

# 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  
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.

