

AVAILABLE SPACE BRAXTON TECHNOLOGY CENTER



LOCATION

Address: 89 Richard D. Minnich Drive
Sutton, WV 26601

Zoning: None

County: Braxton

SIZE

Total Square Feet Available: 4,579

Number of Floors: 3

Available Square Feet per Floor: 1st Floor - 0
2nd Floor - 4,579
3rd Floor - 0

Will Owner Subdivide Space: Yes

Acreage: 4

SPECIFICATIONS

Former Use of the Building: New Construction
If Former Call Center, how many Work Stations: N/A
Broadband Service Available: Verizon and Fibernet provide fiber to the building
Proximity to Point of Presence (POP): Adjacent to building
Number of Parking Spaces: 61
Redundant Power Supply: Backup generator & UPS
Redundant Telephone Service: Yes
Security System Installed: Yes
Sprinkler System Installed: Yes
Date of Construction: 2006
Elevators: One passenger

Handicap Accessibility

-Restrooms: Yes **-Ramping:** Yes

HVAC System: Forced Air, Carrier Heat Pumps, Gas Furnace

Build Out Required: Yes, Part of 1st Floor, All of 2nd & 3rd Floors

Ceiling Height: 8' 1st Floor

Flood Zone: None

Annual Taxes:

UTILITIES

Electricity: Allegheny Power

Gas: Dominion

Water: Flatwoods Canoe Run PSD

Sewer: Flatwoods Canoe Run PSD

Telephone: Verizon, Fibernet, Micrologic Inc.

FOR SALE/LEASE

Lease Rate: \$18.00/sf/year, negotiable depending on build-out, all inclusive, except telephone service; 3 year lease

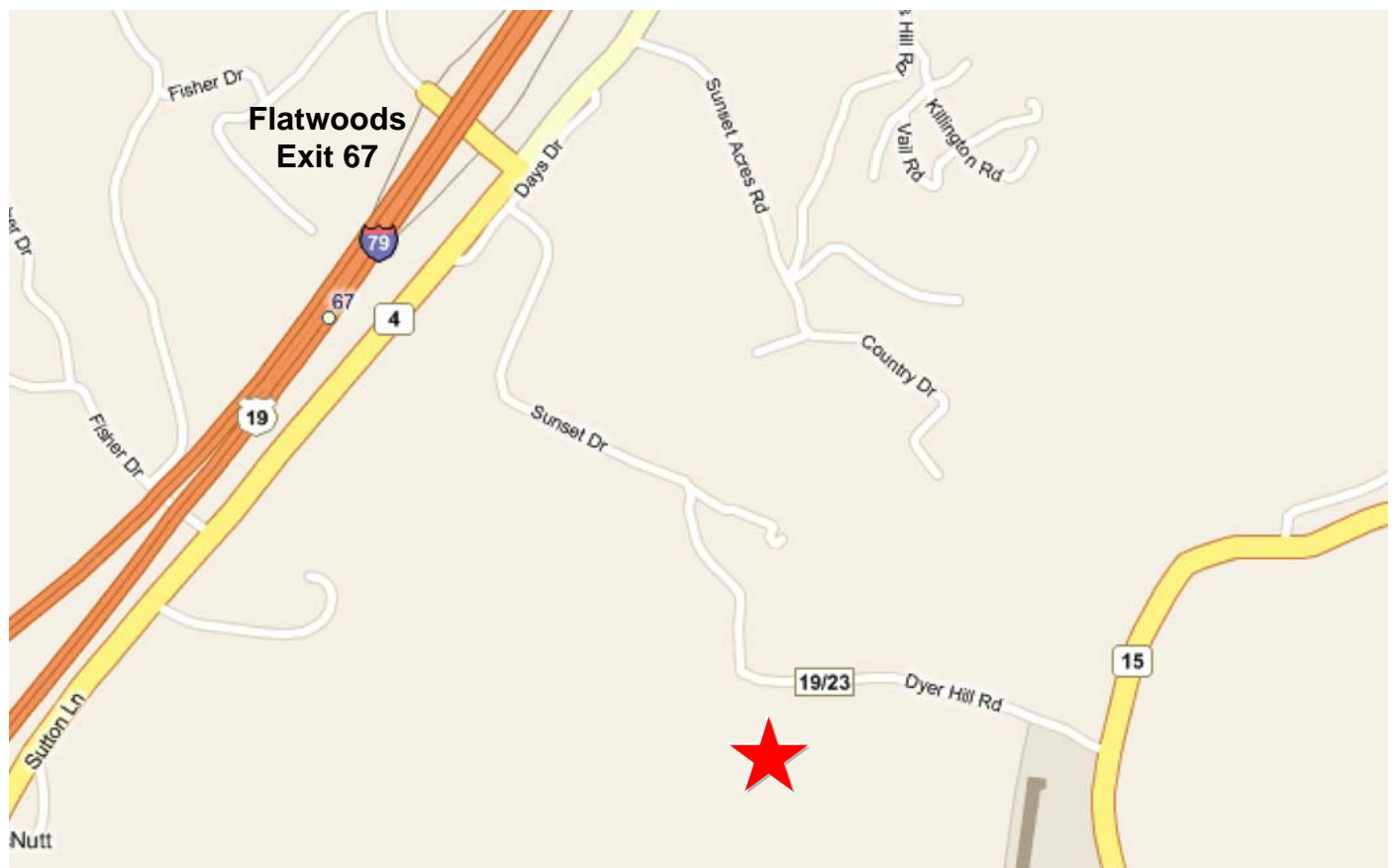
Availability: Immediate

FOR FURTHER INFORMATION CONTACT

Terrell Ellis
Braxton County Development Authority
PO Box 486
Sutton, WV 26601
Phone: (866) 832-3535 Fax: (304) 342-1639
Email: tbeassoc@aol.com



REAR OF BUILDING SHOWING PARKING LOT



SUTTON, WEST VIRGINIA



2ND FLOOR (4,579 SQ. FT. AVAILABLE)



2ND FLOOR PLAN (NOT TO SCALE)