

AVAILABLE SPACE KANAWHA MANUFACTURING BUFFALO PLANT



ELEANOR, WEST VIRGINIA

LOCATION

Building Address - Route 62
Located in City Limits - No
County - Putnam
Located in Business/Industrial Park - No
Can the Building be Multi-Tenant - Yes

SIZE

Total Sq. Ft. - 37,950
Total Available Sq. Ft. - 37,950
Total Leased Sq. Ft. - 0
Acres - 15.9
Total Manufacturing Sq. Ft. - 35,000
Available Manufacturing Sq. Ft. - 35,000
Total Warehouse Sq. Ft. - 0
Available Warehouse Sq. Ft. - 0
Total Office Sq. Ft. - 1,400
Available Office Sq. Ft. - 1,400
Total Other Sq. Ft. - 1,438
Available Other Sq. Ft. - 1,438

CEILING HEIGHT

Manufacturing Space - 24' -7" under beam
Floor to 3 Ton Crane Hook 20'-3"
Floor to 6 Ton Crane Hook 19'-7"
Floor to Bottom of Crane Rail 22'-7"
Warehouse Space - N/A

Office Space -
Other Space -

SPECIFICATIONS

Can the Building be Expanded - Yes
Number of Additional Sq. Ft. Building can be Expanded -
Is There Additional Land Available - No
Number of Additional Acres - 0
Date of Construction - 1971
Dates of Expansion - None
Date Vacated - Still occupied
Floor Thickness and Composition - 8" to 10" concrete
Wall Composition - Metal
Wall Insulation (Thickness & Type) - Rolled blanket insulation with 8'
high metal panels
Roof Composition - Metal
Roof Insulation (Thickness & Type) - Insulated corrugated steel
Column Spacing - Clear span
Type of Sprinkler System (What Spaces Served) - None
Office HVAC - Window air conditioners and radiant gas space heat
Manufacturing HVAC - Gas radiant space heaters
Warehouse HVAC - N/A
Type of Lighting in Manufacturing Space - Metal Halide fixtures
augmented with skylight panels
Type of Lighting in Warehouse Space - N/A
Number and Capacity of Overhead Cranes - 18 total; (1) 5 ton bridge
crane, (5) 3 ton bridge cranes, (2) 6 ton bridge cranes, (2) 7.5 ton



bridge cranes, (8) 1 ton jib cranes, (4) 290' craneways, (2) 180' craneways
Number of Truck Docks - 0
Number and Size of Drive-Through Bay Doors - 6 total;
(3) 16' x 16', (2) 16' x 22', (1) 23' x 19'
Number of Parking Spaces - 55
Previous use of the Building - Heavy industrial manufacturing
Building use is Best Suited for - Heavy industrial manufacturing

TRANSPORTATION

Interstate/4 Lane Highway - 14 miles to I-64 Interchange Exit 45
Commercial Airport - 33 miles to Yeager Airport
Railroad - Norfolk Southern
Railroad Siding - None (Feasible)
Navigable Waterway - Kanawha River
On-Site Barge Facility - Yes

UTILITIES

Electricity - Appalachian Power Company
Voltage - 440
Phase - 3

Gas - Union Gas
Size of Service Line -
Gas Pressure -

Water - West Virginia American Water
Size of Service Line -
Static Pressure -
Residual Pressure -
Excess Capacity of Treatment Plant (GPD) -

Sewer - Septic System
Size of Service Line -
Excess Capacity of Treatment Plant (GPD) -

Telephone Supplier - Verizon
Switching - Digital
Broadband Service - No

SALE/LEASE

Sale Price - \$2,750,000
Sale Terms - Cash
Lease Price - For sale only
Lease Terms - For sale only
Available Purchase or Lease Date - Immediately

FOR FURTHER INFORMATION CONTACT

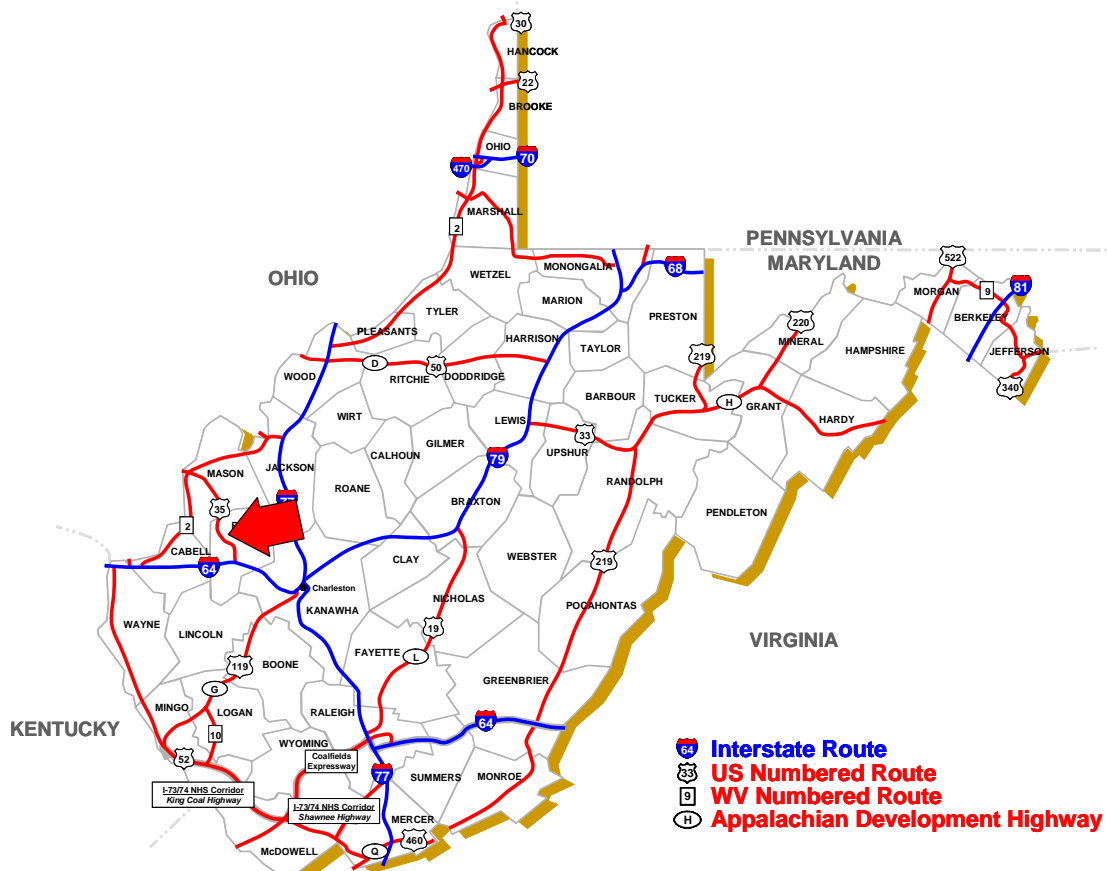
Karen Lee or Richard Heath
Kanawha Manufacturing Company
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Fax: (304) 343-4113
E-mail: karen.lee@kanawhamfg.com
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REMARKS

There are no environmental issues.



250 & 500 MILE RADIUS FROM ELEANOR, WEST VIRGINIA



ELEANOR, WEST VIRGINIA



PAINT SHOP SHOWING LARGE SLIDING DOORS



REAR OF BUILDING, RAIL SIDING FEASIBLE



BARGE FACILITY SHOWING CRANE PAD



BARGE FACILITY



MAIN SHOP



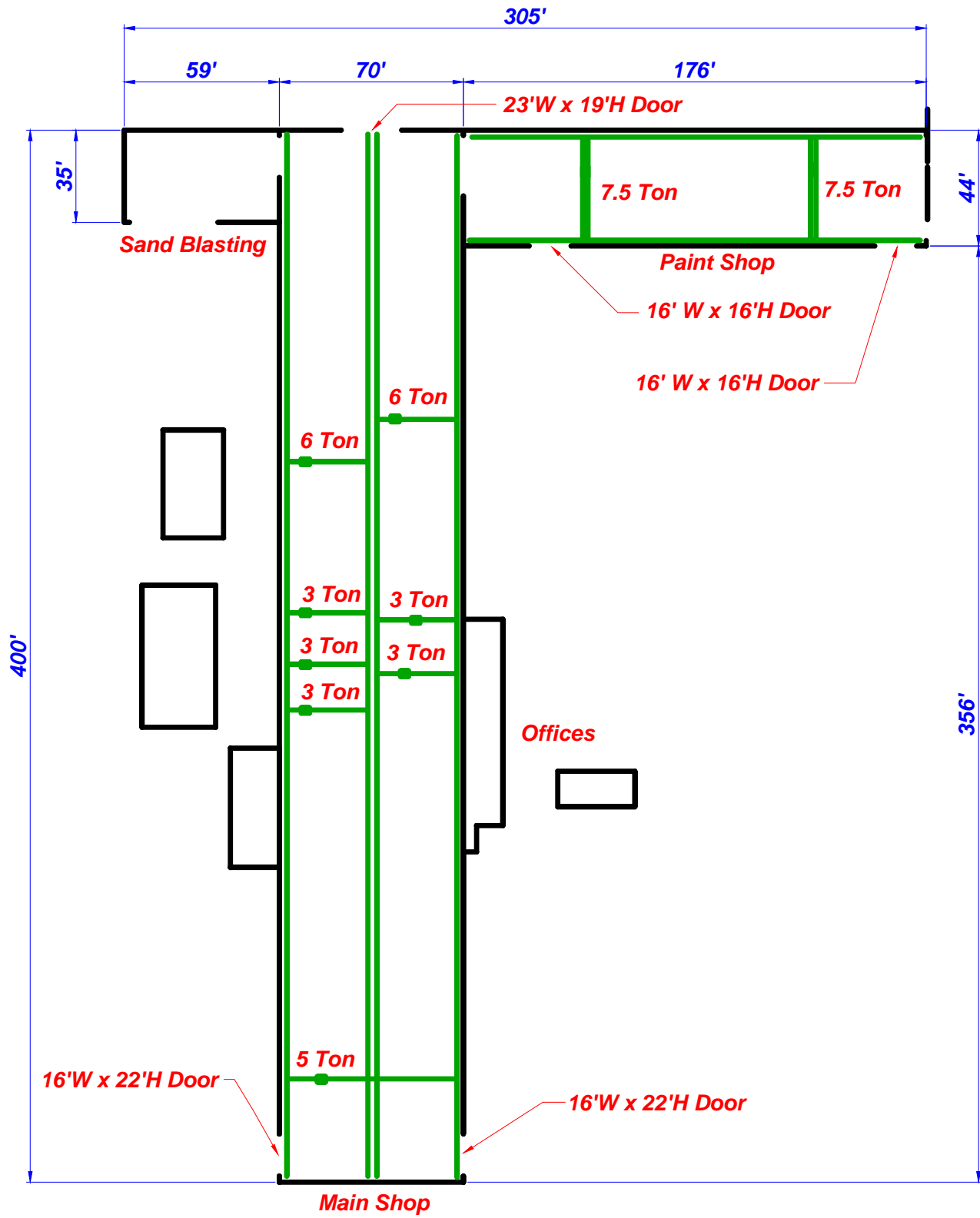
MAIN SHOP LOOKING IN OPPOSITE DIRECTION



PAINT SHOP



PAINT SHOP LOOKING IN OPPOSITE DIRECTION (TWO 7.5 TON CRANES)



FLOOR PLAN (NOT TO SCALE)