



FOR LEASE
BUILD-TO-SUIT
MARKETING FLYER



PARCEL 12 [WHITE OAKS BUSINESS PARK]
BRIDGEPORT, WV 26330

CHARLES POINT
SHOPPING, OFFICE, DINING

ROUTE 279
JERRY DOVE DRIVE

UNITED HOSPITAL CENTER
327 MEDICAL PARK DRIVE

I-79, EXIT 124
JERRY DOVE DRIVE

PARCEL 12
SUBJECT PROPERTY

WHITE OAKS BUSINESS PARK
RETAIL, OFFICE, DINING AND MORE



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06

Aerial Photos/Sample Sketch of Building

Detailed description of land, sample sketch of a building, and aerial photos of the property from various heights and angles.

08

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PARCEL 12
SUBJECT PROPERTY

LAND / BUILD-TO-SUIT FOR LEASE

PARCEL 12 [WHITE OAKS BUSINESS PARK] BRIDGEPORT, WV 26330

RENTAL RATE / \$22.00 / SQ FT

LEASE STRUCTURE / NNN

NNN EXPENSES / \$3.50-\$4.50 / SQ FT

GROSS BUILDING SIZE / CUSTOM

CITY LIMITS / INSIDE

PROPERTY HIGHLIGHTS / EASY ACCESS TO
MAJOR THOROUGHFARES, EXCELLENT
INTERSTATE VISIBILITY, CUSTOMIZABLE
BUILDING OPTIONS, SIGNAGE
OPPORTUNITIES

Located within Phase 1 of White Oaks Business Park, Parcel 12 is comprised of 1.57 acres of flat land, ready to develop. The parcel is situated along I-79 exceptional visibility to traffic inside and outside of the park. This parcel is located conveniently to many amenities inside and outside of White Oaks Business Park. This property is available for build-to-suit.

Centrally located, White Oaks Business Park balances the needs of workers and visitors, ensuring a high quality of life for those who call it home. Green spaces and outdoor areas are included in the park to provide an inviting atmosphere for all users. The location boasts prime road and interstate visibility averaging 57,200 vehicles per day via I-79, (WVDOH, 19) and 16,795 vehicles per day via Route 279 (WVDOH, 14).

FOR LEASE / BUILD-TO-SUIT

LAND - LOCATED WITHIN WHITE OAKS BUSINESS PARK

PARCEL 12 · PHASE I · BRIDGEPORT, WV 26330 · 1.57 ACRE LOT

PROPERTY SPECIFICATIONS

WHITE OAKS BUSINESS PARK

Located adjacent to West Virginia's rapidly growing I-79 corridor, White Oaks Business Park is situated at the crossing of I-79 and Highway Route 279, spanning exits 124 and 125. The 470 acre park has been designed as a modern, green business park with a campus style atmosphere that offers support services to United Hospital Center (UHC), FBI's Criminal Justice Headquarters, and FBI's Biometrics Center of Excellence. White Oaks offers a unique combination of professional business services, health services, hospitality, restaurants and retail. Phase I and II are zoned B2 Business, Phase III is located outside of city limits and not restricted by zoning.

DEMAND GENERATORS

The United Hospital Center, located adjacent to White Oaks, serves as an excellent demand generator for White Oaks Business Park. The 681,000 square foot building offers 292 patient rooms, employs 1,657 full time employees, has had 608,000 total patient visits to date and cost roughly \$220 million to construct. White Oaks alone employs roughly 2,000 professionals and the FBI's Biometrics Center provides approximately 3,000 jobs.

INGRESS / EGRESS

White Oaks offers three points of ingress and two points of egress within the park. The main entrance is located along Route 279 off Exit 124. A two lane road with a grassy center median winds through the development offering easy access to every building. The main road ends at Benedum Drive between Exit 125 and Saltwell Road. Additionally, there is a one-way entrance accessible from Route 279 into the park located between parcel 8 and Holiday Inn Express.

UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Hope Gas
Water	City of Bridgeport
Sewer	City of Bridgeport
Trash	Waste Management
Cable	Multiple Providers
Internet	Multiple Providers

LEGAL DESCRIPTION / ZONING

Located within city limits, this property is situated within the 16th District of Harrison County. The site consists of one rectangular shaped parcel totaling 1.57 acres. The property is identified as District 16, Map 2436, Parcel 32. The property is zoned B-2 Business. See the parcel map below.



LOCATION ANALYSIS

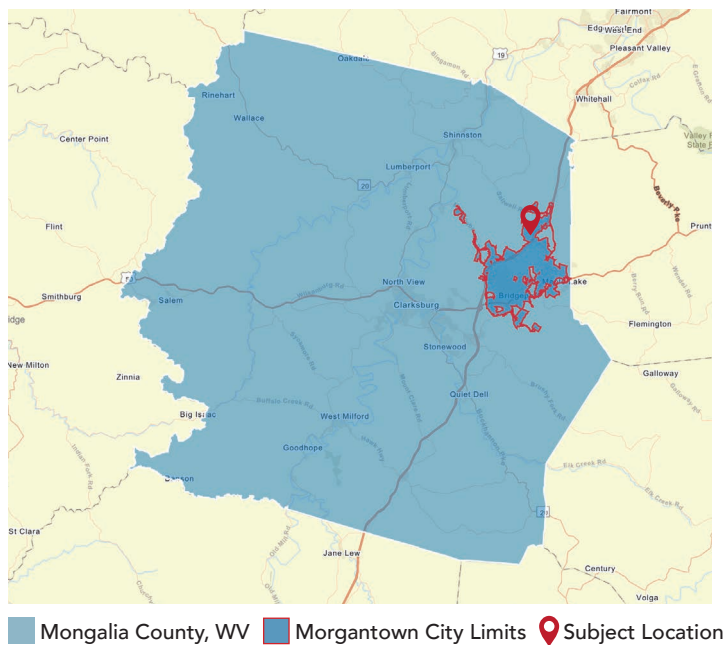
White Oaks is located in the heart of North Central West Virginia. In the last ten years, \$1 billion has been spent in development between the United Hospital Center, the FBI expansion, and White Oaks. With businesses growing, so is the influx of people moving to the area.

Harrison County lies in north central West Virginia and is home to the North Central WV Airport which has one of the longest runways in WV (7,000 feet). Also in Harrison County are a few of the top national aerospace companies including: Lockheed Martin, Bombardier Aerospace, Graftech International, Pratt & Whitney, amongst others.

Harrison County has a total population of 69,576 and a median household income of \$55,420. Total number of businesses is 2,534.

The **City of Bridgeport** has a total population of 8,342 and a median household income of \$90,770. Total number of businesses is 693.

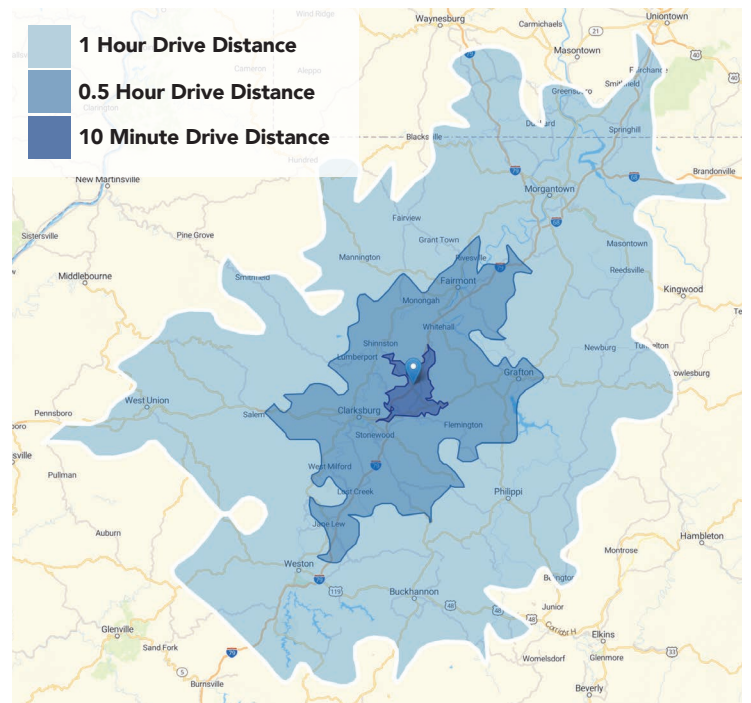
Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2021.



OPEN NOW: The Bridge, a 156,000 square foot sports/recreational facility in Bridgeport, WV. With 156,000 square feet of courts, turf, aquatics, fitness, and more, The Bridge is the most comprehensive venue in West Virginia and beyond.



View video at: <https://youtu.be/3bblQ8GEWjc>



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SURROUNDING AMENITIES



The aerial above highlight several of the most popular surrounding locations inside and outside of White Oaks. Referenced with a yellow star is the subject property, Parcel 12 - 1.57 AC. White Oaks is positioned between Exits 124 and 125 on I-79 where traffic averages 57,200 vehicles per day (WVDOH,19).

- 1 Bridgeport
- 2 Clarksburg
- 3 Meadowbrook Mall
- 4 FBI-Criminal Justice Information
- 5 United Hospital Center
- 6 Mountaineer Medical Pharmacy
- 7 Sheetz
- 8 Justice Federal Credit Union
- 9 Huntington National Bank
- 10 IHOP
- 11 Percheron, Hanger, Jackson Kelly, Wells Fargo Advisors, Red Hat, IMTAS, Mitre, Accenture, Mountaineer Keystone, Community Care
- 12 Holiday Inn Express
- 13 Starbucks, Elegant Nails
- 14 The Oaks Salon, Bonnie Belle's, McFly Outdoors, Cody's
- 15 Courtyard Marriott
- 16 T.G.I. Friday's
- 17 Regional Eye Associates
- 18 Hawthorn Suites
- 19 Steptoe & Johnson
- 20 MarkWest, Clear Mountain Bank, EQT
- 21 Comfort Suites
- 22 Tenmile Land Company
- 23 Allegheny Science & Technology, Steptoe & UHC Urology
- 24 Key Energy Services, Lakota Software Solutions, Manchin Assisted Living
- 25 The Thrasher Group
- 26 Antero Resources
- 27 Dominion Transmission
- 28 The Crossings White Oaks
- 29 Freedom Kia Dealership
- 30 Microtel Inn & Suites, Firehouse Subs, Buffalo Wild Wings
- 31 Fairmont Federal Credit Union, Dunkin Donuts, BFS / Tim Hortons / DQ Grill & Chill Restaurant, Arnett Carbis Toothman, PLLC
- 32 PDC Energy, GAI Consultants, Bankers Life
- 33 Parkview Apartments
- 34 NCWW Airport

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



6,810

Total Population



418

Businesses



12,308

Daytime Population



\$223,874

Median Home Value



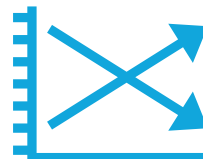
\$41,842

Per Capita Income



\$83,429

Median Household Income



-0.23%

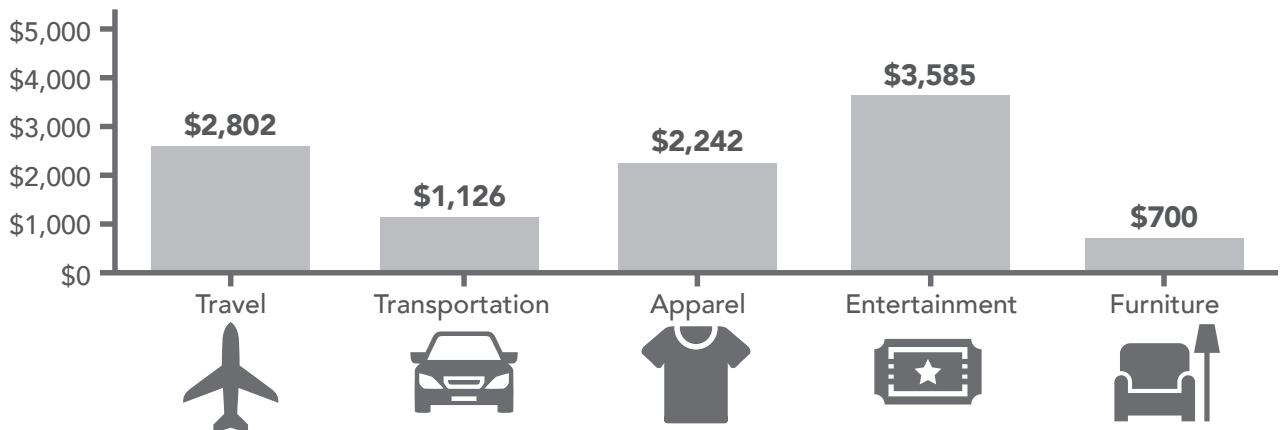
2020-2022 Pop Growth Rate



45.7

Median Age

KEY SPENDING FACTS



These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axle. The vintage of the data is 2022, 2027. Spending facts are average annual dollar per household.

5 MILE RADIUS



18,335

Total Population



991

Businesses



25,236

Daytime Population



\$214,843

Median Home Value



\$42,514

Per Capita Income



\$80,864

Median Household Income



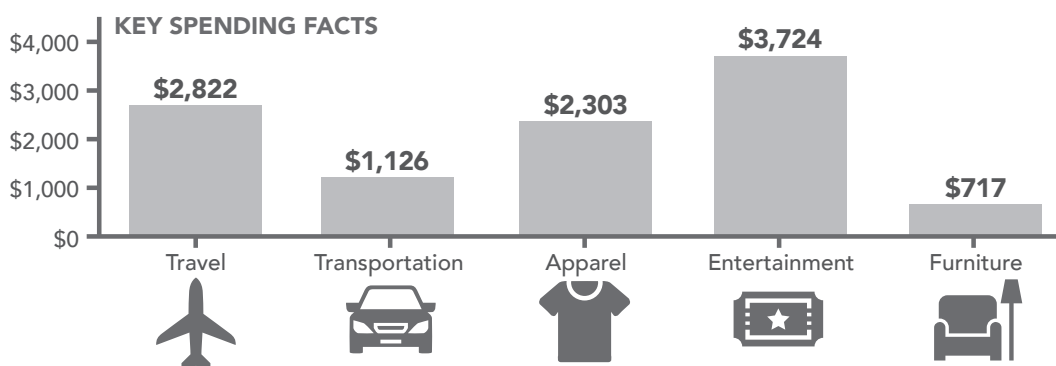
-0.48%

2020-2022 Pop Growth Rate



45.5

Median Age



10 MILE RADIUS



72,995

Total Population



3,046

Businesses



78,809

Daytime Population



\$161,655

Median Home Value



\$35,396

Per Capita Income



\$64,370

Median Household Income



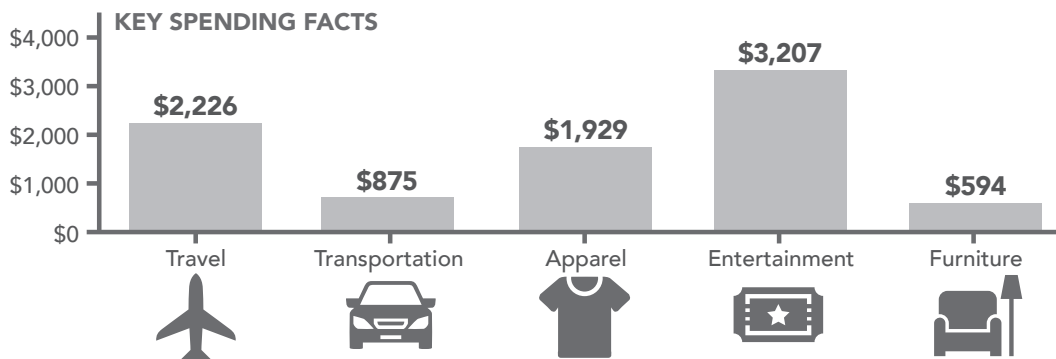
-0.41%

2020-2022 Pop Growth Rate



44.8

Median Age

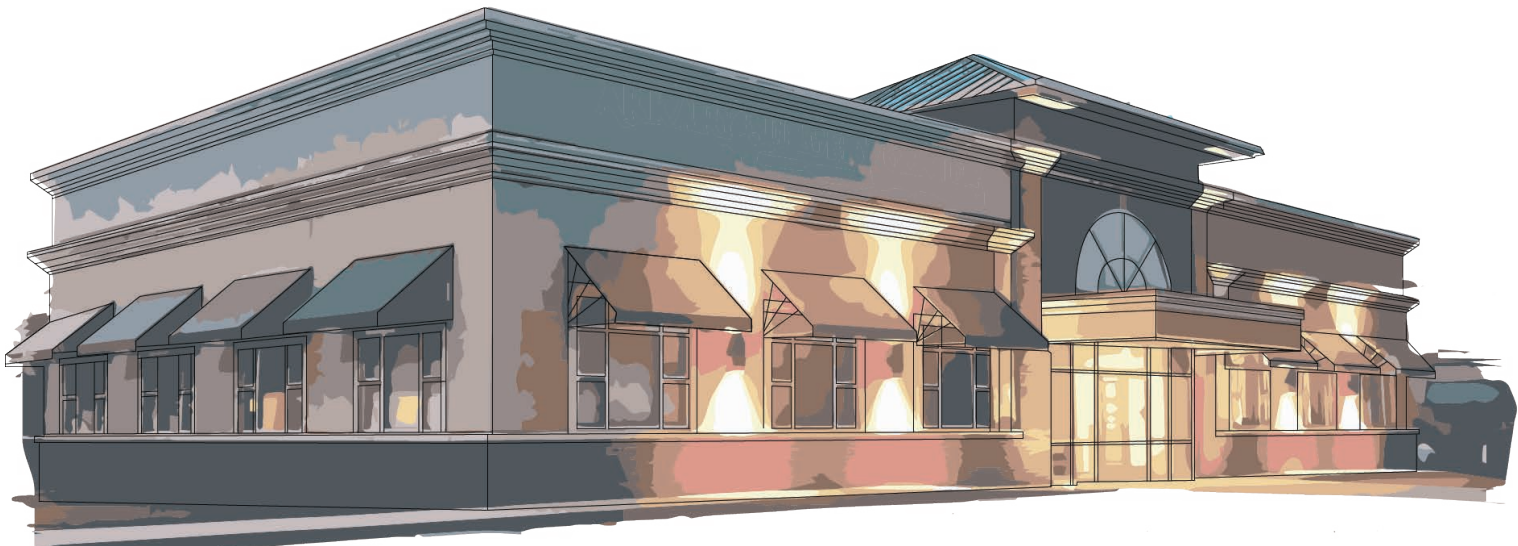


PARCEL 12 (PHASE I)

1.57 ACRES

Parcel 12 is located near along the edge of Phase I within White Oaks Business Park. The parcel is pad-ready and situated between Regional Eye Associates and a multi-tenant office building. The parcel is highly visible from I-79 and accessible via S. View Drive within White Oaks.

Shown below is a sample sketch of what could be built on this parcel. This location would be best suited for, but not limited to; office space, retail plaza, or a restaurant building. There has been a completed feasibility study for a two-story building at this location. This location offers excellent visibility over I-79.

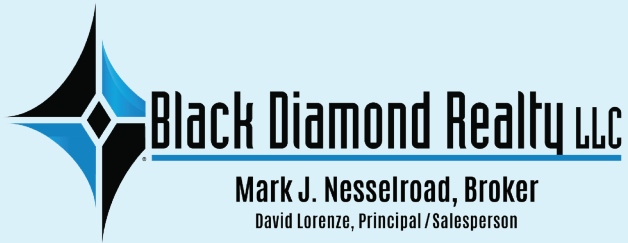


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AERIALS



Aerial Facing Northwest Towards Phase I.



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