FleetPride®
HEAVY DUTY PARTS & SERVICE

Offering Memorandum

60 Columbia Blvd, Clarksburg, WV 26301

Industrial Investment Opportunity

MATTHEWS™

EXCLUSIVELY LISTED BY

Brayden Conner

Broker

License No. WVB250301071 (WV)

Matthews™ of WV, LLC.

Listings@matthews.com

TABLE OF CONTENTS

MATTHEWS™

PROPERTY OVERVIEW

Investment Highlights

HIGHLY FUNCTIONAL BUILD-TO-SUIT FACILITY

This ±16,054 SF facility is situated on a ±1.77-acre lot (±20.8% building/lot coverage), offering substantial paved and graveled yard space ideal for trucking operations. Originally constructed in 2009 for FleetPride, the property features six (6) grade-level doors and one (1) declined dock, delivering excellent operational efficiency, flexibility, and circulation for heavy-duty use.

INDUSTRY LEADING TENANT WITH NATIONAL SCALE

FleetPride, Inc. is the nation's largest independent distributor of heavy-duty truck and trailer parts, as well as a leading service provider. In October 2025, FleetPride merged with TruckPro, LLC, significantly enhancing its market position and operating platform. Following the merger, the company operates approximately 450 locations nationwide, including 110 service centers and six distribution centers—providing strong scale, geographic diversification, and long-term stability.

DUAL-PURPOSE FLEETPRIDE LOCATION

This FleetPride facility operates as both a "Parts" and "Service" location, supporting a wide range of maintenance and repair solutions. The property functions as a comprehensive, one-stop shop, effectively capturing both retail and service demand.

LONG TERM LEASE / MINIMAL LANDLORD RESPONSIBILITIES

Fleetpride has ±5 Years remaining on its current lease, with two additional five-year renewal options remaining. Each option includes 10% rental escalations, offering a strong hedge against inflation. The lease structure places responsibility for most property expenses—including taxes, insurance, and utilities—on the tenant, creating a highly passive investment profile for the landlord.

STRATEGIC LOCATION WITH CONVENIENT ACCESS

The property benefits from a prime location near the intersection of Interstate-79 (±54,900 VPD) and U.S. Highway 50 (±50,970 VPD), providing excellent accessibility for heavy truck traffic and general consumers alike. Its proximity to I-79 offers direct connectivity to the Pittsburgh, PA MSA (±2.42 million residents) and the Charleston, WV MSA (±200,000 residents), enhancing regional reach and logistical efficiency.


N
Sheetz
North Central Building Solutions
Your Project. Our Passion
North Central West Virginia Airport
±42,736 Annual Passengers
Lockheed Martin
Aerospace Company
Mini Mall Storage
79
The Home Depot
Subject Property
± 54,900 VPD
± 50,970 VPD
50
Eastpointe Shopping Center
Kroger
Hobby Lobby
enterprise
five BELOW
Turnkey Pipe Solutions
Industrial Gas Supplier
merrick
Manufacturer
sam's club
Medical Action Industries Inc.
Right. From the Beginning.
Plastic Fabrication Company
United States Postal Service
J-W
J-W Power Company
Oil Feld
Equipment Supplier
Lowe's
Walmart Supercenter
Staples
ALDI
Google Earth

±16,054	±1.77	6	2009
Total Building SF	Total Area (AC)	Grade Level Doors	Year Built

FleetPride, Inc.
Tenant

FINANCIAL OVERVIEW

$1,965,332 List Price	**$122.42** Price Per SF
7.50% Cap Rate	**$147,399.96** Current NOI

PROPERTY DETAILS	
Address	60 Columbia Blvd, Clarksburg, WV 26301
Tenant	FleetPride, Inc.
Parent Companies	American Securities and Platinum Equity
Building SF	±16,054
Acres	±1.77
Lot SF	±77,048
Building/Lot Coverage	20.84%
Year Built	2009
Construction	Masonry
Grade Level Doors	6
Dock Doors	1

LEASE INFO	
Lease Commencement	7/14/2008
Lease Expiration	7/31/2031
Term Remaining	±5 Years
Annual Rent	$147,399.96
Monthly Rent	$12,283.33
Rent/SF	$9.18
Options	Two, 5-Year
Increases	10% at Options
Lease Type	NN

TENANT RESPONSIBILITIES
Taxes, Insurance, Utilities
Plumbing/Heating/Cooling/Electrical and Mechanical Systems
Exterior Parking Areas
Landscaping and Snow Removal
All Costs Associated with Day to Day Repairs
HVAC Maintenance & HVAC Replacement*

* Landlord shall replace HVAC system and the cost of replacement shall be paid by Tenant in monthly installments amortized over the remaining rental term

LANDLORD RESPONSIBILITIES
Roof, Roof Membrane
Exterior Walls, Structural Elements
Foundation and Footings
Underground Utilities

Income Table

Date	Annual Rent	Monthly Rent	Rent/SF	Rent Increase
Current **8/1/2026 -7/31/2031**	**$147,399.96**	**$12,283.33**	**$9.18**	**-**
Option 1 - 5 Years 8/1/2031 - 7/31/2036	$162,140.04	$13,511.67	$10.10	10%
Option 2 - 5 Years 8/1/2036 - 7/31/2041	$178,353.96	$14,862.83	$11.11	10%

TENANT OVERVIEW

FleetPride, Inc. is the nation's largest independent distributor of heavy-duty truck and trailer parts and a leading provider of fleet maintenance services across North America. On October 28, 2025, FleetPride announced its merger with TruckPro, LLC, significantly enhancing its scale, operating platform, and competitive positioning. Following the merger, the company operates approximately 450 locations nationwide, including 110 service centers and six strategically located distribution centers, providing exceptional geographic coverage and logistical efficiency. Supported by a diversified customer base, mission critical products and services, and a highly defensible distribution network, FleetPride represents a mature, service-oriented tenant with strong demand fundamentals, recurring revenue characteristics, and long-term operational stability within the transportation and logistics sector.

YEAR FOUNDED
1999

YEAR FOUNDED	OWNERSHIP	LOCATIONS
1999	**Private**	**450+**
HEADQUARTERS	EMPLOYEES	ANNUAL REVENUE
Irving, TX	**4,500+**	**$2.5B (Estimated)**

Mission-Critical, Non-Discretionary Business Model
FleetPride operates in the essential heavy-duty truck and trailer aftermarket, supplying mission-critical parts and maintenance services required to keep commercial fleets operating. Demand is driven by routine maintenance cycles, regulatory requirements, and ongoing freight activity, resulting in stable, nondiscretionary revenue characteristics across economic cycles.

National Scale with Localized Service Density
Following its merger with TruckPro, FleetPride operates approximately 450 locations nationwide, including 110 service centers and six distribution centers. This scale enables rapid parts availability and localized service across major freight corridors, creating strong competitive advantages and customer stickiness.

Private Equity Sponsorship and Institutional Support
FleetPride is jointly owned by American Securities and Platinum Equity following its 2025 merger with TruckPro. This institutional sponsorship provides access to significant capital resources, disciplined governance, and strategic support for long-term pllatform expansion, enhancing tenant
durability despite the absence of public Credit ratings.

Proven Acquisition-Led Growth Strategy
FleetPride has consistently expanded through strategic acquisitions and organic investment, culminating in its 2025 merger with TruckPro, which materially strengthened its operating platform and market leadership.

MARKET OVERVIEW

Clarksville, WV

A STRATEGIC INDUSTRIAL AND LOGISTICS HUB

Clarksburg, West Virginia, is well positioned to evolve into a strategic industrial and logistics hub due to its geographic location, transportation infrastructure, and existing industrial base. Situated along the Interstate 79 corridor and intersected by U.S. Route 50, the city provides efficient north–south and east–west connectivity, placing it within a one-day drive of a significant portion of the U.S. population. This accessibility allows Clarksburg to serve as a central distribution point for major markets such as Pittsburgh, Washington, D.C., Columbus, and Charlotte. The presence of rail infrastructure and proximity to the North Central West Virginia Airport further enhances its potential as a multi-modal logistics center capable of handling diverse freight needs.

A key strategic component would be the integration of an inland freight consolidation node, connecting trucking and rail systems with regional river transport networks to facilitate bulk goods movement. This would enhance cost efficiency and position Clarksburg as a critical node in broader Appalachian and Mid-Atlantic supply chains. Additionally, the presence of the FBI's Criminal Justice Information Services (CJIS) facility provides a unique opportunity to develop a technology and data logistics cluster focused on cybersecurity, government contracting, and secure data infrastructure. This blend of physical logistics and digital infrastructure would differentiate Clarksburg from competing regions.

Population	**3-Mile**	**5-Mile**	**10-Mile**
Current Year Estimate	25,738	38,848	62,588
Households	**3-Mile**	**5-Mile**	**10-Mile**
Current Year Estimate	11,148	16,682	26,367
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$81,154	$85,032	$87,421

LOCAL MARKET OVERVIEW

The local market surrounding Clarksburg, West Virginia, reflects a transitioning Appalachian economy that is moving from traditional extractive and heavy industries toward a more diversified base that includes logistics, healthcare, education, and technology services. Historically rooted in coal, glass manufacturing, and metals, the region still benefits from a workforce experienced in industrial operations, mechanical systems, and transportation. However, like many parts of West Virginia, the area has faced population decline and economic restructuring, creating both challenges and opportunities for new industrial development. Lower population density and slower growth have resulted in a relatively underutilized labor market, which can be advantageous for employers seeking available, trainable workers at competitive wage levels.

ECONOMIC DRIVERS

The economic drivers supporting the development of an industrial and logistics hub in Clarksburg, West Virginia, are rooted in a combination of geographic advantage, industry evolution, infrastructure access, and emerging sector growth. One of the primary drivers is the region's strategic location within the Mid-Atlantic and Appalachian corridor, allowing efficient access to major population centers and consumer markets. This proximity reduces transportation time and costs, making the area increasingly attractive for distribution, warehousing, and last-mile logistics operations, particularly as companies seek to optimize supply chains and meet faster delivery expectations driven by e-commerce.

MATTHEWS™

EXCLUSIVELY LISTED BY

Brayden Conner
Broker
License No. WVB250301071 (WV)
Matthews™ of WV, LLC.
Listings@matthews.com