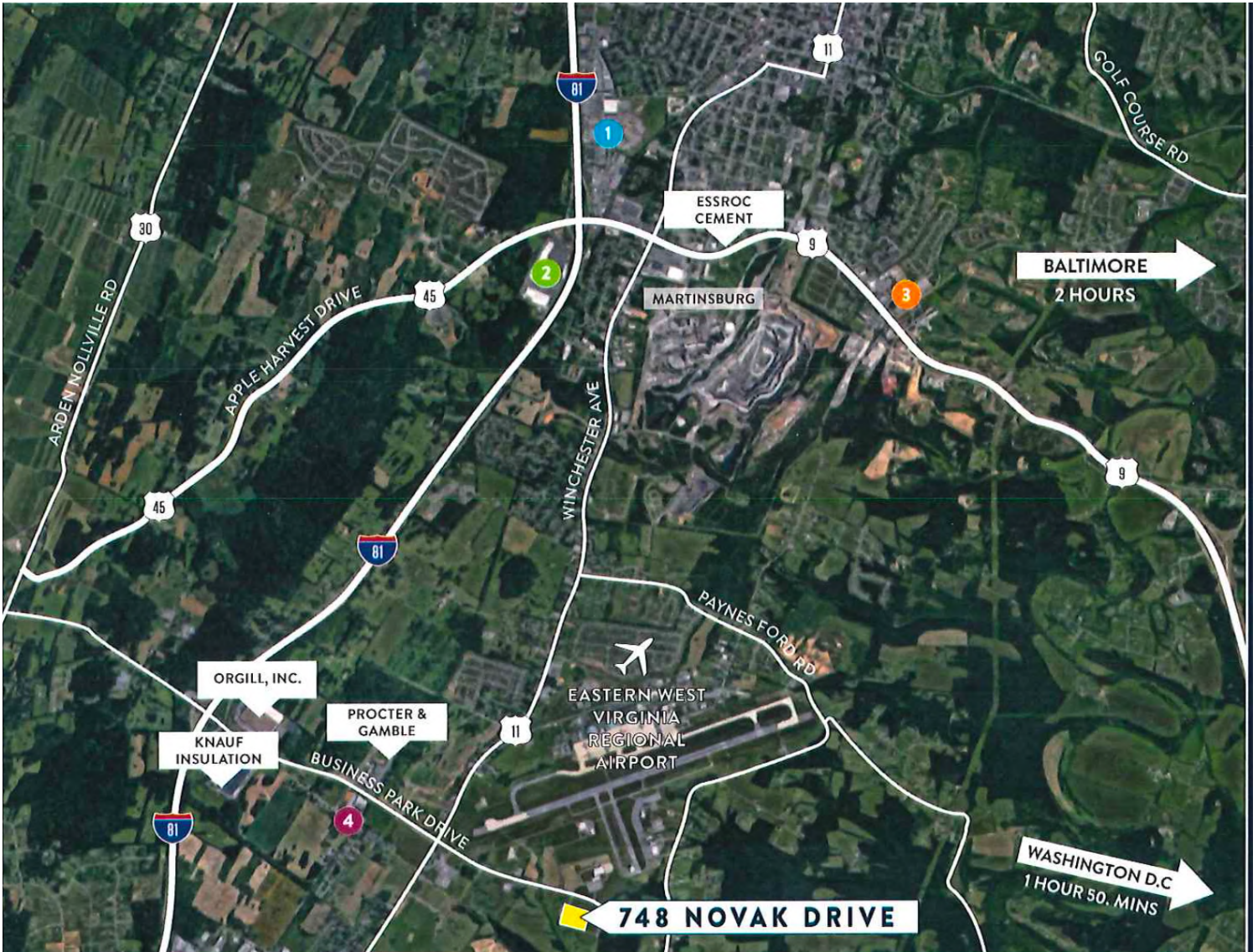


For leasing information:

Rob Ferree p. 301-223-1090 e. rferree@dmbowman.com

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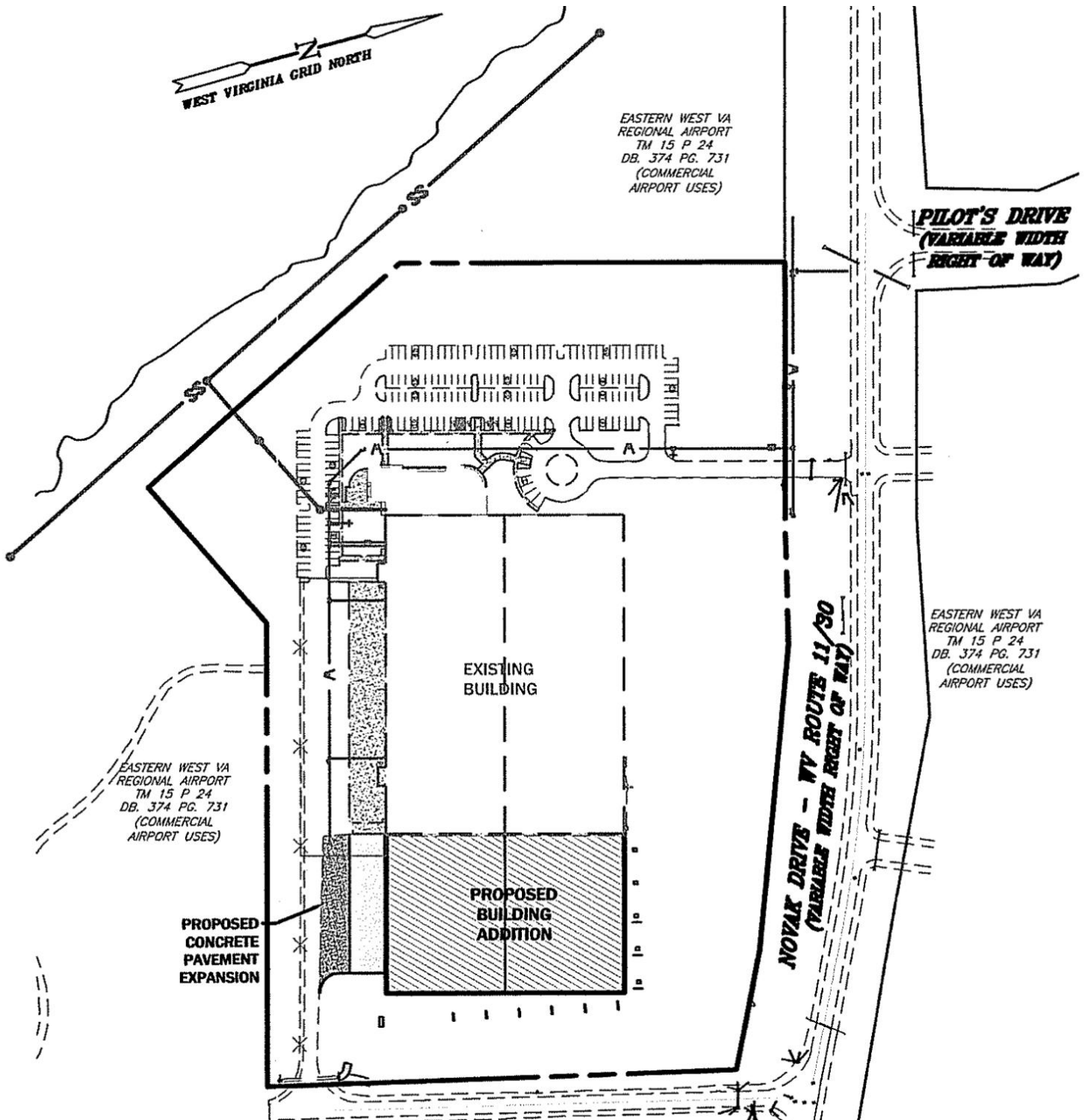
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Expansion



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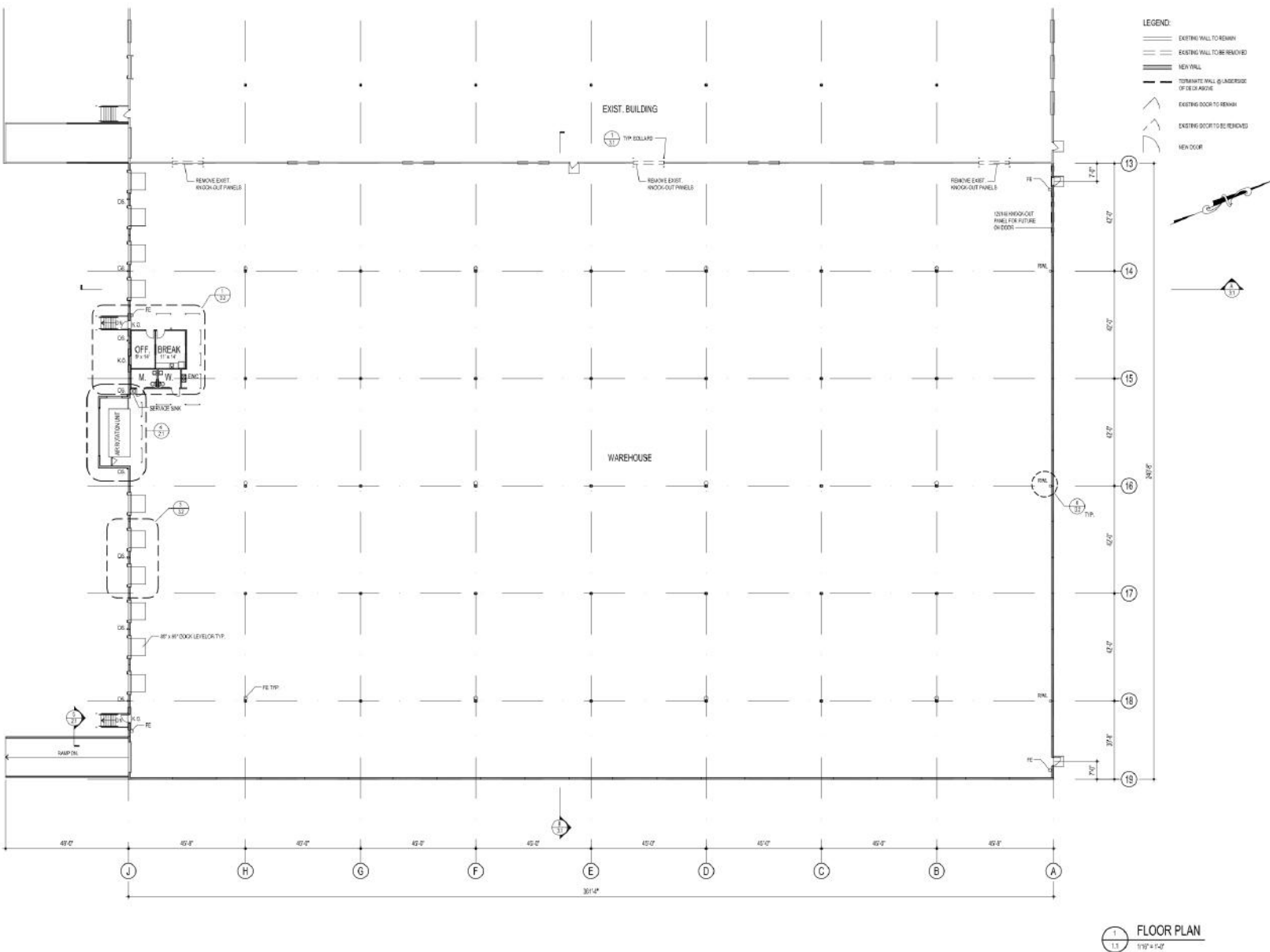
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87,284 SF Expansion Floor Plan



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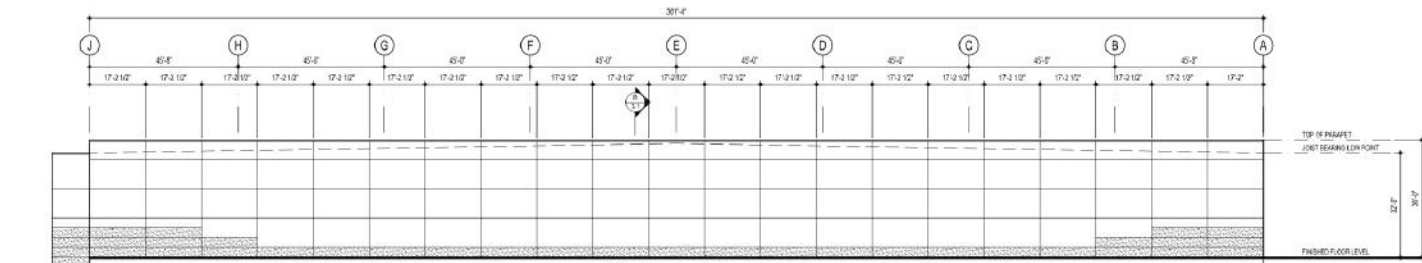
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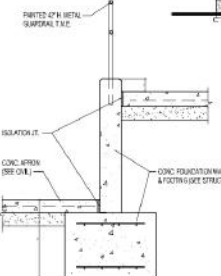
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87,284 SF Expansion Floor Plan

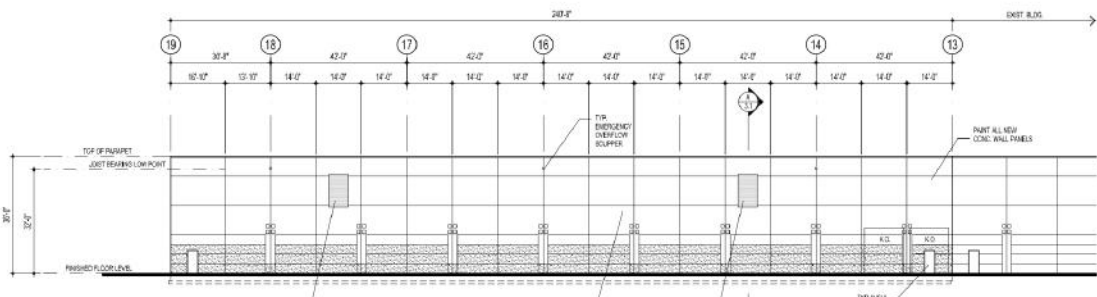


1 EAST ELEVATION
2.1 1/8" = 1'-0"

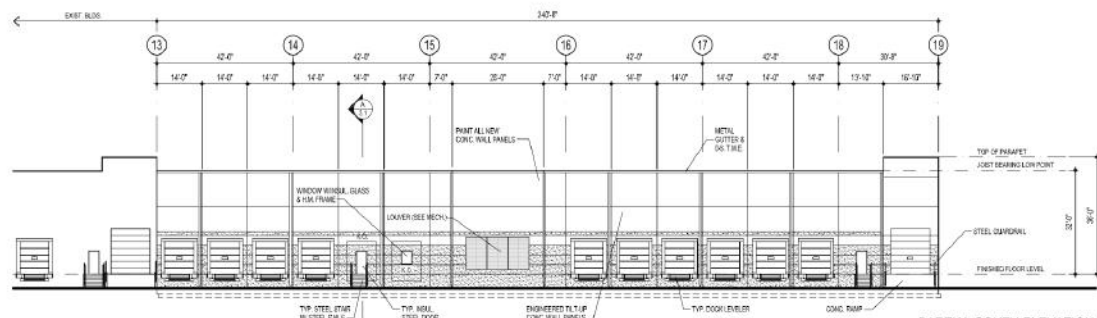
- EXTERIOR JOINT SEALANT & PAINT SPEC:**
1. PROVIDE NSF "ASTROSIAL NP2" MULTI-COMPONENT HIGH PERFORMANCE POLYURETHANE SEALANT W/ BACKER/BEDDING @ ALL EXTERIOR JOINTS.
 2. PAINT ALL NEW EXTERIOR CONCRETE WALL PANELS AS FOLLOWS: BASE-COAT DESIGN SPEC: ROCKPAINT COMPANY (OR EQUAL) PRIMER (DESIGNATED BY PRIMER); (R LEVEL 12.5% - 15.0% SURFACE TO ELASTOMERIC (R LEVEL 13.5% - 50.0% SURFACE) 2ND COAT PRIMER (R LEVEL 1.10% - 50.0%); 1ST COAT PRIMER TOP COAT; (2) COATS ULTIMATE EXTERIOR.
 3. IT IS INTENDED THAT THE SEALING AND PAINT COLORS BE THE ADDITION MATCH EXISTING FIELD VERIFY.



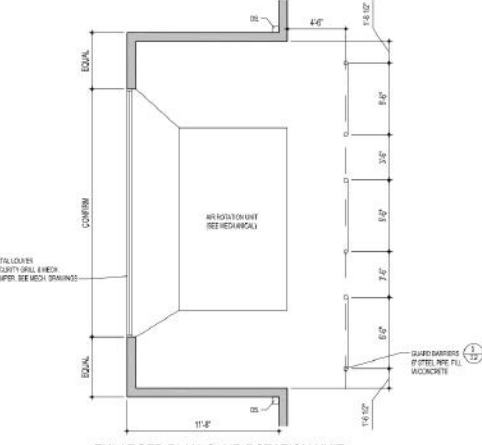
1 RAMP EDGE DETAIL
2.1 1/2" = 1'-0"



2 PARTIAL NORTH ELEVATION
2.1 1/8" = 1'-0"



1 PARTIAL SOUTH ELEVATION
2.1 1/8" = 1'-0"



1 ENLARGED PLAN @ AIR ROTATION UNIT
2.1 1/4" = 1'-0"



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