



## FOR SALE - SCHWAB BUILDING

**65,000 Sq. Ft.**



**12101 Upper Potomac Industrial Park  
Cumberland, Maryland**

For further information, please contact:

Douglas Schwab  
S. Schwab Company  
doug@dougschwab.net 240-580-0403



## PROPERTY DESCRIPTION

### Building Characteristics

<b>Total space</b>	65,000 ft <sup>2</sup>
Warehouse section	
Office Space _____	5,736 ft <sup>2</sup>
Warehouse _____	33,264 ft <sup>2</sup>
Office Section	
Conference Room _____	1,300 ft <sup>2</sup>
Conference Room _____	378 ft <sup>2</sup>
Lunch Room _____	976 ft <sup>2</sup>
Receiving Area _____	2,811 ft <sup>2</sup>
Office Space _____	14,000 ft <sup>2</sup>
Warehouse/storage area —	6,535 ft <sup>2</sup>

#### Floors:

Offices - carpet or tile

Warehouse - concrete

#### Walls:

Offices - drywall

Warehouse - steel w/ insulation some wood

**Roof:** updated on 11/24/2003 with fibered aluminum roof coating

**Clear height:** 18' Center 13' sides

**Sprinklers:** Wet

**Lighting:** Florescent fixtures. Emergency lighting-battery pack units.

**Loading:** Three Dock doors available, 1 trailer height with dock leveler, 1 truck height with dock leveler, 1 delivery height. Entrance door near docks.

**Building wired for Network**

**Building for Sale. Please call for more information.**

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### Site Characteristics

**County:** Allegany, Maryland

**Zoning:** Industrial

**Parking:** 70 available

### Utilities

#### Sewer

**Supplied by:** City of Cumberland

#### Water

**Supplied by:** City of Cumberland

#### HVAC

**Supplied by:** Forced air (electric & gas)  
Air Conditioned

#### Power

**Supplied by:** Allegheny Power Company  
**Transformers:** 110 & 220 3 phase

#### Diesel Generator

**Cummins Diesel Generator**

- 277/480 volt
- 3 phase
- 300KW
- Powers whole building if break in Allegheny power service
- 13 second switch over



## ADDITIONAL INFORMATION

### Building Photos



loading docks



Large warehouse space.



Hall on right goes the length of building for access to warehouse

The picture on the left shows a view from the warehouse looking toward the dock access. With the hallway wall on the right.



34 X 28 Office / Work Room



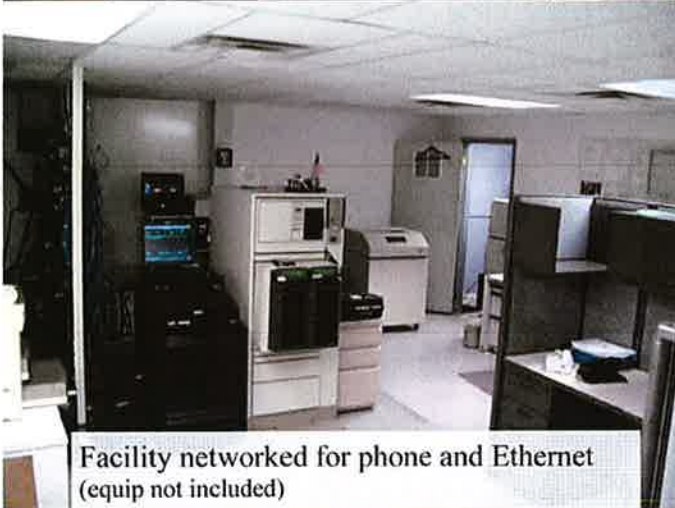
Warehouse section



Front office area (equip not included)



Computer command center



Facility networked for phone and Ethernet (equip not included)



Secure cage 28' X 34' (equip not included)



Some offices furnished

**Warehouse Space.**

Large office space in rear of space containing 26 offices of various sizes. This office space is secure from the warehouse part of the building.

**Office Section**

Offices for over 40 employees most singles but some work areas for two to 4 employees. Large storage or light production work available as well.

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