

AVAILABLE

# FORMER RALPH LAUREN DISTRIBUTION CENTER

748 NOVAK DRIVE  
MARTINSBURG, WV 25405



## BUILDING FEATURES

- + 186,673 ± SF Total; 27.5 ± acres
  - 174,870 ± SF - warehouse
  - 11,803 ± SF - office
- + Expandable to 339,099 ± SF
- + Built in 1998
- + ESFR sprinkler system
- + 30' clear height in warehouse
- + 194 parking spaces
- + 42' x 45' column spacing
- + 277/480v 3 phase 4 wire, 3000 amp (redundant electrical service possible)
- + Crossdock capability
- + 12 dock doors (9' x 10'); 1 drive-in (12' x 14'); 36 knockouts (9' x 12')
- + Precast concrete construction
- + Metal halide and skylights in warehouse
- + Air-conditioned office
- + Public water and sewer - 8" lines
- + Gas fired air rotation heaters
- + Membrane roof - R-18 rigid insulation over metal deck
- + Telephone - Frontier, Comcast  
Lumos - Fiber optic redundancy

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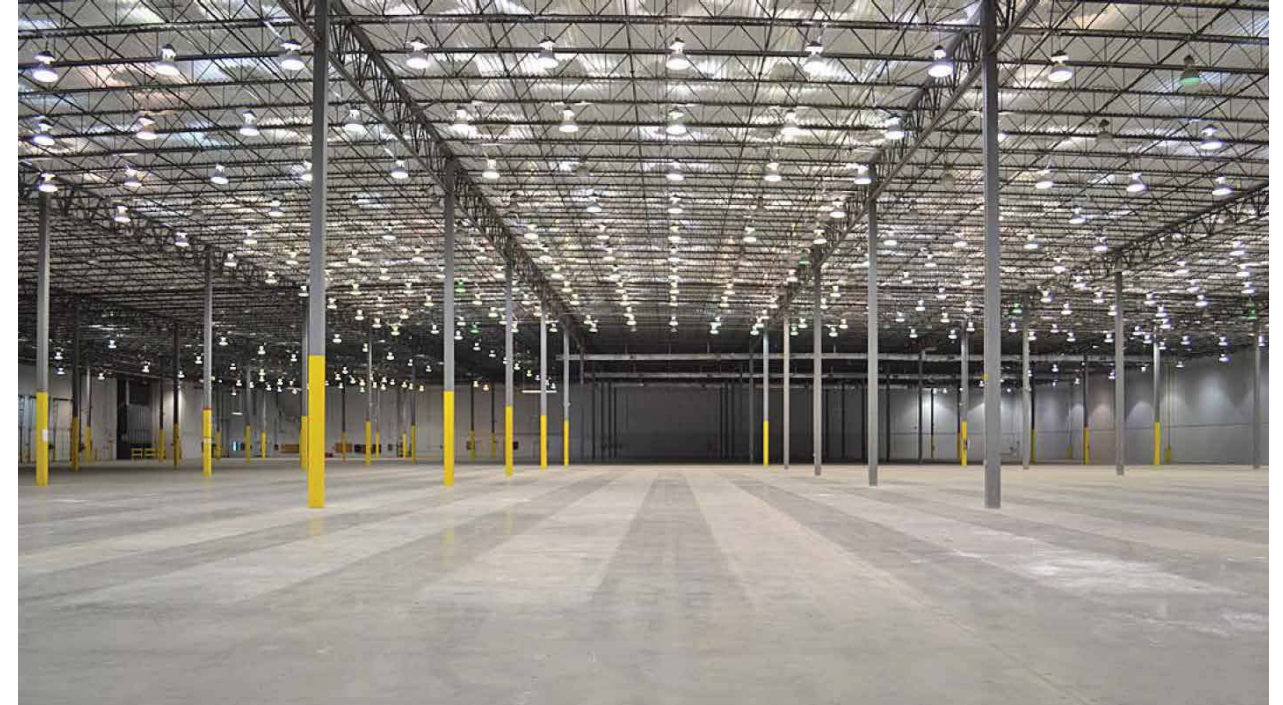
## CORPORATE NEIGHBORS



Major private employers in the surrounding area include:

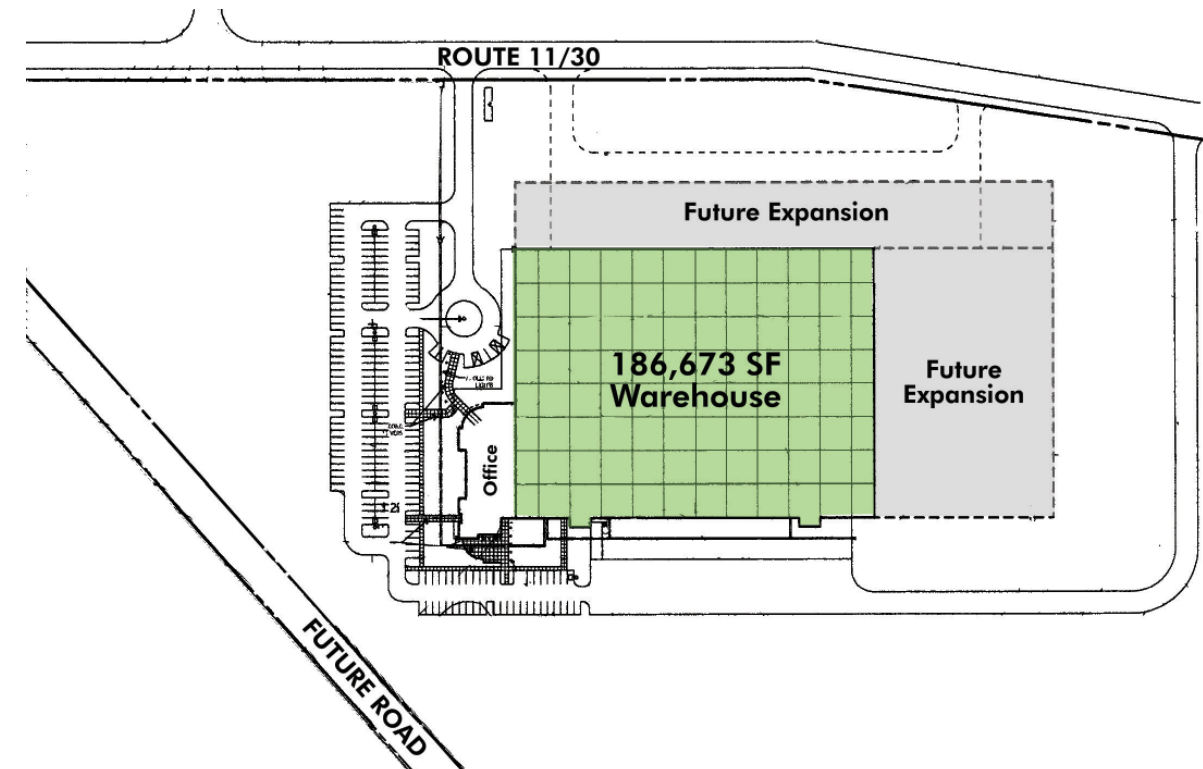
- Quad/Graphics
- EcoLab
- Macy's
- Maax Aker Plastics
- General Motor
- Fed Ex
- Orgill, Inc.
- Knaf Insulation
- ESSROC (Capitol Cement Corp.)
- Procter & Gamble Company
- Rust-Oleum Corporation
- Rubbermaid

## WAREHOUSE



This superior building is the former Polo Ralph Lauren Children's Wear National Distribution Center. The property is conveniently located adjacent to the Eastern WV Regional Airport and less than two miles from Interstate I-81. The facility, built in 1998, offers crossdock capability.

## SITE PLAN



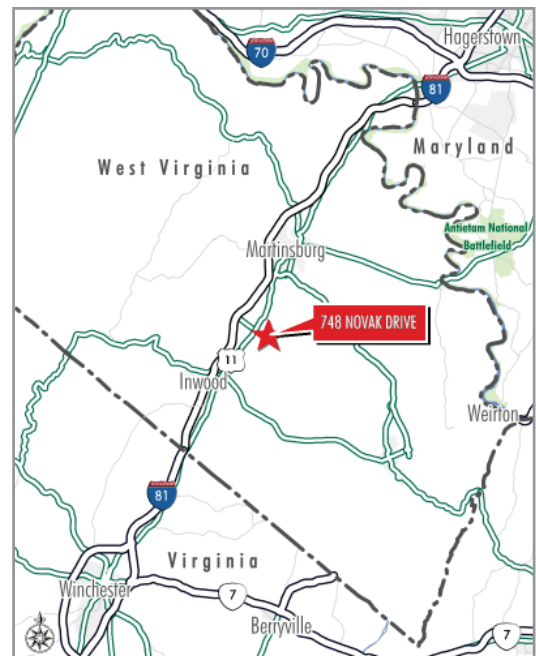
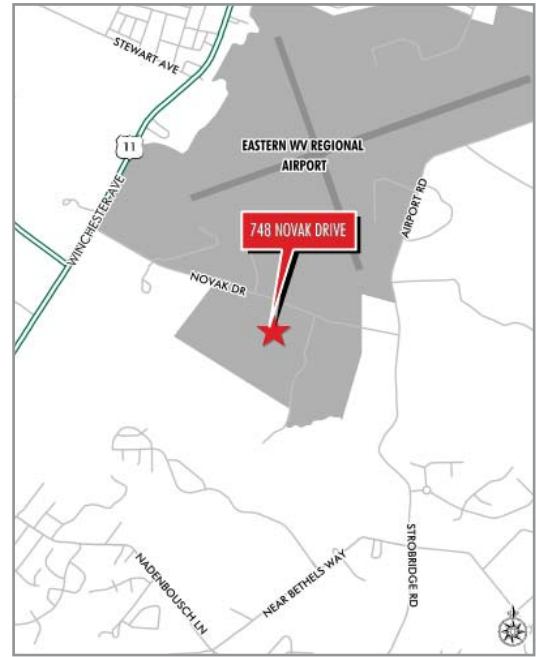
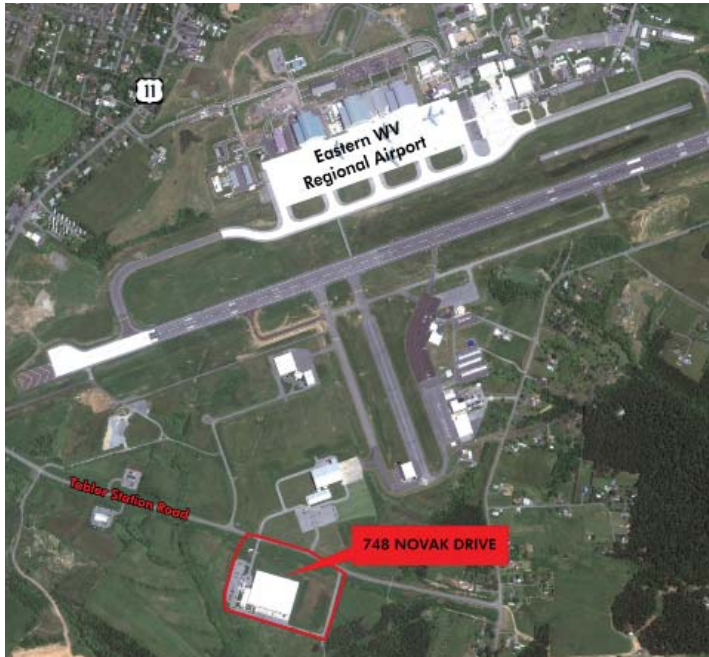


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## PROPERTY LOCATION



## CONTACT US

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