

TABLER STATION RAIL INDUSTRIAL PARK

NORTH OF DEVELOPMENT DRIVE | MARTINSBURG, WV 25405



RAIL MADE
EASY



RAIL FREIGHT READY

A premier commercial opportunity owned by the Development Authority of Berkeley County, Tabler Station Rail Industrial Park is ready to meet your manufacturing and distribution needs! This property has 3,100 feet of frontage along the Winchester & Western Railroad and access to Class 1 railroads CSXT and NS.

The site is in the heart of the Tabler Station Business Park, a prime location one mile from I-81 and adjacent to the Eastern West Virginia Regional Airport.

SITE DETAILS

Acreage:	96.9
Rail:	96 potential car spots
Zoning:	N/A County Application
Highway Access:	I-81, Exit 8/ .5 mile
Commercial Airports:	
	Washington Dulles Int'l – IAD (55 mi.)
	Washington Reagan Nat'l – DCA (79 mi.)
	Baltimore/Washington Int'l – BWI (92 mi.)



TAMI ALEXANDER > Business Development
304-362-6940 | talexander@omnitrax.com
www.omnitrax.com



SANDY HAMILTON > Executive Director
304-267-4144 | shamilton@developmentauthority.com
www.developmentauthority.com

RAIL MADE
EASY

OmniTRAX®

WW
WINCHESTER
& WESTERN

BERKELEY COUNTY, WEST VIRGINIA

Strategically located in the Mid-Atlantic region and accessible by rail, air, and highway, Berkeley County, WV, is a dynamic commercial and manufacturing business center. Major population centers and business markets are within a 500-mile radius including the Baltimore-Washington metropolitan area, Philadelphia, Richmond, Va., and New York City.

Our geographic location, diverse workforce, and business-friendly county agencies place us in a unique marketing environment; one where our quality of life is enhanced by our "small town" character and sense of community.

DEMOGRAPHICS / POPULATION

Berkeley County: 117,123 2018 U.S. Census Estimate

<25 Mile Radius: 500,129

<50 Mile Radius: 2, 373,178

WORKFORCE

In Berkeley County, we take pride in a job well done. Our county is home to an impressive collection of learning institutions, producing a well-educated and dedicated workforce. With more than 40% of our available labor force commuting an average of 28 minutes each way, we have a talented pool of workers who would prefer the option to work closer to home, spend less time commuting, and devote more time to their families.

Bringing diverse industries to promote strong economic development is our mission to fulfill that need.



POTOMAC RIVER WORKS

DUPONT ROAD | FALLING WATERS, WV 25419

SHOCKEY
THE PARTNER OF CHOICE®



RAIL FREIGHT READY

A premier commercial opportunity owned by Shockey Companies, Potomac River Park is ready to meet your manufacturing and distribution needs! This property has 6,300 feet of frontage along the Winchester & Western Railroad and access to Class 1 railroads CSXT and NS.

The site is a repurposed former industrial park with existing rail infrastructure adjacent to I-81, about halfway between Martinsburg, WV, and Hagerstown, MD, near the West Virginia-Maryland border. It is mere minutes to I-70 to the north.

SITE DETAILS

Acreage:	600
Rail:	1.5 miles existing trk-1k potential car spots
Zoning:	N/A – County Application
Highway Access:	I-81, exit 8 – 1 mile
Commercial Airports:	Washington Dulles Int'l – IAD (55 mi.) Washington Reagan Nat'l – DCA (79 mi.) Baltimore/Washington Int'l – BWI (92 mi.)



TAMI ALEXANDER > Business Development
681-247-9053
talexander@omnitrax.com
www.omnitrax.com

WADE JOHNSON > CPM, Property Manager
540-323-2044
wjohanson@shockeycompanies.com
www.shockeyproperties.com

SANDY HAMILTON > Executive Director
304-267-4144
shamilton@developmentauthority.com
www.developmentauthority.com

RAIL MADE
EASY



BERKELEY COUNTY, WEST VIRGINIA

Strategically located in the Mid-Atlantic region and accessible by rail, air, and highway, Berkeley County, WV, is a dynamic commercial and manufacturing business center. Major population centers and business markets are within a 500-mile radius including the Baltimore-Washington metropolitan area, Philadelphia, Richmond, Va., and New York City.

Our geographic location, diverse workforce, and business-friendly county agencies place us in a unique marketing environment; one where our quality of life is enhanced by our "small town" character and sense of community.

DEMOGRAPHICS / POPULATION

Berkeley County: 117,123 2018 *U.S. Census Estimate*

<25 Mile Radius: 500,129

<50 Mile radius: 2,313,178

WORKFORCE

In Berkeley County, we take pride in a job well done. Our county is home to an impressive collection of learning institutions, producing a well-educated and dedicated workforce. With more than 40% of our available labor force commuting an average of 28 minutes each way, we have a talented pool of workers who would prefer the option to work closer to home, spend less time commuting, and devote more time to their families.

Bringing diverse industries to promote strong economic development is our mission to fulfill that need.



TABLER STATION RAIL INDUSTRIAL PARK

518 PACKHORSE FORD ROAD | MARTINSBURG, WV 25405



RAIL MADE
EASY



Concept Drawing

RAIL FREIGHT READY

A premier commercial opportunity owned by the Development Authority of Berkeley County, Tabler Station Rail Industrial Park is ready to meet your manufacturing and distribution needs! This property has 2,385 feet of frontage along the Winchester & Western Railroad, with the potential of more than 1,000 carloads per year of volume, and access to Class 1 railroads CSXT and NS.

The site is in the heart of the Tabler Station Business Park, a prime location one mile from I-81 and adjacent to the Eastern West Virginia Regional Airport.

SITE DETAILS

Acreage:	54.3
Rail:	35 potential car spots
Zoning:	N/A – County Application
Highway Access:	I-81, Exit 8/0.5 mile
Commercial Airports:	Washington Dulles Int'l – IAD (55 mi.) Washington Reagan Nat'l – DCA (79 mi.) Baltimore/Washington Int'l – BWI (92 mi.)



TAMI ALEXANDER > Business Development
681-247-9053 | talexander@omnitrax.com
www.omnitrax.com



SANDY HAMILTON > Executive Director
304-267-4144 | shamilton@developmentauthority.com
www.developmentauthority.com

RAIL MADE
EASY



BERKELEY COUNTY, WEST VIRGINIA

Strategically located in the Mid-Atlantic region and accessible by rail, air, and highway, Berkeley County, WV, is a dynamic commercial and manufacturing business center. Major population centers and business markets are within a 500-mile radius including the Baltimore-Washington metropolitan area, Philadelphia, Richmond, Va., and New York City.

Our geographic location, diverse workforce, and business-friendly county agencies place us in a unique marketing environment; one where our quality of life is enhanced by our "small town" character and sense of community.

DEMOGRAPHICS / POPULATION

Berkeley County: 117,123 2018 U.S. Census Estimate

<25 Mile Radius: 500,129

<50 Mile Radius: 2, 373,178

WORKFORCE

In Berkeley County, we take pride in a job well done. Our county is home to an impressive collection of learning institutions, producing a well-educated and dedicated workforce. With more than 40% of our available labor force commuting an average of 28 minutes each way, we have a talented pool of workers who would prefer the option to work closer to home, spend less time commuting, and devote more time to their families.

Bringing diverse industries to promote strong economic development is our mission to fulfill that need.



TABLER STATION RAIL INDUSTRIAL PARK

2892 WINCHESTER AVENUE | MARTINSBURG, WV 25405



**RAIL MADE
EASY**

850k SF

Concept Drawing

RAIL FREIGHT READY

A premier commercial opportunity owned by the Development Authority of Berkeley County, Tabler Station Rail Industrial Park is ready to meet your manufacturing and distribution needs! This property has 1,600 feet of frontage along the Winchester & Western Railroad and access to Class 1 railroads CSXT and NS.

The site is in the heart of the Tabler Station Business Park, a prime location one mile from I-81 and adjacent to the Eastern West Virginia Regional Airport.

SITE DETAILS

Acreage:	73.9 acres
Rail:	15 potential car spots
Zoning:	N/A – County Application
Highway Access:	I-81, exit 8 – 1 mile
Commercial Airports:	Washington Dulles Int'l – IAD (55 mi.) Washington Reagan Nat'l – DCA (79 mi.) Baltimore/Washington Int'l – BWI (92 mi.)



TAMI ALEXANDER > Business Development
681-247-9053 | talexander@omnitrax.com
www.omnitrax.com



SANDY HAMILTON > Executive Director
304-267-4144 | shamilton@developmentauthority.com
www.developmentauthority.com

RAIL MADE
EASY



BERKELEY COUNTY, WEST VIRGINIA

Strategically located in the Mid-Atlantic region and accessible by rail, air, and highway, Berkeley County, WV, is a dynamic commercial and manufacturing business center. Major population centers and business markets are within a 500-mile radius including the Baltimore-Washington metropolitan area, Philadelphia, Richmond, Va., and New York City.

Our geographic location, diverse workforce, and business-friendly county agencies place us in a unique marketing environment; one where our quality of life is enhanced by our "small town" character and sense of community.

DEMOGRAPHICS / POPULATION

Berkeley County: 117,123 2018 *U.S. Census Estimate*

<25 Mile Radius: 500,129

<50 Mile radius: 2,313,178

WORKFORCE

In Berkeley County, we take pride in a job well done. Our county is home to an impressive collection of learning institutions, producing a well-educated and dedicated workforce. With more than 40% of our available labor force commuting an average of 28 minutes each way, we have a talented pool of workers who would prefer the option to work closer to home, spend less time commuting, and devote more time to their families.

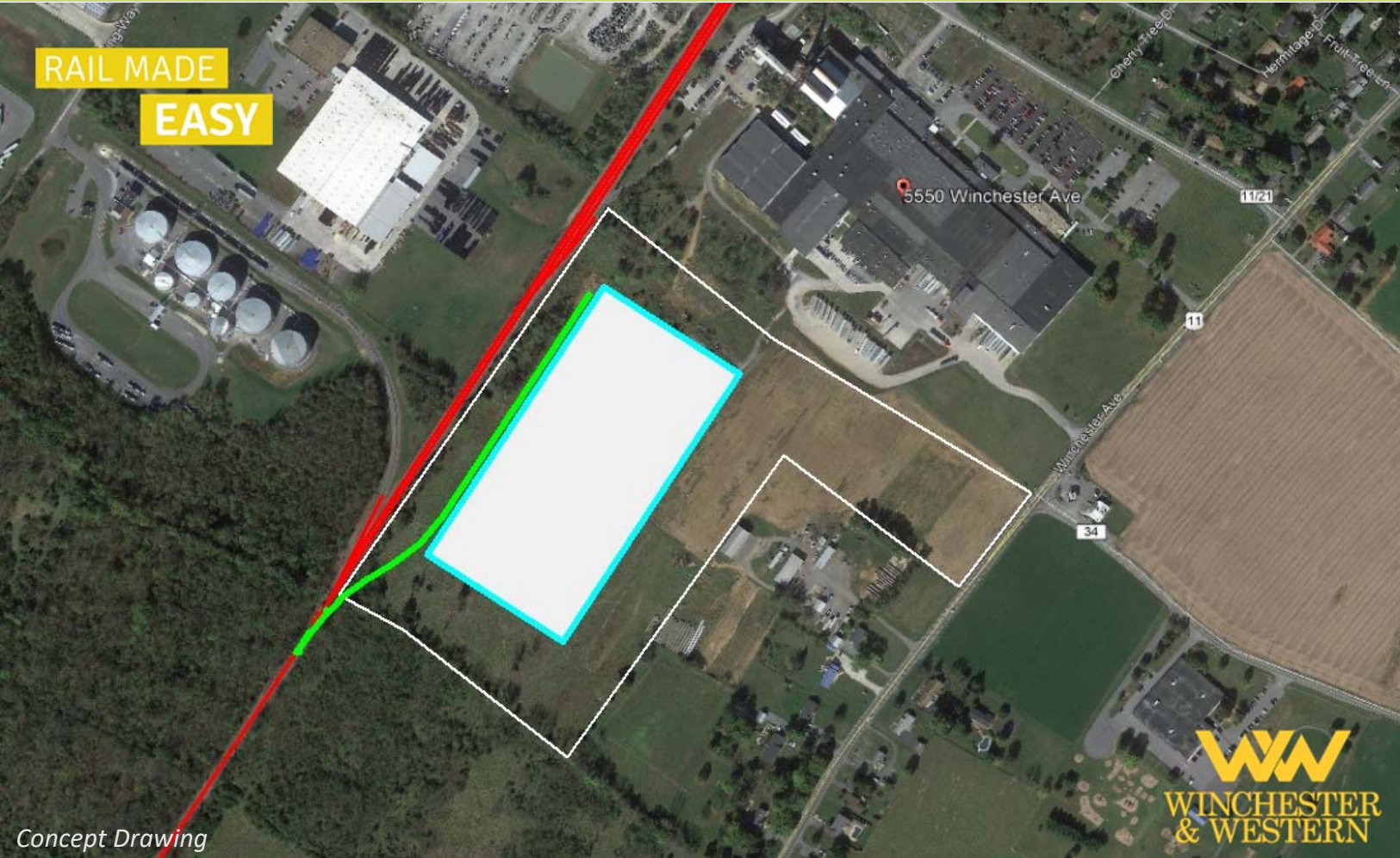
Bringing diverse industries to promote strong economic development is our mission to fulfill that need.



BERKELEY BUSINESS PARK

5550 WINCHESTER AVENUE | MARTINSBURG, WV 25405

SHOCKEY
THE PARTNER OF CHOICE®



RAIL FREIGHT READY

A premier commercial opportunity owned by Shockey Companies, Berkeley Business Park is ready to meet your manufacturing and distribution needs! This property is ready to go with an existing, vacant 404,000 SF facility built in 2019 and 1,500 feet of frontage along the Winchester & Western Railroad and access to Class 1 railroads CSXT and NS.

The site is near the Tabler Station Business Park, a prime location one mile from I-81, and close to the Eastern West Virginia Regional Airport.

SITE DETAILS

Acreage:	20
Rail:	15 potential car spots
Zoning:	N/A – County Application
Highway Access:	I-81, exit 8 – 1 mile
Commercial Airports:	Washington Dulles Int'l – IAD (55 mi.) Washington Reagan Nat'l – DCA (79 mi.) Baltimore/Washington Int'l – BWI (92 mi.)



TAMI ALEXANDER > Business Development
681-247-9053
talexander@omnitrax.com
www.omnitrax.com



WADE JOHNSON > CPM, Property Manager
540-323-2044
wjohnson@shockeycompanies.com
www.shockeyproperties.com



SANDY HAMILTON > Executive Director
304-267-4144
shamilton@developmentauthority.com
www.developmentauthority.com

RAIL MADE
EASY



BERKELEY COUNTY, WEST VIRGINIA

Strategically located in the Mid-Atlantic region and accessible by rail, air, and highway, Berkeley County, WV, is a dynamic commercial and manufacturing business center. Major population centers and business markets are within a 500-mile radius including the Baltimore-Washington metropolitan area, Philadelphia, Richmond, Va., and New York City.

Our geographic location, diverse workforce, and business-friendly county agencies place us in a unique marketing environment; one where our quality of life is enhanced by our "small town" character and sense of community.

DEMOGRAPHICS / POPULATION

Berkeley County: 117,123 2018 *U.S. Census Estimate*

<25 Mile Radius: 500,129

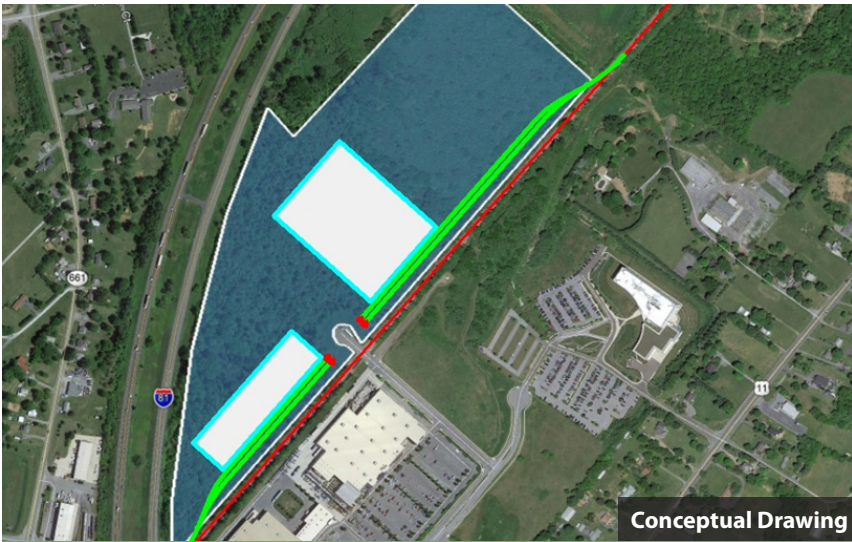
<50 Mile radius: 2,313,178

WORKFORCE

In Berkeley County, we take pride in a job well done. Our county is home to an impressive collection of learning institutions, producing a well-educated and dedicated workforce. With more than 40% of our available labor force commuting an average of 28 minutes each way, we have a talented pool of workers who would prefer the option to work closer to home, spend less time commuting, and devote more time to their families.

Bringing diverse industries to promote strong economic development is our mission to fulfill that need.





Conceptual Drawing



Frederick^{VA} CO. VA

RAIL MADE EASY
Rail Access Site



AVAILABLE PROPERTY

Milton Ray Drive

Stephenson, VA 22656

ZONING	M1
ACREAGE	46.6
TYPE	Greenfield
RAIL	1,760' rail frontage, served by WW Direct interchange partners: CSXT & NS 1,500+ annual carload volume
UTILITIES	Utilities available and ready: Shenandoah Valley Electric Cooperative Frederick Water (Water & Sewer) Verizon

Accessibility to Markets

Frederick County, Virginia is centrally located on the East Coast. Access two-thirds of the U.S. and Canadian population within a day's drive.

Drive Time Map

CONTACT

Frederick^{VA} CO. VA
ECONOMIC DEVELOPMENT AUTHORITY

Patrick Barker, CEcD
(540) 665-0975
pbarker@YesFrederickVa.com

**Your Move.
Our Commitment.**

OmniTRAX[®]

Ean Johnson, CEcD
(469) 261-2083
ejohnson@omnitrax.com

**Growing America's
Communities**

YesFrederickVA.com

Frederick^{VA} CO VA **SNAPSHOT**



POPULATION

110k+

2020-2030 PROJECTION
 ↑ 14.03%

2019 CAPEX

\$316_{mm}

ANNOUNCED BY
 NEW & EXISTING BUSINESSES

TOP

10%

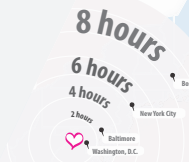
OF VIRGINIA LOCALITIES IN 2019
 NEW JOBS & CAPITAL INVESTMENT

BUSINESS PORTFOLIO

From Local To Global



✈️ IAD • DCA • BWI < 2 hrs.
 🚆 Winchester & Western • CSX/NS
 🚢 Virginia Inland Port



LOCATION

Central & Essential

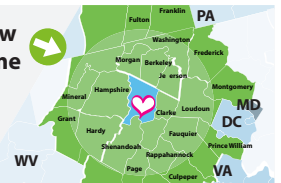
WORKFORCE

Dedicated Workforce & Standard of Excellence

39% Associate Degree +
 90% High School Graduate +

330k Workforce Draw
 45-Minute Drive-Time

Target Industries for Growth Advanced Manufacturing • Business Support
 Operations • Food Processing & Agribusiness • Professional & Creative Services



“The applicant pool has supported our continued growth, going from 60 to over 1,500 team members.”

-Susan Brooks
 Navy Federal Credit Union

Navy Federal Credit Union Campus Expansion - \$100MM & 1,400 New Jobs
American Woodmark New Corporate Headquarters Facility
Trex 2nd Frederick County Manufacturing Facility
CareerBuilder New Call Center and Research Facility

PERFORMANCE

Recognized Performance & Efficiency

COMMITMENT

Business Support at Every Step

“The EDA has proven to be an invaluable resource to our continued growth through financial and training incentive programs.”

-Steve Adams, Miller Milling



21 years

Partnership

- The Widget Cup®
- The Workforce Initiative
- Worlds of Work

TABLER STATION RAIL INDUSTRIAL PARK

OFF MARTHA DRIVE | MARTINSBURG, WV 25405



Concept Drawing

RAIL FREIGHT READY

A premier commercial opportunity owned by the Development Authority of Berkeley County, Tabler Station Rail Industrial Park is ready to meet your manufacturing and distribution needs! This property has 3,100 feet of frontage along the Winchester & Western Railroad and access to Class 1 railroads CSXT and NS.

The site is in the heart of the Tabler Station Business Park, a prime location one mile from I-81 and adjacent to the Eastern West Virginia Regional Airport.

SITE DETAILS

Acreage:	43.4
Rail:	18 potential car spots
Zoning:	N/A – County Application
Highway Access:	I-81, exit 8 – 1 mile
Commercial Airports:	Washington Dulles Int'l – IAD (55 mi.) Washington Reagan Nat'l – DCA (79 mi.) Baltimore/Washington Int'l – BWI (92 mi.)



TAMI ALEXANDER > Business Development
681-247-9053 | talexander@omnitrax.com
www.omnitrax.com



SANDY HAMILTON > Executive Director
304-267-4144 | shamilton@developmentauthority.com
www.developmentauthority.com

RAIL MADE
EASY



BERKELEY COUNTY, WEST VIRGINIA

Strategically located in the Mid-Atlantic region and accessible by rail, air, and highway, Berkeley County, WV, is a dynamic commercial and manufacturing business center. Major population centers and business markets are within a 500-mile radius including the Baltimore-Washington metropolitan area, Philadelphia, Richmond, Va., and New York City.

Our geographic location, diverse workforce, and business-friendly county agencies place us in a unique marketing environment; one where our quality of life is enhanced by our "small town" character and sense of community.

DEMOGRAPHICS / POPULATION

Berkeley County: 117,123 2018 U.S. Census Estimate

<25 Mile Radius: 500,129

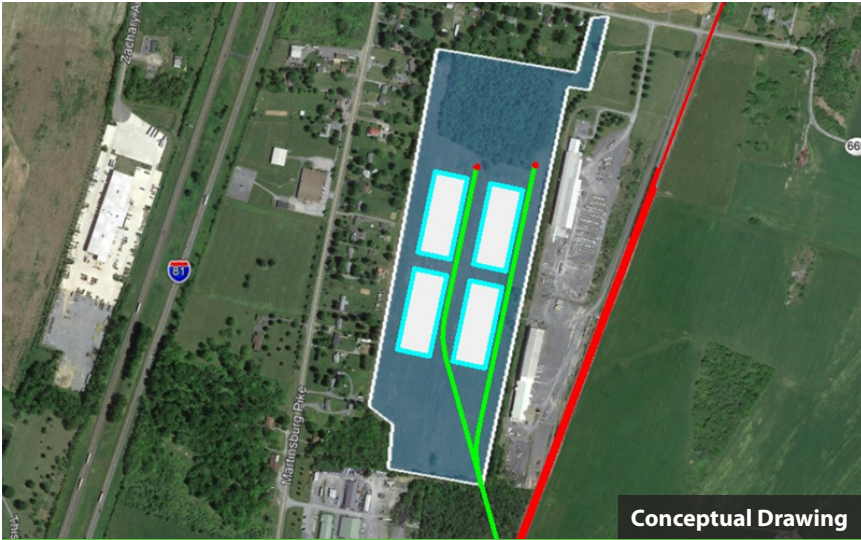
<50 Mile Radius: 2, 373,178

WORKFORCE

In Berkeley County, we take pride in a job well done. Our county is home to an impressive collection of learning institutions, producing a well-educated and dedicated workforce. With more than 40% of our available labor force commuting an average of 28 minutes each way, we have a talented pool of workers who would prefer the option to work closer to home, spend less time commuting, and devote more time to their families.

Bringing diverse industries to promote strong economic development is our mission to fulfill that need.





Conceptual Drawing



Frederick^{VA} CO. VA

RAIL MADE EASY Rail Access Site



AVAILABLE PROPERTY

Woodbine Road
Clear Brook, VA 22624

ZONING	RA
ACREAGE	50.78
TYPE	Greenfield
RAIL	Rail frontage through another property, served by WW Direct interchange partners: CSXT & NS 3,000+ annual carload volume
UTILITIES	Utilities available and ready: Shenandoah Valley Electric Cooperative Frederick Water Verizon

Accessibility to Markets

Frederick County, Virginia is centrally located on the East Coast. Access two-thirds of the U.S. and Canadian population within a day's drive.

Drive Time Map

CONTACT



Patrick Barker, CEcD
(540) 665-0975
pbarker@YesFrederickVa.com

**Your Move.
Our Commitment.**



Ean Johnson, CEcD
(469) 261-2083
ejohnson@omnitrax.com

**Growing America's
Communities**

Frederick^{VA} CO VA **SNAPSHOT**



POPULATION

110k+

2020-2030 PROJECTION
 ↑ 14.03%

2019 CAPEX

\$316_{mm}

ANNOUNCED BY
 NEW & EXISTING BUSINESSES

TOP

10%

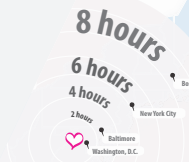
OF VIRGINIA LOCALITIES IN 2019
 NEW JOBS & CAPITAL INVESTMENT

BUSINESS PORTFOLIO

From Local To Global



✈️ IAD • DCA • BWI < 2 hrs.
 🚆 Winchester & Western • CSX/NS
 🚢 Virginia Inland Port



LOCATION

Central & Essential

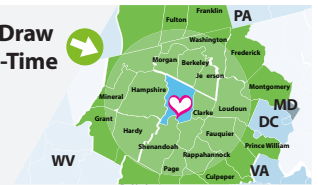
WORKFORCE

Dedicated Workforce & Standard of Excellence

39% Associate Degree +
 90% High School Graduate +

330k Workforce Draw
 45-Minute Drive-Time

Target Industries for Growth Advanced Manufacturing • Business Support
 Operations • Food Processing & Agribusiness • Professional & Creative Services



“The applicant pool has supported our continued growth, going from 60 to over 1,500 team members.”

-Susan Brooks
 Navy Federal Credit Union

Navy Federal Credit Union Campus Expansion - \$100MM & 1,400 New Jobs
American Woodmark New Corporate Headquarters Facility
Trex 2nd Frederick County Manufacturing Facility
CareerBuilder New Call Center and Research Facility

PERFORMANCE

Recognized Performance & Efficiency

COMMITMENT

Business Support at Every Step

“The EDA has proven to be an invaluable resource to our continued growth through financial and training incentive programs.”

-Steve Adams, Miller Milling



21 years

Partnership

- The Widget Cup®
- The Workforce Initiative
- Worlds of Work