



Investment Opportunity for Sale

Confidential
Offering Memorandum
THE FARM AT RIDGEWAY
Bunker Hill, West Virginia

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Accelerating success.

Offering Summary

Colliers is pleased to exclusively present for sale parcels totaling 188 acres.

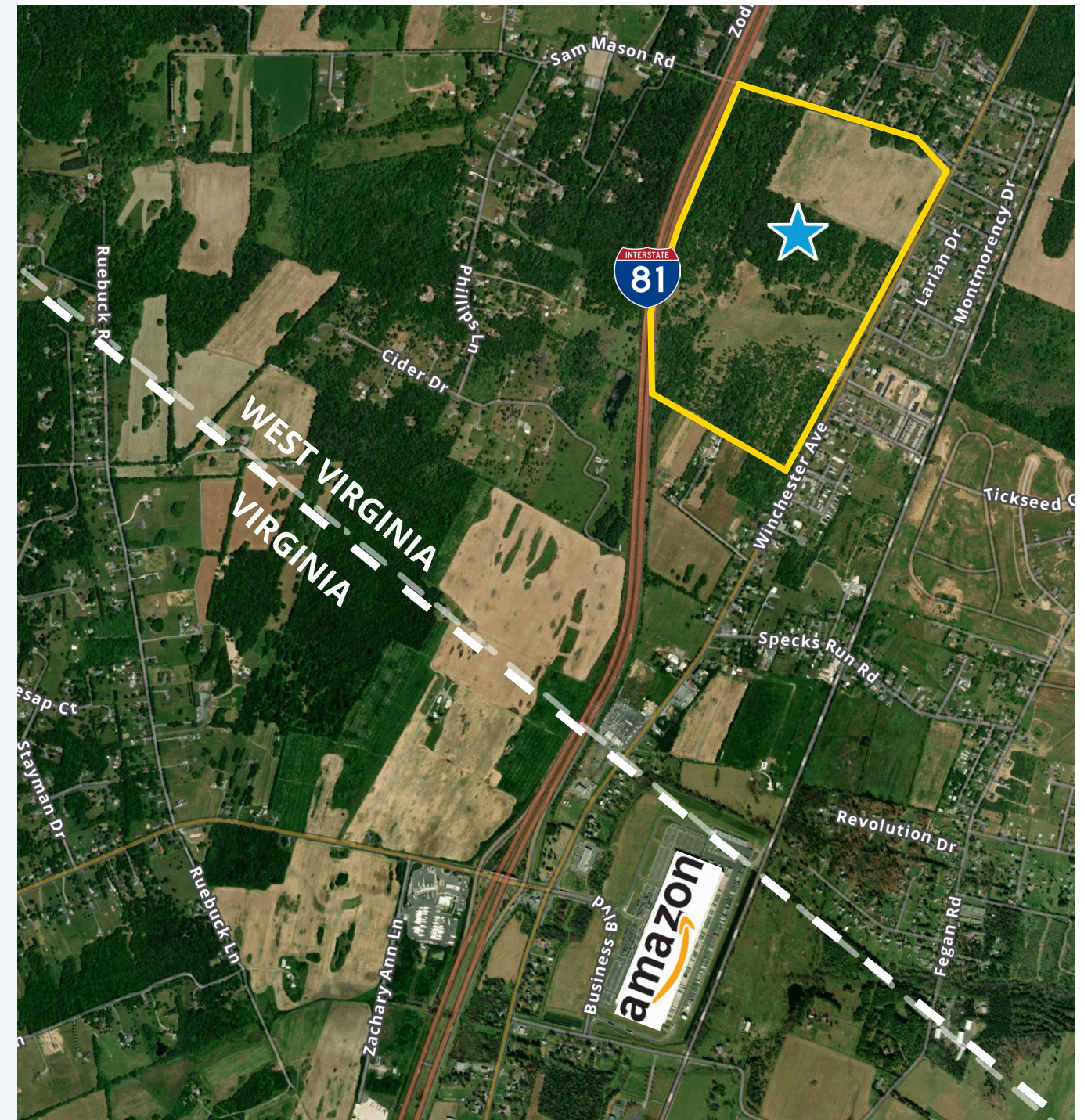
The site is highly visible on the I-81 corridor a minute from exit 323, near the West Virginia/Virginia border. In 2018, Amazon built 1M square foot e-commerce distribution center just off exit 323. Exit 323 in Virginia is the last exit before entering West Virginia and the primary point of access for Amazon's 1M square foot distribution facility on the east side of Route 11. The site is less than a mile north of Amazon and this critical interchange off of I-81. This interchange has been improved and enhanced to accept a high level of truck traffic to reach not only Amazon, but the Pilot/Flying J truck service center on the west side of I-81. These improvements will make the site particularly attractive to both industrial users and developers.

To the north, the parcel is minutes from exit 8/Tabler Station area. This area is ripe with major commitments from blue chip companies like Kingsford/Clorox, Procter & Gamble, Knauf Insulation, Orgill, and CHEP. P&G and Clorox in particular have made major manufacturing commitments that are expected to increase the need for distribution space outside their campus. In fact, P&G leased over 1 million square feet outside their campus within 18 months of starting operations at their 3 million square foot manufacturing plant. In addition, development firms, such as Equus Capital Partners from Philadelphia and Hines out of Houston, have started major industrial parks less than a mile from this site, thereby creating a strong local logistics hub. Major improvements to I-81 such as widening to 3 lanes and adding new on and off ramps to the Exit 8 interchange are providing developers and occupiers with increased confidence that this exit is a crucial logistics hub in the eyes of West Virginia. In addition, the Eastern West Virginia Regional Airport is a growing hub which may support air freight operations in the near future.

The 188 acre parcel in Berkeley County's business friendly community provides an advantage to a potential developer. Unlike neighboring Frederick County, Virginia, Berkeley County does not have zoning, which allows a faster timeline to breaking ground. The vast size of the parcel provides a unique "blank canvas" for the development of several industrial and commercial scenarios.

Offering Price \$70,000 per acre

Property Name	The Farm at Ridgeway
Property Address	Bunker Hill, West Virginia
Property Size	188 Acres
Price Per Acre	\$70,000





INTERSTATE
81

11

House is separately owned
(not part of the 188 acres)

Property Details

Address	Tax Map Number	Acres
11786 Winchester Ave. Bunker Hill	02-07-13-0040.0000	125.37 acres
11784 and 11786 Winchester Ave. Bunker Hill	02-07-13-0040.0001	36.64 acres
Off Rt 81 Bunker Hill	02-07-17-0002.0000	6.68 acres
Off Sam Mason Rd Bunker Hill	02-07-13-0039.0000	19.26 acres



**11786
Winchester Ave**

**House is separately owned
(not part of the 188 acres)**

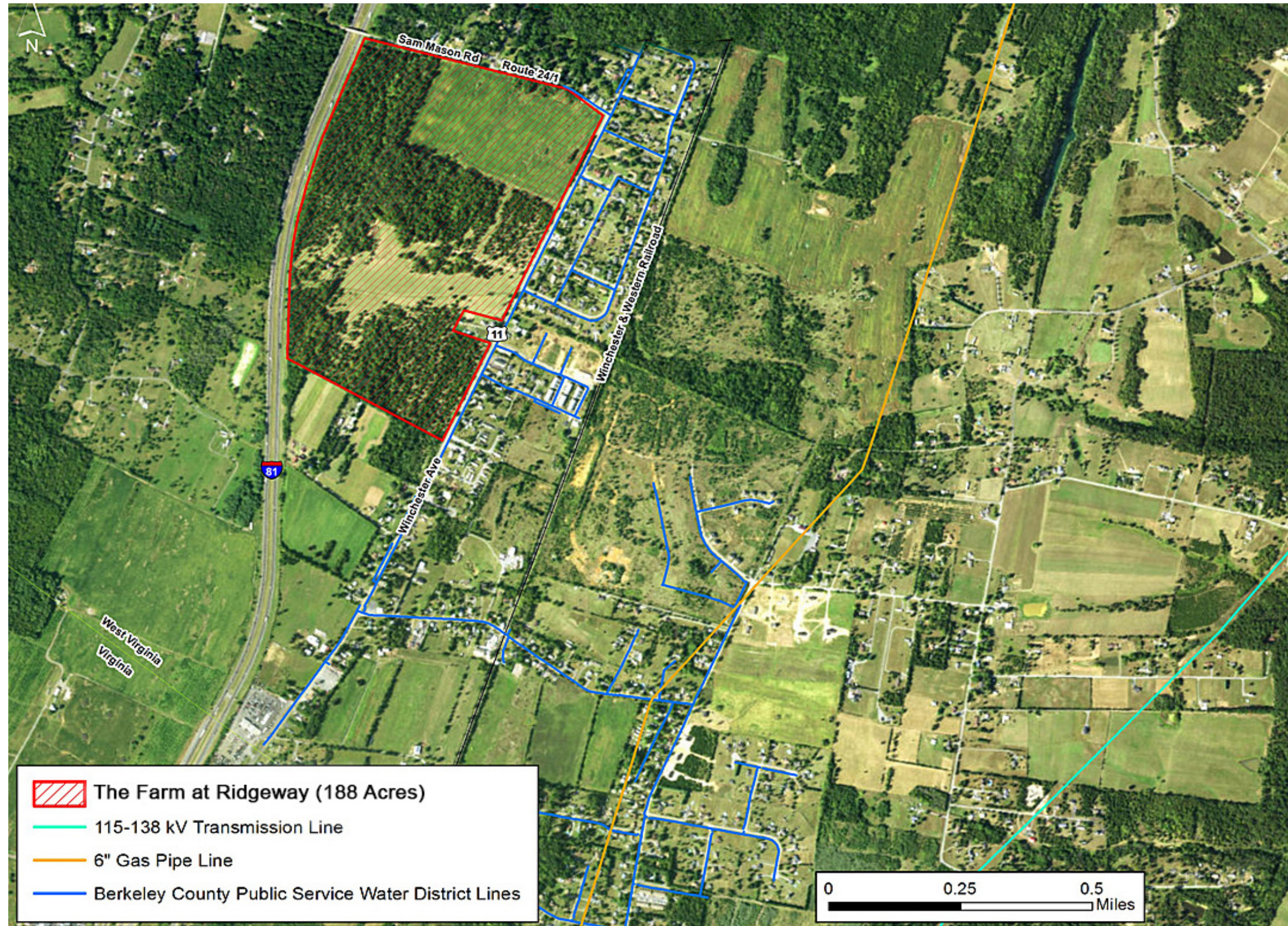
**Off
Sam Mason Rd**

**11784 & 11786
Winchester Ave**

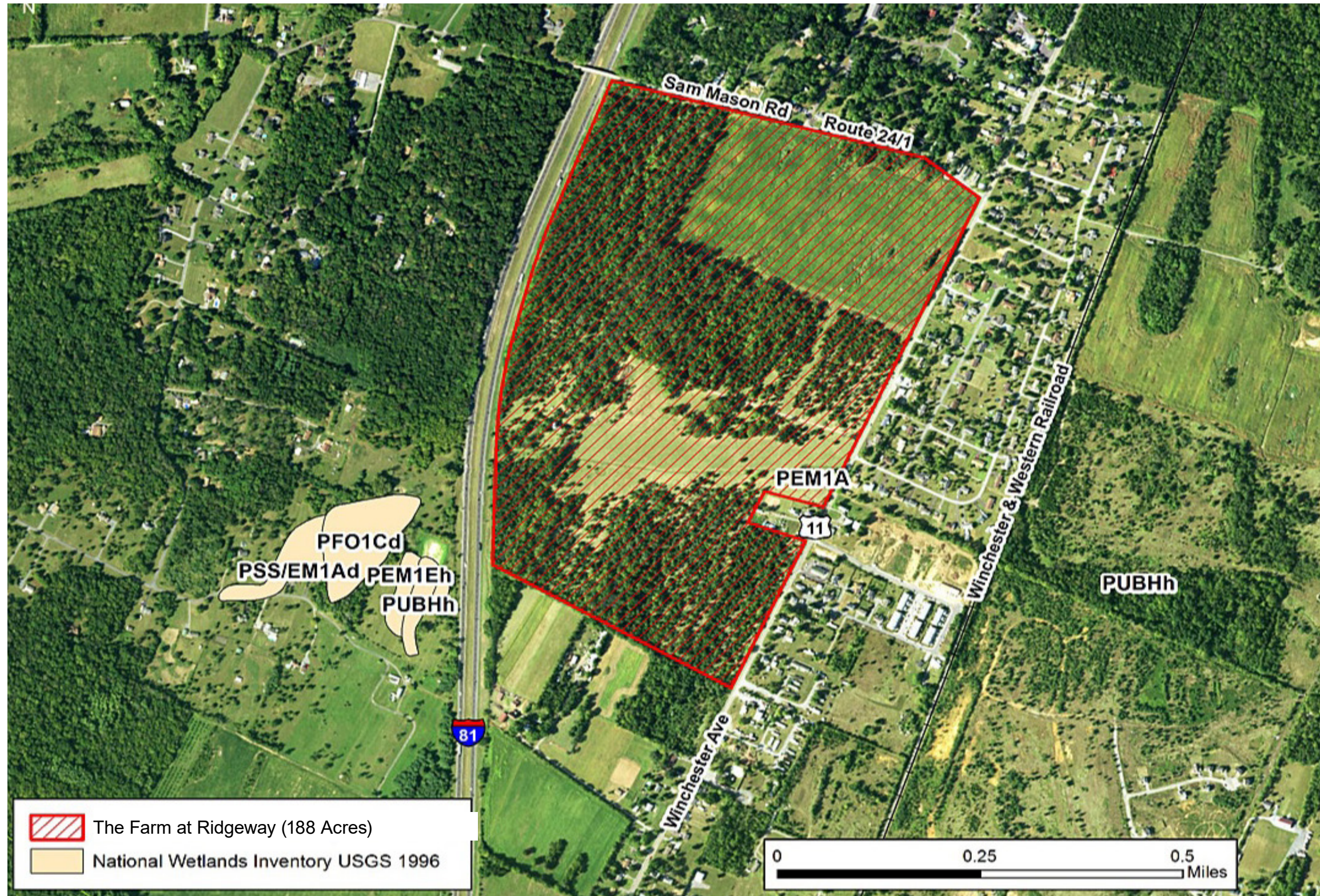
**11786
Winchester Ave**

**Off Rt 81
Sam Mason Rd**

Utilities Map



National Wetlands Inventory Map





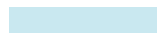


- 1. FedEx
- 2. Kellogg's
- 3. Tempur Sealy
- 4. Tractor Supply
- 5. Lowe's
- 6. Chevron Phillips
- 7. Rust-Oleum
- 8. Staples
- 9. NFI
- 10. Macy's
- 11. FedEx
- 12. Quad Graphics
- 13. Rubbermaid
- 14. P&G
- 15. Orgill
- 16. Knauf Insulation
- 17. Ecolab
- 18. Clorox
- 19. McKesson
- 20. Kraft
- 21. Geodis
- 22. Home Depot
- 23. Ferguson
- 24. Geodis
- 25. Trex
- 26. Rubbermaid
- 27. Ford
- 28. Home Depot
- 29. Sysco
- 30. Ferguson
- 31. Norse Dairy Systems
- 32. Virginia Inland Port
- 33. Mercury Paper
- 34. Rockwool
- 35. TeMa North America
- 36. DALB



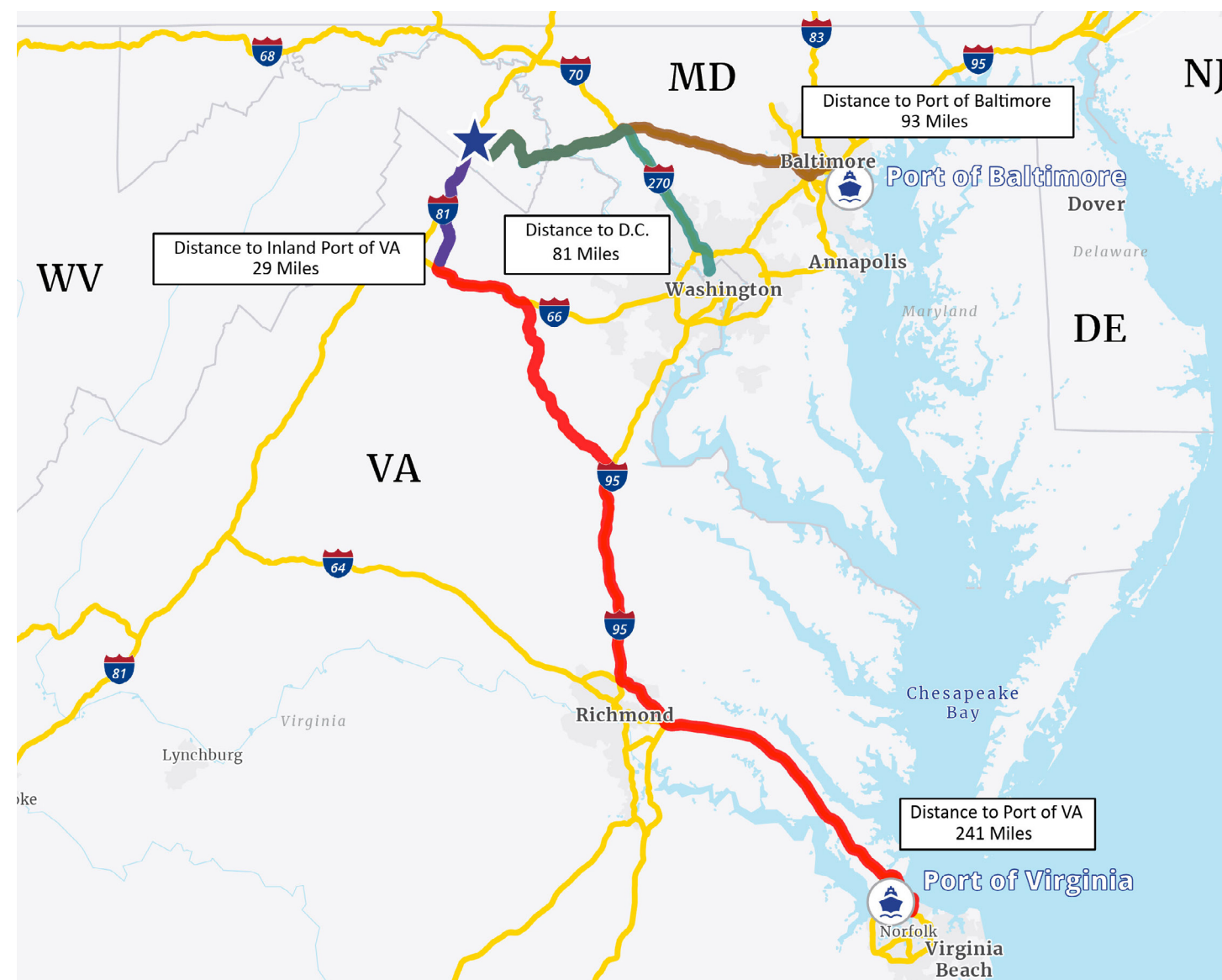
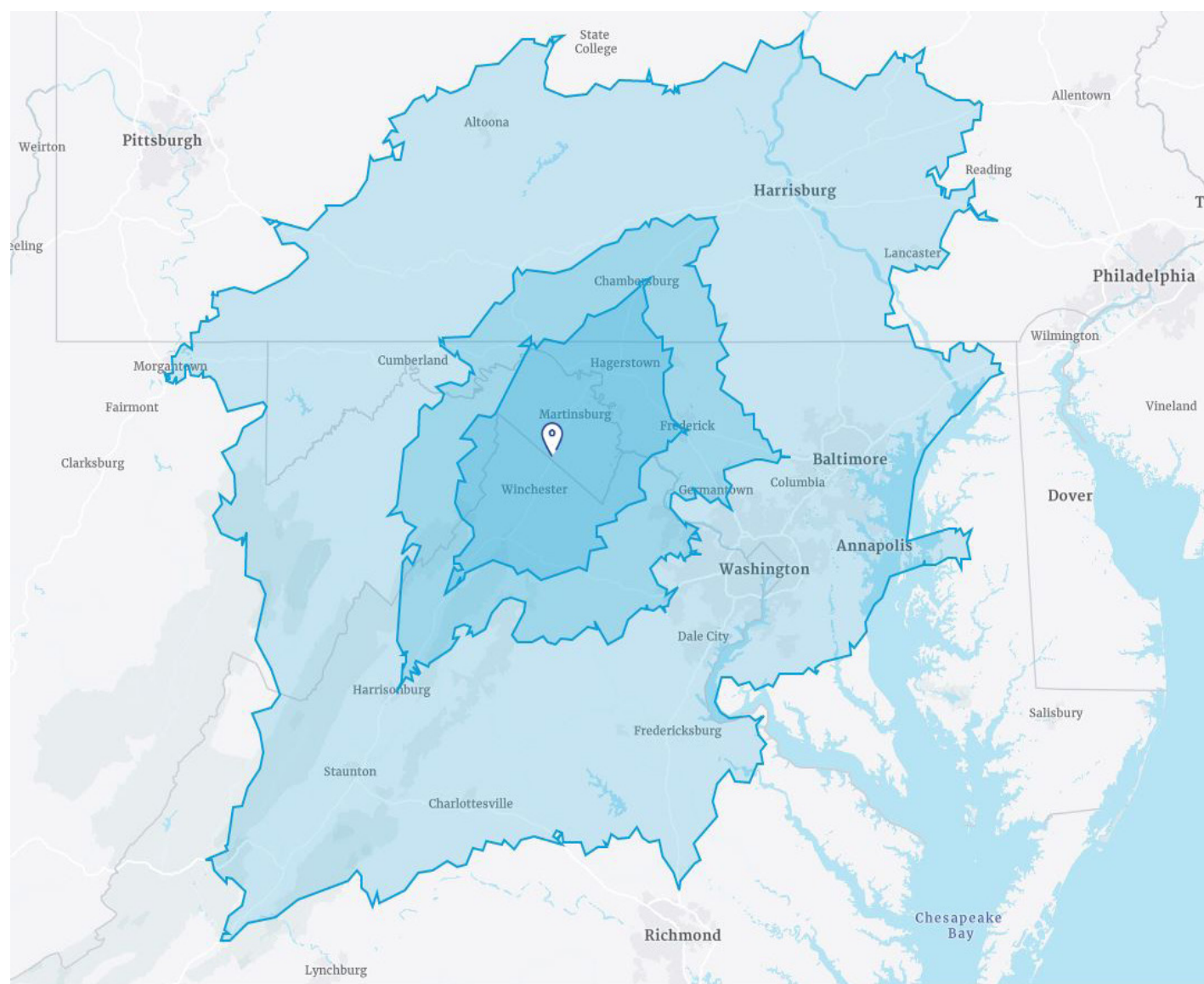
Drive Time & Distance to Ports

DRIVE TIME

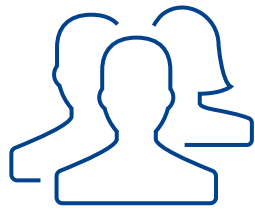
	50 miles
	75 miles
	150 miles

DISTANCE TO PORTS

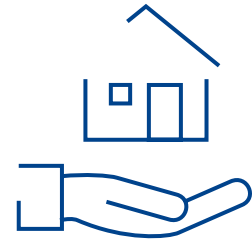
Inland Port of VA	29 miles
Port of Baltimore	93 miles
Port of VA	241 miles



Key Facts (150 miles)



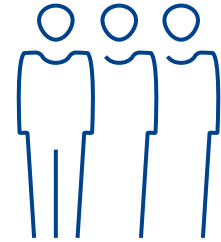
13,170,733
Total
population



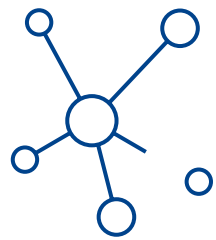
5,018,882
Total
Households



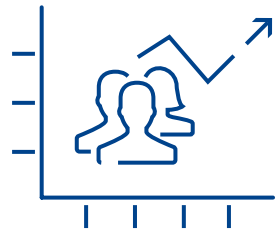
476,121
Businesses



7,043,781
Labor Force



39.4
Median
Age



10.2%
Population change
Since 2010



\$91,971
Median
household
income



\$51,049
Per capita
income



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