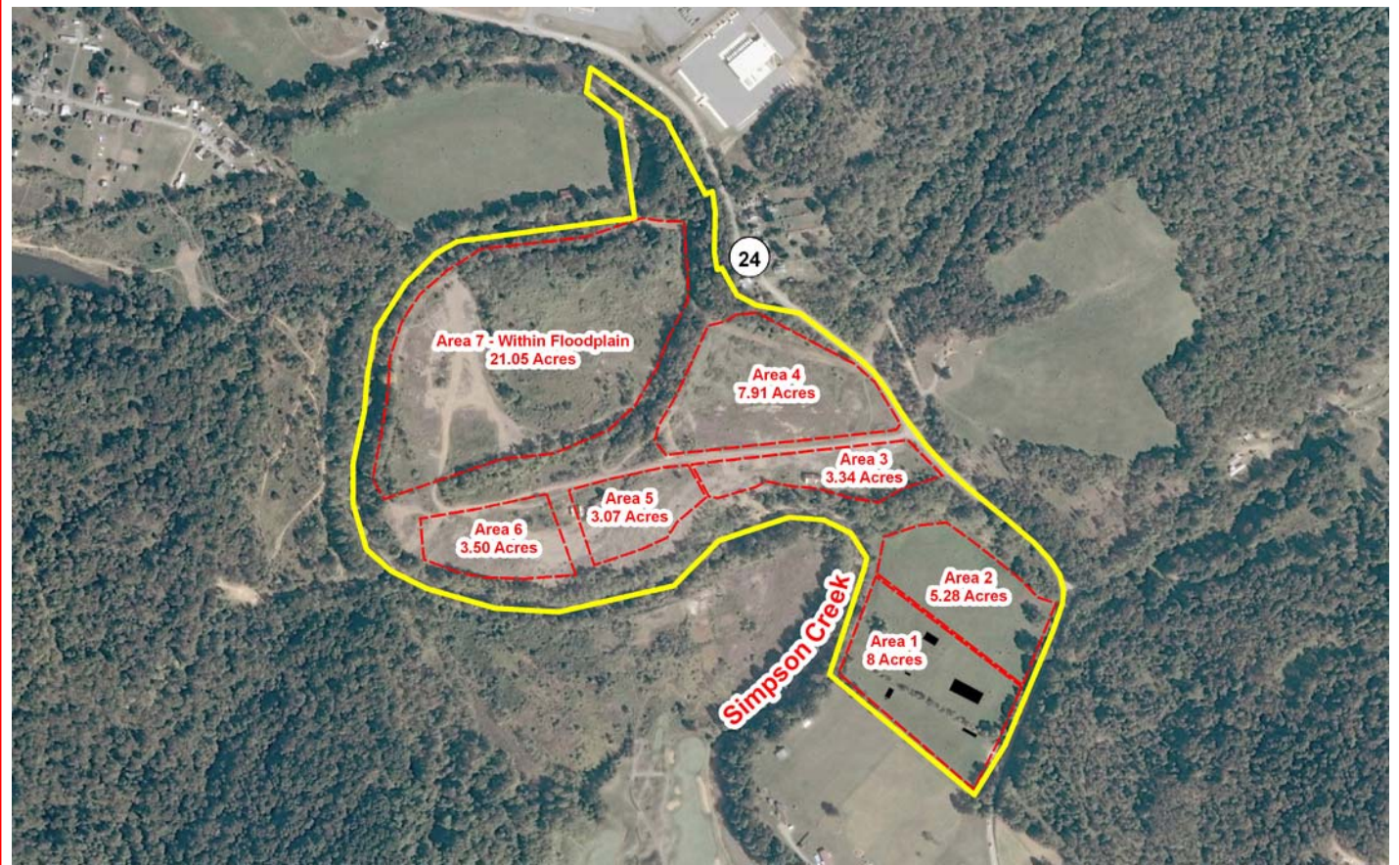




West Virginia Development Office  
 1900 Kanawha Blvd., East  
 Charleston, WV 25305-0311  
 Toll Free: 800-982-3386  
 Office: 304-558-2234

## AVAILABLE PROPERTY MEADOWBROOK INDUSTRIAL PARK, LLC



### BRIDGEPORT, WEST VIRGINIA

#### LOCATION

Located in City Limits - No

County - Harrison

#### SIZE

Total Acreage - 78.50

Available Acreage - 31.10

Maximum Contiguous Acres - 17.82

#### TRANSPORTATION

Interstate/4 Lane Highway - 2.9 miles to I-79 Interchange Exit 121

Commercial Airport - 8 miles to North Central West Virginia Airport

Railroad - None

Railroad Siding - None

Navigable River - None

On-Site Barge Facility - None

#### UTILITIES

Electricity - Allegheny Power

Voltage - 277/480

Phase - 3

Gas - Lumberport-Shinnston Gas Company

Size of Gas Main - 4"

Gas Pressure - 30 psi

Water - Hepzibah PSD

Size of Water Main - 6"

Water Pressure (static) - 150 psig

Water Pressure (residual) - No hydrants in area

Excess Capacity of Treatment Plant -

Sewer - Commercial home owners agreement 2,400 gpd recirc. sand filter system

Size of Sewer Main - 4"

Excess Capacity of Treatment Plant - 2,000 + gpd

Telephone - Frontier

Switching - Digital

Broadband Service - Yes

#### SALE/LEASE

Sale Price - \$125,000 per acre

Sale Terms - Possible owner financing if approved

Lease Price - Negotiable

Lease Terms - Possible owner financing

Available Purchase or Lease Date - Immediately

#### FOR FURTHER INFORMATION CONTACT

Tom Kennedy

Mountain State Real Estate Services, LLC

227 West Main Street

Bridgeport, WV 26330

Phone: (304) 842-8399

Fax: (304) 842-8398

Email: [tocake@aol.com](mailto:tocake@aol.com)

Website: [www.mountainstaterestate.com](http://www.mountainstaterestate.com)

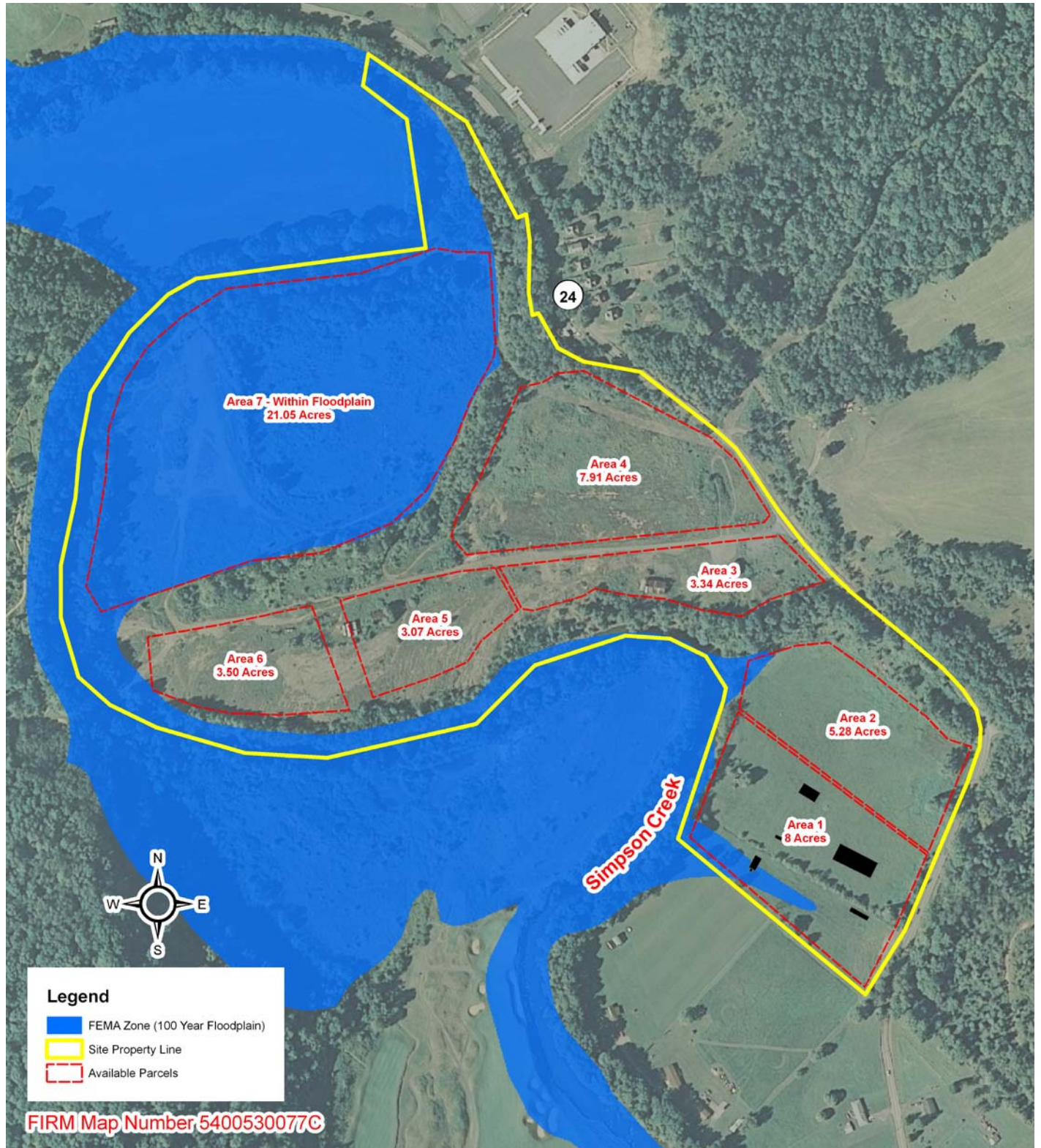
**Disclaimer:** The information contained herein is from multiple sources and is provided as a convenient guide. It is deemed reliable, but is not guaranteed, and is subject to change without notice. It is your responsibility to independently confirm its accuracy and completeness.

### ENVIRONMENTAL COMMENTS

Phase I study was done for the entire 78.5 acres by MSES consultants, Inc., and results found nothing that would warrant any additional study.

### REMARKS

The development is along County Route 24 (Meadowbrook Road) in Harrison County and is comprised of 78.5 acres. The acreage is at three distinct elevations with 18 acres (+/-) at 932' AMSL, 40 acres (+/-) at 960' AMSL, and 20 acres (+/-) at 920' AMSL. The flood plain elevation throughout the entire property is determined to be 927' AMSL per FEMA's Firm Maps. The remaining acreage is available with construction restrictions in the 20 acre area due to the floodplain. All main line utilities are near the main highway which fronts the development property. Potential development layout with elevations available in hard copy and PDF format. Soil borings already completed on the entire area by American Geotech, Inc. Presently this property is located outside of city limits therefore there are no business and occupation taxes (2%).



**AERIAL SHOWING PROPERTY LOCATED WITHIN 100 YEAR FLOODPLAIN BOUNDARY**

