

PARKESBURG II WAREHOUSE

580,200 SF



VALUE-ADDED WAREHOUSING. STRATEGICALLY LOCATED. OPTIMIZED FOR PERFORMANCE.

Take advantage of flexible warehousing solutions tailored to meet a variety of supply chain needs.

- Increased Shipping Velocity with Expedited Same Day & Next Day Delivery Options
- Improved Shipment Integrity with Less Handling
- Enhanced Flexibility Including Extended Cut Times
- Direct Next-Day Shipping Lanes via Pyle's LTL Linehaul Network
- Dedicated Customer Service Resources Providing Total Supply Chain Coordination and Communication

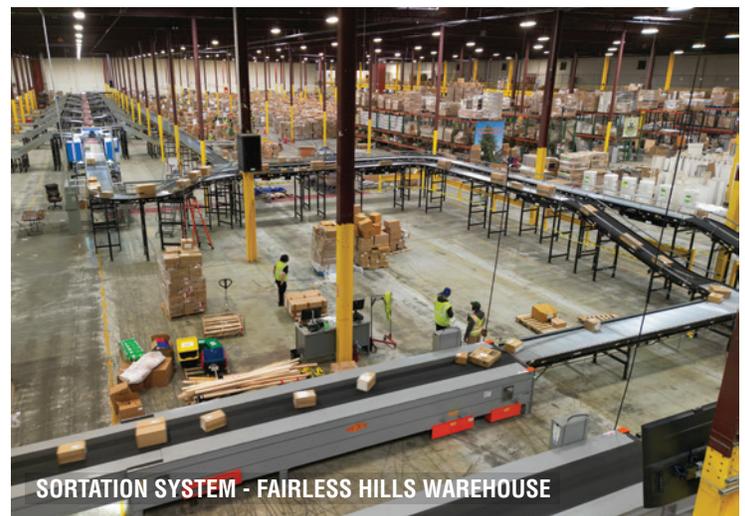
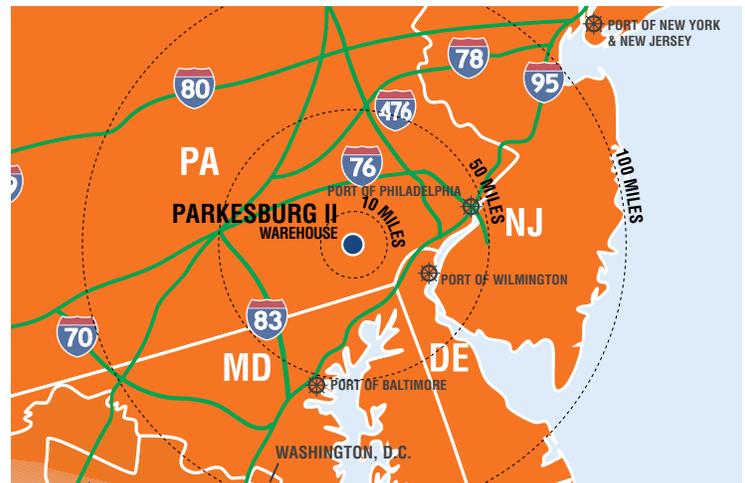
WAREHOUSE SERVICES

- HazMat Storage
- WMS Technology
- Pick and Pack
- Racked Storage
- Bulk Storage
- Transload
- Pool Distribution
- Consolidation
- Deconsolidation

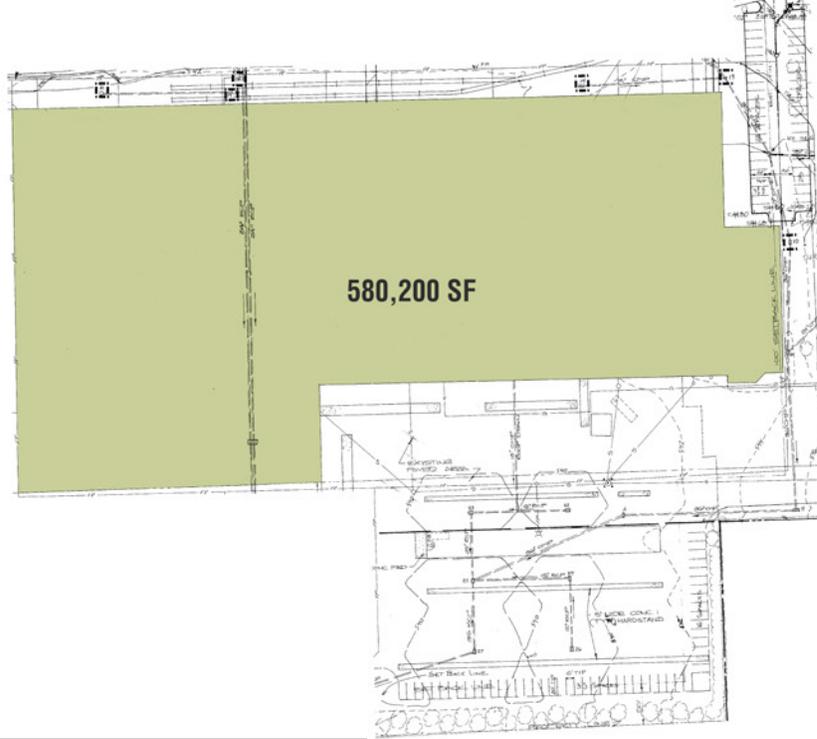
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SORTATION SYSTEM - FAIRLESS HILLS WAREHOUSE



HIGH-DENSITY RACKING - PARKESBURG II WAREHOUSE

SIZE

- **Available Space:** 580,200 SF
- **Property Acreage:** 40.12 Acres
- **Dock Doors:** 38

CONSTRUCTION

- **Floor:** Reinforced Concrete
- **Roof:** Ballasted EPDM, Steel Decking
- **Walls:** Combination Brick Over Concrete Block and Insulated Metal Panel
- **Ceiling Height:** 18' - 29' 6"

PARKING

- 140 Trailer Parking Spaces
- 7 Tractor Parking Spaces

UTILITIES

- **Utilities:** Municipal Water, Sewer
- **Electric (PECO)** with Solar Farm, On-Site Backup Power Generation
- **Heat:** Natural Gas
- **Lighting:** LED Lighting Systems
- **Sprinkler:** 100% Wet Coverage
- **Security:** Monitored Sprinkler and Entry Alarm Systems

SITE

- Proximity to U.S. Route 30 and U.S. Route 41
- 15 Miles to U.S. Route 1
- Fully Fenced and Gated
- On-Site Trailer Roof Snow Scraper

RAIL

- Norfolk Southern – Main Line; Rail Siding up to 6 Rail Cars