



SPEEDWAY BUSINESS PARK

FAIRMONT, WV 26554

NOVELI'S
1800 SPEEDWAY AVENUE

1622 GLASS AVENUE
5,040 SQUARE FEET

SPEEDWAY BUSINESS PARK
23.7 ACRES / FLEX INDUSTRIAL BUILDINGS / BTS

THOMPSON WAREHOUSE
945 KING STREET

PRICE CUTTER
1015 INDIANA AVENUE

INTERSTATE 79
EXIT 137

AERIAL FROM 2019

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SPEEDWAY AVENUE BUSINESS PARK



*Boundaries are approximate.

**FOR SALE / LEASE /
BUILD-TO-SUIT**

SPEEDWAY BUSINESS PARK FAIRMONT, WV 26554

SALE / LEASE RATE / NEGOTIABLE

GROSS LOT SIZE / 23.7 (+/-) ACRES

PROPERTY TYPE / LAND / WAREHOUSE

ZONING DESCRIPTION / INDUSTRIAL

**PROPERTY HIGHLIGHTS / THREE-PHASE
ELECTRIC, ALL UTILITIES, QUICK INTERSTATE
ACCESS, BUILD-TO-SUIT OPTIONS**

HISTORY BEHIND THE LOCATION

From the early 1900's through the 80s, Speedway Avenue was vibrant with activity centered around the hundreds of jobs at Owens Illinois' manufacturing plant, or Owens Bottle Works. Established in 1910, the massive plant ran 24 hours a day and employed approximately 200 workers. The plant had six furnaces as well as six of Michael Owens's bottle machines, producing a total of 180,000 bottles per day. Over the years production grew steadily, and by the 1970s more than 1,000 people were employed at the plant. But in 1978, Owens-Illinois began phasing out operations. Nearly 700 people were laid off from their jobs by 1980. In March 1982, the plant closed for good.

After shutting down, the property remained vacant for 35 years. What once was a robust side of Marion County became overtaken by brush and "brownfield" stigma. That script is in the process of flipping back to vibrancy. Driven by our client's vision of opportunity and backed by significant capital investment, this prime 40 acre tract is a rare opportunity in our typographically-challenged region. Many of the challenges have been overcome. What challenges you may ask? (1). As a former glass plant turned brownfield, our client invested significant capital and time (working the WVDEP amongst other agencies) to formulate a plan to clean the site. We expect a clean bill of health by the latter part of 2017. (2). Hickman Run, a small stream, runs adjacent to the property. The drainage is conveyed via a box culvert. Extensive work with FEMA has taken place in an effort to maximize usable acreage. (3). Massive amounts of trees, shrubs and overgrown brush have been removed. The end result is a "cleaner" looking asset that paints a picture of immense opportunity.

FOR SALE / LEASE / BUILD-TO-SUIT

LAND / INDUSTRIAL BUILDINGS - LOCATED 1 MILE OFF I-79, EXIT 137

SPEEDWAY BUSINESS PARK · FAIRMONT, WV 26554 · 23.7 (+/-) ACRES

PROPERTY SPECIFICATIONS

SPECIFICATIONS

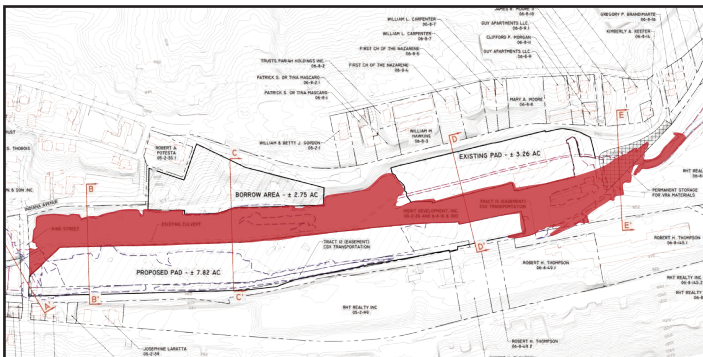
Located at the intersections of Speedway Avenue/King Street and Speedway Avenue/Hess Court, this property is within 0.5 mile of I-79, Exit 137. You will be hard pressed to find a 10+ usable acre tract with better accessibility in this region.

Topographically, the site is laid out in two shelves. The outer shelf borders Speedway Avenue and has two pads that could be combined. The inner shelf was previously home to Owen's Illinois. Current ownership has put together a plan that results in two large pads located outside of the 100 year floodplain. See Page 8 for a visual aid and additional details.

The land uses vary along Speedway Avenue. The east side of Speedway Avenue is predominantly single-family homes. These homes were built between the 1930s-60s primarily for Owens Illinois' employees. On the west side, the uses are predominantly one to two story commercial buildings. Uses include fast food restaurants, local retailers, office space and warehouse/industrial space.

FLOOD MAP

The map below highlights the approximate location of the proposed 100 year floodplain. As indicated on the map, part of the property lies within the 100 year floodplain. The plan is to utilize the floodplain acreage for outdoor storage and/or parking.



UTILITIES

The land and warehouse offer all public utilities and city supplied services. Utilities include: Electricity/Power, water, phone, cable and gas/propane. Electric is provided by Mon Power, gas is provided by Dominion Energy, water is provided by the city of Fairmont, and cable is provided by Comcast/Xfinity and Frontier Communications. See the map of approximate utility locations on Page 6.

INGRESS / EGRESS

There are currently five access points to the site. WVDOH granted two curb cuts into the property off Speedway Avenue. Both have a right-of-way that is currently shared with GCR Tires & Service. There is potential to add a third curb cut. In the owner's opinion, the visibility and distance seem reasonable for WVDOH to grant a third access (not guaranteed). The third access point is located off King Street, roughly 500 feet from Speedway Avenue. The fourth and fifth access points are available via Morgantown Avenue.

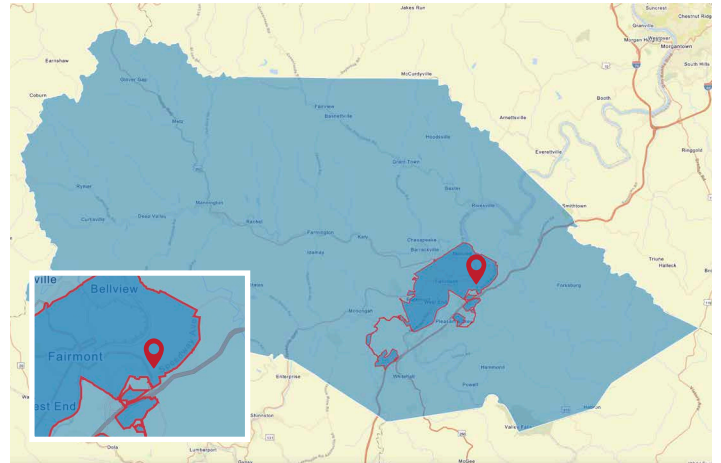
LEGAL DESCRIPTION / B4 ZONING

The entire property, totaling 40 (+/-) acres, lies within the City of Fairmont boundaries. All 40 acres are zoned Industrial. Industrial zoning allows flexibility in the number of uses we can entertain. Industrial zoning code allows uses from single-family/multi-family residential to light manufacturing. Please contact Black Diamond Realty for a greater understanding of Fairmont's code to see if your use is acceptable.

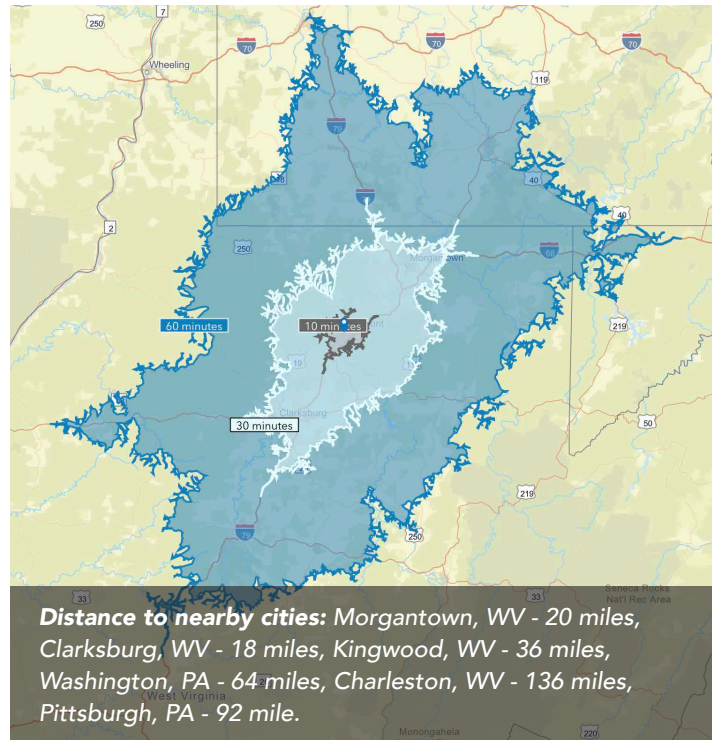
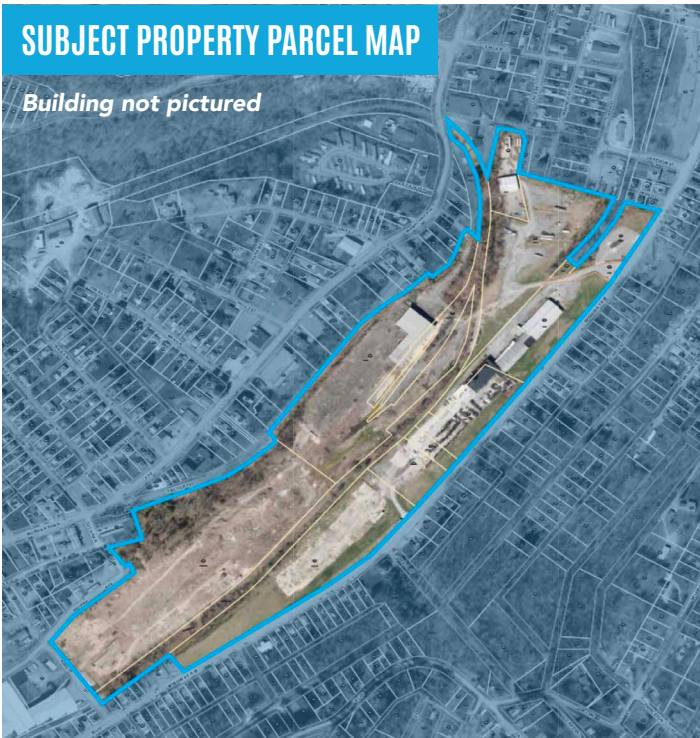
LOCATION TREND ANALYSIS

Speedway Business Park is located one mile off of I-79, Exit 137 and offers easy access to the interstate and is within close proximity to amenities make the site desirable to a multitude of users.

Marion County lies in north central West Virginia with Fairmont as the county seat and home of Fairmont State University. With a 120-acre main campus, Fairmont State University is a key part of the state's growing high technology corridor. Coal production has remained strong and the oil and gas industries are making substantial investments in the county. With a strong emphasis on education and technology, the future for Marion County is bright. In 2015, Fairmont had a total population of 35,548 and a median household income of roughly \$40,000 within a 5-mile radius of this site.



Marion County, WV Fairmont City Limits



FOR SALE / LEASE / BUILD-TO-SUIT

LAND / INDUSTRIAL BUILDINGS - LOCATED 1 MILE OFF I-79, EXIT 137

SPEEDWAY BUSINESS PARK · FAIRMONT, WV 26554 · 23.7 (+/-) ACRES

AERIAL PHOTO



The aerial above was taken facing east. Several of the most popular surrounding locations have been highlighted. Referenced with a yellow star, the Speedway Business Park acreage is located approximately one mile from I-79 (Exit 137). This location has a daily traffic count of 13,173 vehicles per day (WVDOH, 2014).

- 1 Parco Propane
- 2 Best One Tire
- 3 The UPS Store
- 4 Domino's Pizza
- 5 Advanced Auto Parts
- 6 Family Dollar
- 7 ABF
- 8 Dollar General
- 9 Shop N' Save
- 10 ATM BcBank
- 11 KFC
- 12 McDonald's
- 13 Subway
- 14 Wendy's
- 15 Shell Gas Station
- 16 Clarion Inn
- 17 Exxon Gas Station
- 18 Sunoco Gas Station

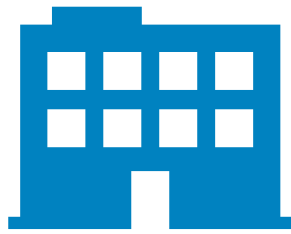
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



20,298

Total Population



753

Businesses



20,935

Daytime Population



\$120,747

Median Home Value



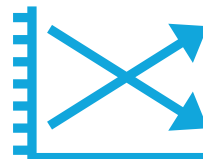
\$28,025

Per Capita Income



\$48,659

Median Household Income



0.21%

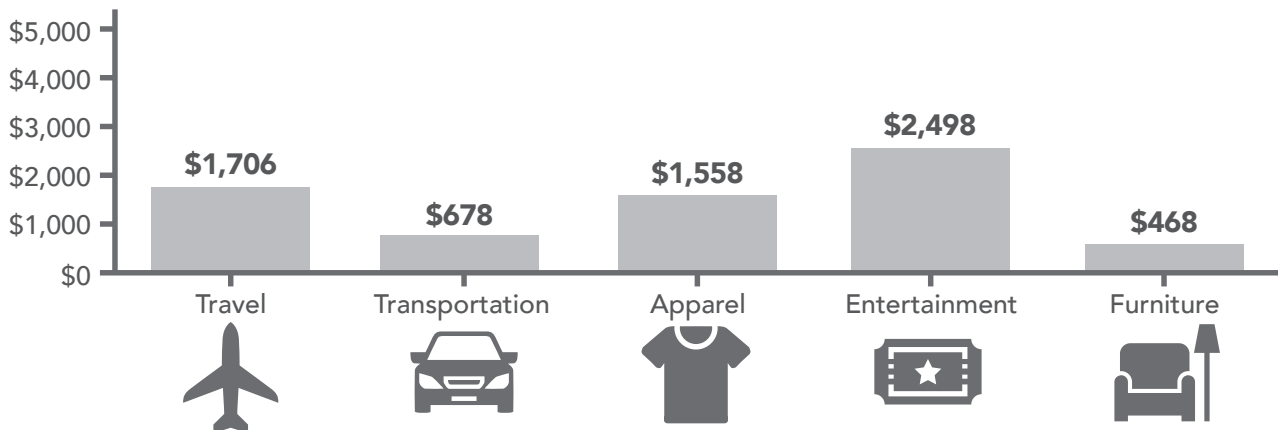
2020-2022 Pop Growth Rate



39.5

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



35,446

Total Population



1,137

Businesses



33,624

Daytime Population



\$143,128

Median Home Value



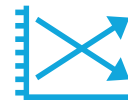
\$32,621

Per Capita Income



\$59,232

Median Household Income



0.20%

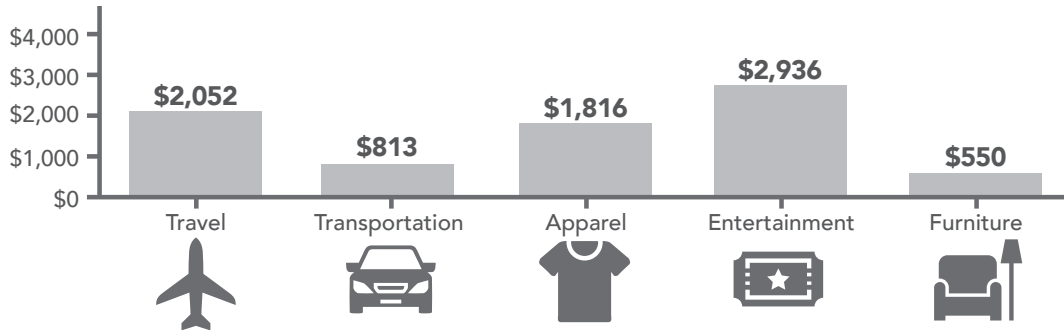
2020-2022 Pop Growth Rate



42.2

Median Age

KEY SPENDING FACTS



10 MILE RADIUS



63,765

Total Population



1,798

Businesses



57,568

Daytime Population



\$163,914

Median Home Value



\$35,069

Per Capita Income



\$66,272

Median Household Income



0.10%

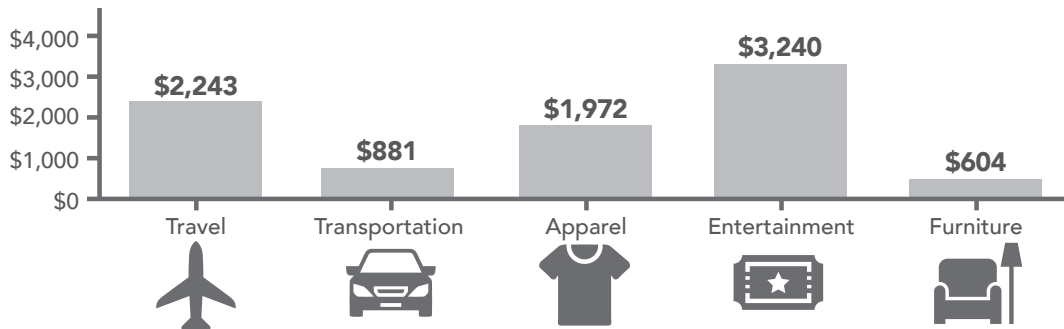
2020-2022 Pop Growth Rate



43.3

Median Age

KEY SPENDING FACTS



SPEEDWAY BUSINESS PARK SITE PLAN



- 1 - Secondary Access Point
- 2 - Residential Apartments - 4 Buildings - 48 Units - 134 Parking Spaces
- 3 - Storage Yard / Parking - 4.6 AC ±
- 4 - Developable Pad - 7.2 AC ±

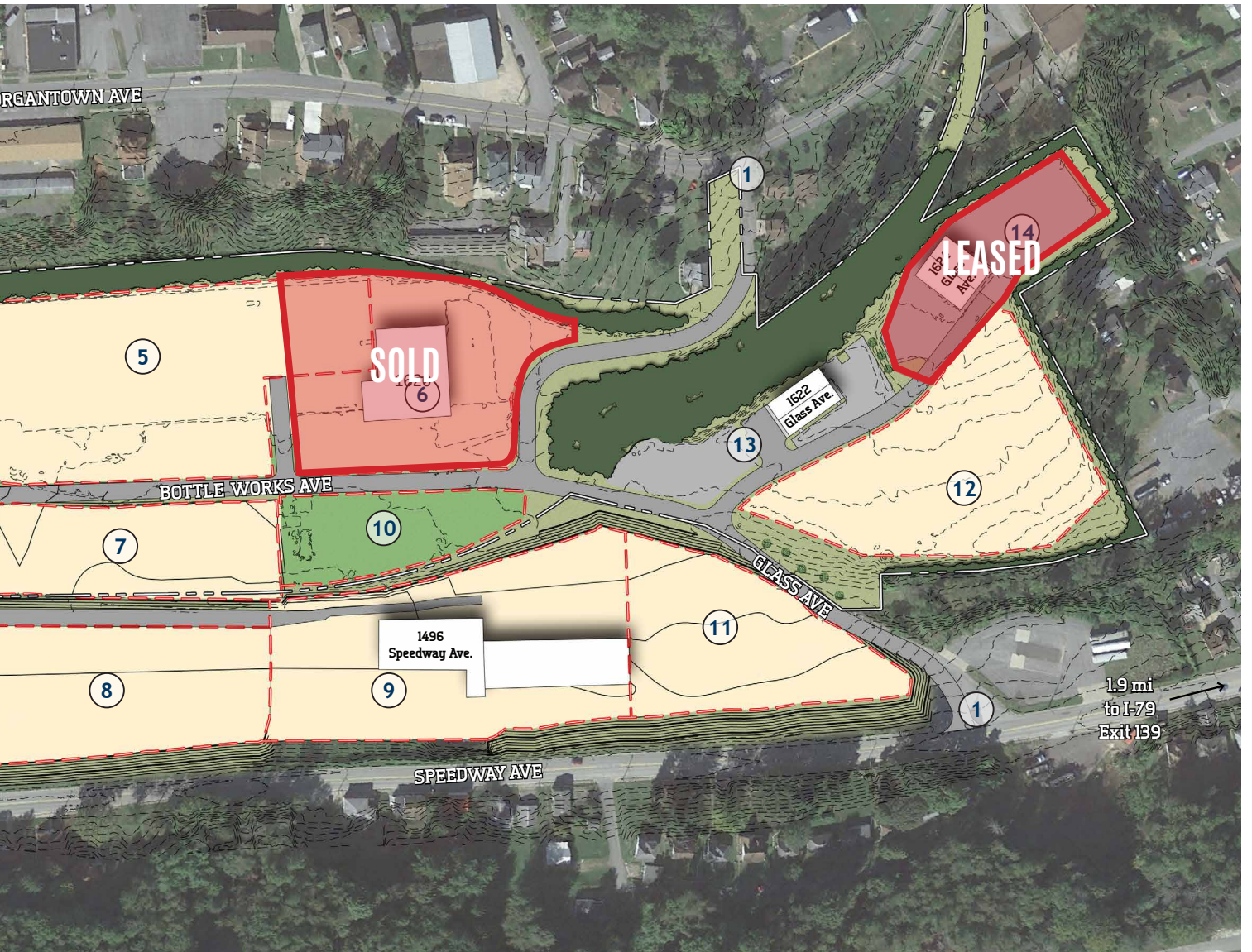
- 5 - Developable Pad - 3.5 AC ±
- 6 - Developable Pad - 1.7 AC ± / 12,000 SF Building
- 7 - Developable Pad - 1.4 AC ±
- 8 - Developable Pad - 1.8 AC ±
- 9 - Pad / Building - 2.7 AC ±

- 10 - Laydown / Storage Yard / Pad
- 11 - Developable Pad - 1.5 AC ±
- 12 - Developable Pad - 2.2 AC ±
- 13 - Pad / Building - 0.7 AC ±
- 14 - Pad / Building - 1.0 AC ±
- 15 - Primary Access Point

FOR SALE / LEASE / BUILD-TO-SUIT

LAND / INDUSTRIAL BUILDINGS - LOCATED 1 MILE OFF I-79, EXIT 137

SPEEDWAY BUSINESS PARK · FAIRMONT, WV 26554 · 23.7 (+/-) ACRES



parking - .80 AC ±

- Developable Acreage*
- Limited Use Acreage*



MULTIFAMILY (4.13 AC) CONCEPTUAL PLAN



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AERIALS



Aerial Facing North.



Aerial Facing Pad 10, 11 and 12.

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Aerial Facing Pad 4.

AERIALS



Aerial Facing Northeast.

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Aerial Facing South.

AERIALS



View of the Property Facing South.

**Boundaries are approximate.*

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AERIAL FROM 2019

SPEEDWAY BUSINESS PARK ACREAGE
40 ACRES / FLEX INDUSTRIAL BUILDINGS / BTS

EXIT 137

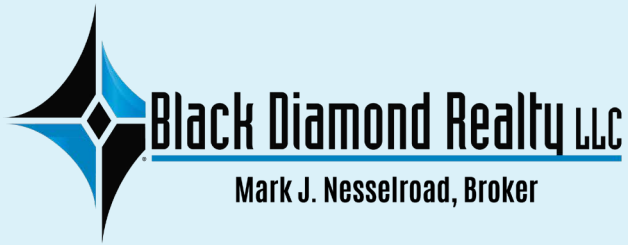
View of the Property Facing North.



View of the Property Facing Northeast.



Aerial Photo of Multifamily Parcel Facing East.



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