

# PARKESBURG I WAREHOUSE

# 348,791 SF



## VALUE-ADDED WAREHOUSING. CONTRACT DEDICATED SERVICES. ALL UNDER ONE ROOF.

*Experience the exceptional advantages afforded by the unique blend of quality services offered at Pyle Integrated locations.*

- Increased Shipping Velocity with Expedited Same Day & Next Day Delivery Options
- Secure Transportation Capacity
  - Dedicated Fleet Assets Domiciled at Single Location
  - Eliminate Potential Service Disruptions from Driver Constraints
  - Flexible Staffing Capability to Meet Business Surge Demand
- 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

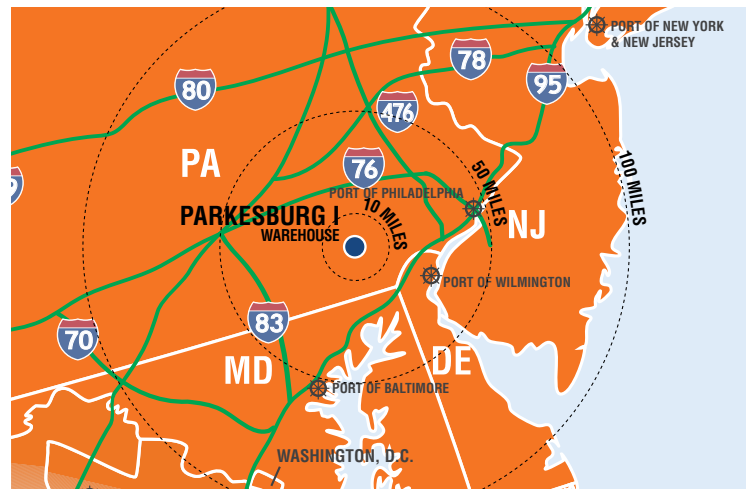
- HazMat Storage
- WMS Technology
- Pick and Pack
- Racked Storage
- Bulk Storage
- Flammable Room
- Transload
- Pool Distribution
- Consolidation
- Deconsolidation
- Indoor Rail Siding



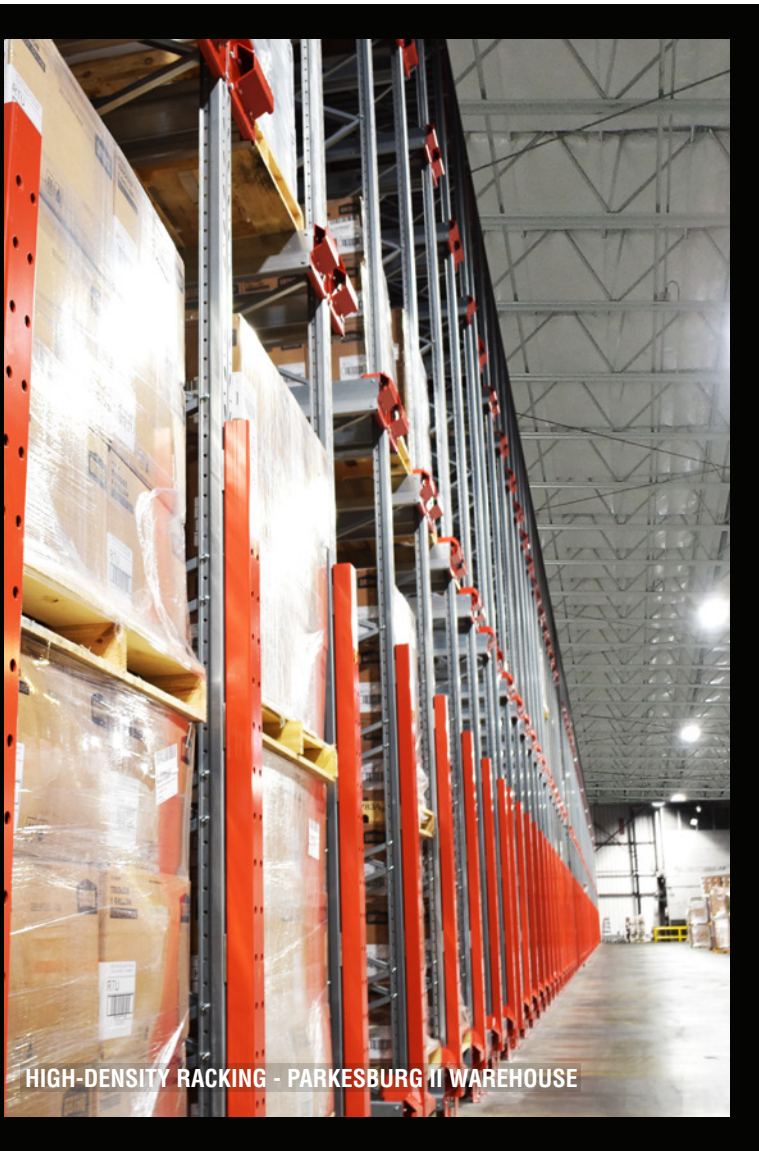
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Parkesburg, PA 19365

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**HIGH-DENSITY RACKING - PARKESBURG II WAREHOUSE**

**SIZE**

- **Available Space:** 348,791 SF
- **Property Acreage:** 26.2 Acres
- **Dock Doors:** 47

**CONSTRUCTION**

- **Floor:** 6" Concrete
- **Roof:** PVC Membrane, Steel Decking, 4" ISO
- **Walls:** Concrete Block and Panel
- **Ceiling Height:** 24' 6"

**PARKING**

- 40 Trailer Parking Spaces
- 10 Tractor Parking Spaces

**UTILITIES**

- **Utilities:** Municipal Water, On-Site Sewer
- **Electric:** PPL Electric
- **Heat:** Natural Gas
- **Lighting:** LED Lighting Systems
- **Sprinkler:** 0.60 GPM - High Density
- **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

**RAIL**

- Norfolk Southern – Main Line; 750 Foot Inside Siding