



FOR SALE / LEASE
INDUSTRIAL PROPERTY
MARKETING FLYER



1550 INDUSTRIAL ROAD
BRIDGEPORT, WV 26330

FBI CJIS DIVISION
1000 CUSTER HOLLOW ROAD

UNITED HOSPITAL CENTER
327 MEDICAL PARK DRIVE

WHITE OAKS BUSINESS PARK
WHITE OAKS BLVD

INTERSTATE 79
EXIT 124

NORTH CENTRAL WEST VIRGINIA AIRPORT
2000 AVIATION WAY

ROUTE 279

1550 INDUSTRIAL ROAD
YOUR NEW LOCATION

ROUTE 50
NORTHWESTERN PIKE

1550 INDUSTRIAL ROAD

BRIDGEPORT, WV 26330

02

PROPERTY OVERVIEW / SPECIFICATIONS

Introduction of property and building specifications, utilities, access and directions.

04

LOCATION AND TREND ANALYSIS / AERIAL PHOTO

Detailed description/Google aerial photo of the location and its proximity to surrounding businesses.

06

STATISTICS AND GROWTH PROJECTIONS

Bridgeport, WV population, employment, income, and reasons to be proud of the location.

08

FLOOR PLAN / INTERIOR PHOTOS

Detailed description and floor plan of the building with interior photos.

10

INTERIOR PHOTOS / EXTERIOR PHOTOS

Interior and exterior photos of the subject building.

12

GOOGLE EARTH AERIALS

Google Earth aerials from various directions.



304.413.4350

BlackDiamondRealty.net

David Lorenze, *Principal*
Murphy Holloway, *CCIM, Senior Associate*
Jeff Stenger, *Associate*
Chris Waters, *Associate*
Jeff Wise, *Associate*

INDUSTRIAL PROPERTY FOR SALE / LEASE

1550 INDUSTRIAL ROAD BRIDGEPORT, WV 26330

RENTAL RATE / \$10.00 SQ FT / YEAR

SALE PRICE / NEGOTIABLE

GROSS BUILDING SIZE / 10,000 SQ FT

GROSS LOT SIZE / 1 ACRE

PROPERTY TYPE / INDUSTRIAL

ZONING DESCRIPTION / INDUSTRIAL 1

PROPERTY FEATURES / ALL UTILITIES
AVAILABLE, LARGE PARKING LOT, OUTDOOR
STORAGE, COOLER, DRIVE THROUGH BAYS,
EASY ACCESS TO MAJOR THOROUGHFARES

1550 Industrial Road offers one 10,000 (+/-) square foot industrial warehouse/shop building on a 1 acre lot. The building is broken into three sections, a central open area with a cooler and two isolated bays on each end. The building has four (4) 14' x 14' overhead doors and three man doors. The large parking lot allows for easy access of large trucks and plenty of space for parking and storage equipment. This property is situated in prime location for commercial users with quick access to Route 50 and I-79, Exit 124 or 121.

The subject property is located in a developing area of Harrison County where commercial and residential development have been occurring along the I-79 corridor. Access to Route 50 (Northwestern Pike) can be reached by traveling 0.9 mile southeast. I-79, Exit 124 can be reached by traveling 4.3 miles northwest. See directions on Page 2 to the property from I-79, Exit 124, southbound exit.

FOR SALE / LEASE

INDUSTRIAL PROPERTY - LOCATED 0.9 MILE TO ROUTE 50

1550 INDUSTRIAL ROAD · BRIDGEPORT, WV 26330 · 10,000 SQUARE FOOT BUILDING · 1 ACRE

PROPERTY SPECIFICATIONS

SPECIFICATIONS

Built in 1985, this property offers one 10,000 (+/-) square foot industrial warehouse/shop building on a 1 acre lot. The building has four (4) 14' x 14' overhead doors. Two are located along the north side of the building and the other two are located on the south side of the building. The overhead doors create for two drive-through bays at each end of the building. Additionally, there are three (3) man doors, each offering ingress and egress to the building. The building also has two large coolers, one is located within the building and the second is attached at the back of the building. Office space is available.

INGRESS / EGRESS / PARKING

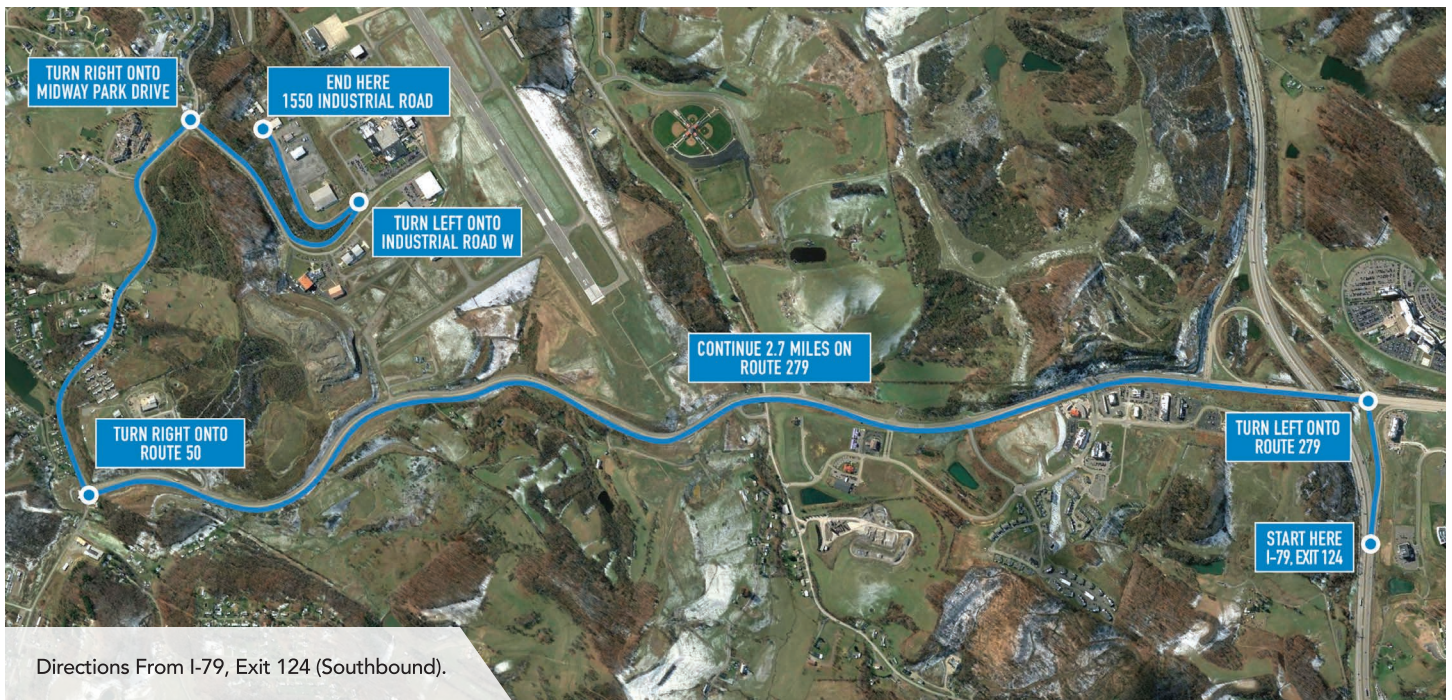
This location currently offers two points of ingress and egress via Industrial Road. A large gravel parking lot located at the front of the building with parking for roughly 20 vehicles.

Additionally, there is a small gravel lot which accesses the back of the building and one of the overhead doors. This lot can accommodate roughly 8 vehicles. A large area along the west side of the building is available for outdoor storage.

UTILITIES

This site offers all public utilities, which include the following:

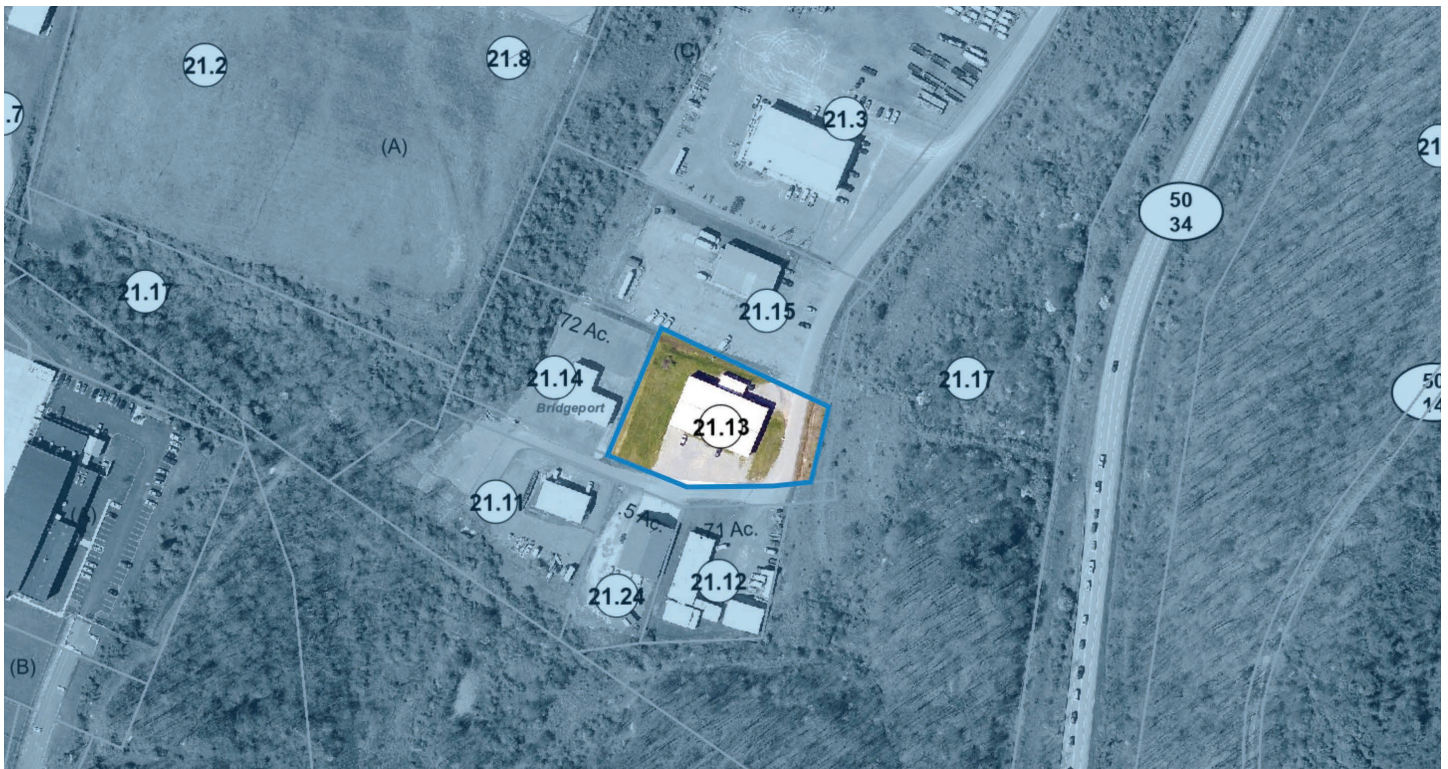
| UTILITY | PROVIDER |
|-------------|--------------------|
| Electric | Mon Power |
| Natural Gas | Dominion |
| Water | City of Bridgeport |
| Sewer | City of Bridgeport |
| Trash | City of Bridgeport |



LOCATION TREND ANALYSIS

HARRISON COUNTY, WV

The City of Clarksburg is located in the hills of north central West Virginia at the intersection of Interstate 79 and U.S. Route 50, the **second busiest** interchange in the state. Clarksburg is unique in that it is the largest city in the region, yet still has the advantages of a small hometown community. A rich mix of retail, industry, and government services, with a thriving business community exist, along with many recreational facilities and one of the best preserved historic downtowns in the state.



Distance to nearby cities: Bridgeport, WV - 3 miles, Clarksburg, WV - 8 miles, Fairmont, WV - 17 miles, Morgantown, WV - 34 miles, Kingwood, WV - 41 miles, Elkins, WV - 46 miles, Washington, PA - 76 miles, Pittsburgh, PA - 106 miles, Charleston, WV - 126 miles

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AERIAL PHOTO



The Google aerial above was taken facing southeast. Several of the most popular surrounding locations have been highlighted. Referenced with a yellow star, 1550 Industrial Road is located approximately 0.9 mile from Route 50 (Northwestern Pike) and 4.3 miles from I-79, Exit 124.

- 1 Mountain State Foam Insulation
- 2 Smith Bits
- 3 FMW Rubber Products Inc.
- 4 Pratt & Whitney
- 5 Aurora Flight Sciences Corporation
- 6 Engine & Airframe Solutions Worldwide
- 7 Robert C. Byrd Institute
- 8 Robert C. Byrd National Aerospace Education Center
- 9 North Central WV Airport
- 10 North Central Distributors
- 11 Bridgeport Recreation Complex
- 12 Clarksburg Asphalt
- 13 Mountain State Brewing
- 14 Parkview Apartments
- 15 Dunkin Donuts, PDC Energy
- 16 Little Caesars Pizza, Buffalo Wild Wings, Meagher's Irish Pub, Microtel Inn & Suites
- 17 Bridgeport Conference Center, Wingate by Wyndham
- 18 United Hospital Center
- 19 **White Oaks Business Park:** Sheetz, Premier Bank, Justice Federal Credit Union, Subway, Huntington Bank, IHOP, Comfort Suites, Holiday Inn Express, Clear Mountain Bank, Starbucks, Community Care WV, EQT, Antero Resources, Thrasher Engineering, Markwest, Dominion Energy, Steptoe & Johnson, Courtyard Marriott, Regional Eye Associates
- 20 Bridgeport Fire Department Substation
- 21 FBI CJIS Division
- 22 I-79 Rest Stop
- 23 Urse Honda, Meadowbrook Self Storage
- 24 **Meadowbrook Mall:** Target, Outback Steakhouse, Planet Fitness, Dick's Sporting Goods
- 25 West Virginia Division of Highways
- 26 West Virginia State Police
- 27 Bridgeport
- 28 The Home Depot, Gabe's, Ollie's Bargain Outlet, Cambridge Place Office Park, McDonald's, Panera Bread, Sleep Inn, Goodwill, Walgreens

BRIDGEPORT, WEST VIRGINIA

Bridgeport, WV is conveniently located in North Central West Virginia, just two hours north of the State Capital, Charleston, WV and two hours south of Pittsburgh, PA. Bridgeport, WV is a growing and diverse community and economic indicators project the city will continue to grow for decades to come. As more jobs come to Bridgeport, local businesses and industry will thrive and our population will continue to increase.

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STATISTICS AND GROWTH PROJECTIONS

68,714
TOTAL POPULATION

As of July 1, 2015, Harrison County had an estimated total population of 68,714. Bridgeport ranks in the upper quartile for Diversity Index when compared to the other cities, towns and Census Designated Places (CDPs) in West Virginia.

230 JOBS
ADDED IN GOVERNMENT SECTOR

The government sector will expand in the region due to the presence of the FBI complex in Bridgeport, which has announced that it will add more than 230 jobs in the next two years, as well as other government agencies located along the I-79 high tech corridor.

**OVERALL JOB
GROWTH**

Harrison County reported the highest average income in the region at \$44,600 per person, a number that is expected to grow. Job growth is projected to reach 0.7% annually, higher than the state-wide average of 0.5%.

\$76,000
MEDIAN HOUSEHOLD INCOME

Households in Bridgeport earn a median yearly income of \$76,050. 61.16% of the households earn more than the national average each year reported by IncentivesMonitor.com (2016).

462
BUSINESSES

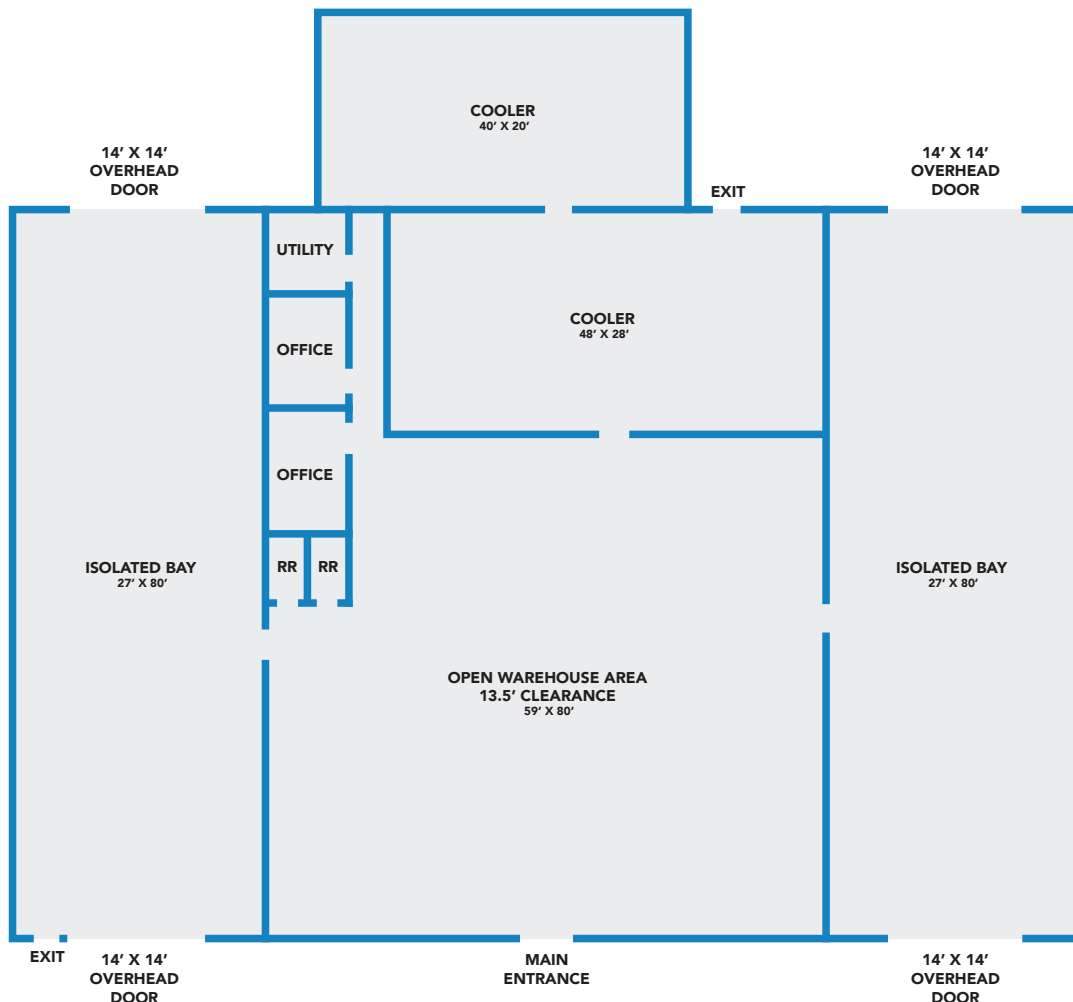
Bridgeport has a total of 462 businesses. In 2016, the leading industries in Bridgeport were Retail, Professional, Scientific, and Technical Services, Health Care and Social Services, and Accommodation and Food Services.

FLOOR PLAN

10,000 SQUARE FEET

The subject building consists of 10,000 (+/-) square feet across one level. The building is broken into three sections. The two ends of the building are isolated drive through bays with four (4) total 14' x 14' overhead doors, two in each bay. A man door to the exterior is located in the west bay at the front of the building. The center of the building offers two

man doors to the exterior and one to each side bay. Within the center portion of the building is a large cooler. Additionally, there is a second large cooler attached to the exterior of the back of the building. The center portion of the building also offers two offices, two restrooms and a utility room.



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INTERIOR PHOTOS



Center Portion Facing the Front of the Building.



Center Portion Facing the Back of the Building.



Center Portion Office Area.

INTERIOR PHOTOS



Isolated Bay Overhead Door.



Isolated Bay.



Isolated Bay.

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EXTERIOR PHOTOS



Front/East Side of the Building.



Back of the Building.



Front/West Side of the Building.

GOOGLE AERIALS



Google Aerial Facing Southeast.

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Google Aerial Facing West.



Google Aerial Facing North.



CONTACT

BLACK DIAMOND REALTY LLC

1399 Stewartstown Road, Suite 150
Morgantown, WV 26505

P. 304.413.4350 F. 304.599.3285

BlackDiamondRealty.net

** All information is believed to be accurate but not guaranteed. More information is available upon request.*

Mark J. Nesselroad, Broker
mjnesselroad@blackdiamondrealty.net

David Lorenze, Principal
dlorenze@blackdiamondrealty.net

Murphy Holloway, CCIM, Senior Associate
mholloway@blackdiamondrealty.net

Jeff Stenger, Associate
jstenger@blackdiamondrealty.net

Chris Waters, Associate
cwaters@blackdiamondrealty.net

Jeff Wise, Associate
jwise@blackdiamondrealty.net

Janelle Zeoli, Senior Designer/Marketing Coordinator
jzeoli@blackdiamondrealty.net

Andrea Cooper, Junior Designer/Office Manager
acooper@blackdiamondrealty.net