

# TABLER STATION RAIL INDUSTRIAL PARK

518 PACKHORSE FORD ROAD | MARTINSBURG, WV 25405



DEVELOPMENT AUTHORITY  
OF BERKELEY COUNTY

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.)



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## 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.

