

FOR SALE / LEASE
OFFICE BUILDING
MARKETING FLYER



347 W. MAIN STREET
CLARKSBURG, WV 26301



BEVERAGE DISTRIBUTORS INC.

DOWNTOWN CLARKSBURG

◆ 347 W. MAIN STREET

**ROUTE 50
2ND STREET**

HARRISON COUNTY YMCA

HITE FIELD

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OFFICE BUILDING FOR SALE / LEASE

347 W. MAIN STREET CLARKSBURG, WV 26301

SALE PRICE / \$950,000

LEASE RATE / \$6.75 SQ FT / YEAR

LEASE STRUCTURE / MODIFIED GROSS

TOTAL SPACE AVAILABLE / 29,090 (+/-) SQ FT

GROSS LOT SIZE / 0.435 ACRE

ZONING / B-1 BUSINESS DISTRICT

**PROPERTY FEATURES / 3 FLOORS,
PRIVATE OFFICES, OVERHEAD DOOR,
SPRINKLER SYSTEM, LOADING BAY,
FREIGHT ELEVATOR, EXCELLENT
VISIBILITY, LOCATED IN THE HEART OF
DOWNTOWN CLARKSBURG**

Located within the heart of downtown Clarksburg, 347 W. Main Street includes a three-story office building comprised of 29,090 (+/-) square feet. This property was formally used as a Biometric Data Center with over 200 employees and still has a functional layout for continuous use as such. The building has two exterior entrances, one along W. Main Street, and one along Washington Ave. The Washington Ave entrance also has an overhead door and loading bay. This property would be well suited for another Data Center or any other office user that has need for a large amount of storage, cubicle and private offices, a loading bay and freight elevator. This offering is also eligible for HUBZone status and is located within an Opportunity Zone.

The property is located inside the city limits of Clarksburg, 0.5 mile off of Route 50. This site is situated in a prime location within the heart of activity in the growing city of Clarksburg. Directly in front of the building along W. Main Street there is an average daily traffic count of 9,895 vehicles per day. Along Route 50 there is an average daily traffic count of 22,120 vehicles per day (provided by Esri and Data Axle, 2023).

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PROPERTY SPECIFICATIONS

LEGAL DESCRIPTION

Located within the city limits of Clarksburg, this property is situated in the Clarksburg Corp District (3) of Harrison County. The site is comprised of one rectangular 0.435 acre parcel. The property is identified as Clarksburg Corp District, Tax Map 18, Parcel 164. The property is zoned B-1 Business District.

SPECIFICATIONS

Built in 1960, the subject property is improved with a two brick structure comprised of 29,090 (+/-) square feet, roughly 9,700 (+/-) square feet per floor. The building exterior is concrete brick and roofing is asphalt. Features of the property include one overhead door and sprinkler system throughout. Heating and air conditioning are forced air systems, with a state of the art Liebart cooling system for the data room on the second floor.

INGRESS / EGRESS / PARKING

The property currently offers two point of ingress and egress via W. Main Street and Washington Ave. Only street parking is available but if required, the landlord has offered to secure up to 50 parking spaces in the adjacent two parking lots.

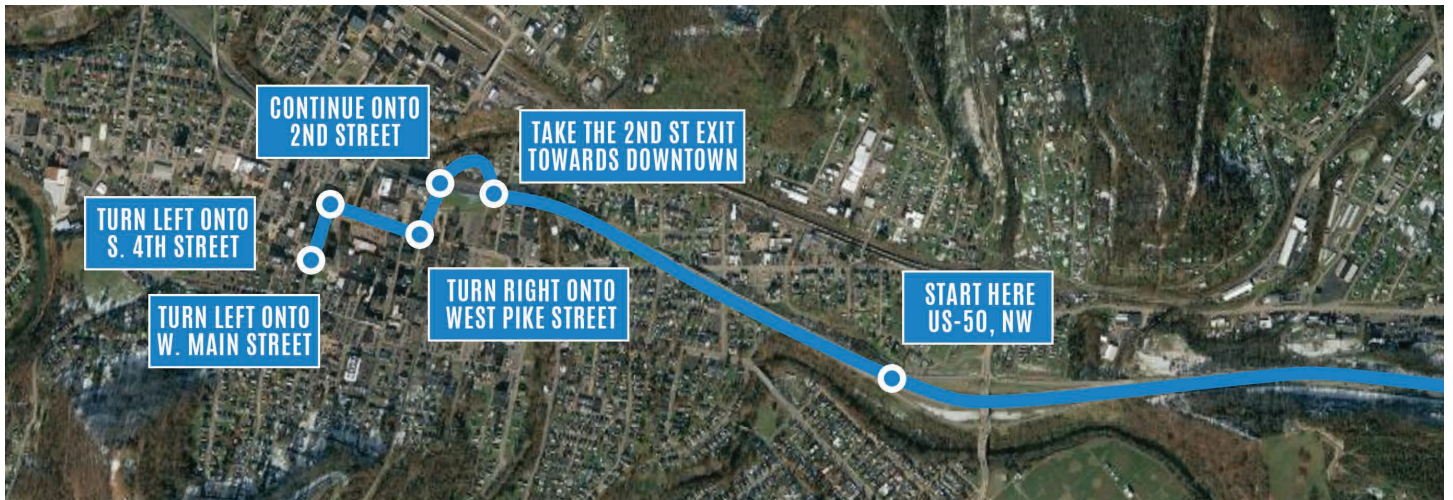
UTILITIES

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

UTILITY	PROVIDER
Electric	First Energy / Mon Power
Natural Gas	Hope Gas
Water	Clarksburg Water Board
Sewer	Clarksburg Water Board
Trash	Waste Management
Cable/Internet	Multiple Providers

DIRECTIONS

From US Route 50, Northwest, take the 2nd Street Exit toward Downtown. Continue onto 2nd Street, then turn right onto West Pike Street. Continue straight and turn left onto S. 4th Street. Then turn left onto W. Main Street and 347 W. Main Street will be on your immediate right.



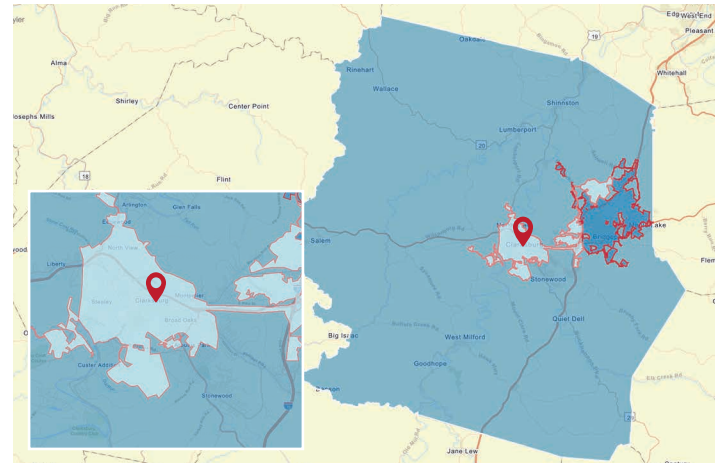
LOCATION ANALYSIS

The City of Clarksburg is located in the hills of north central West Virginia at the intersection of Interstate 79 and U.S. Route 50, the **second busiest** interchange in the state. Clarksburg is unique in that it is the largest city in the region, yet still has the advantages of a small hometown community. A rich mix of retail, industry, and government services, with a thriving business community exist, along with many recreational facilities and one of the best preserved historic downtowns in the state.

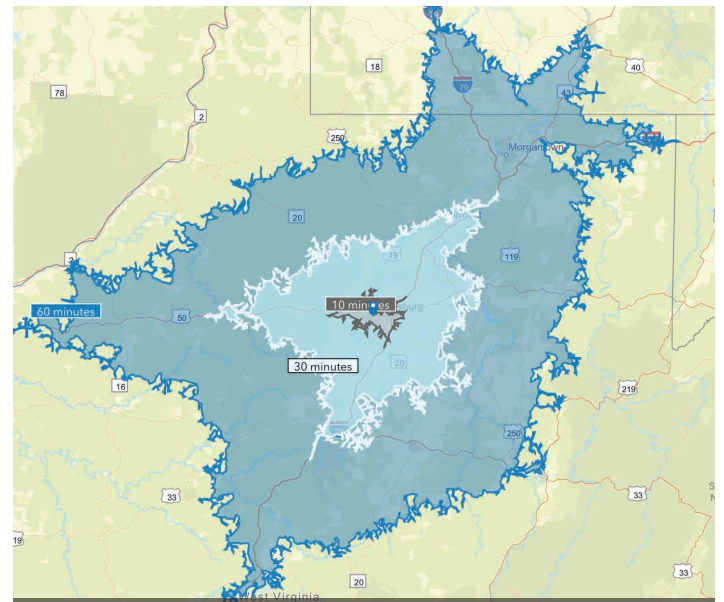
Harrison County has a total population of 64,773 and a median household income of \$53,087. Total number of businesses is 2,391.

The **City of Clarksburg** has a total population of 15,828 and a median household income of \$43,349. Total number of businesses is 747.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2023.

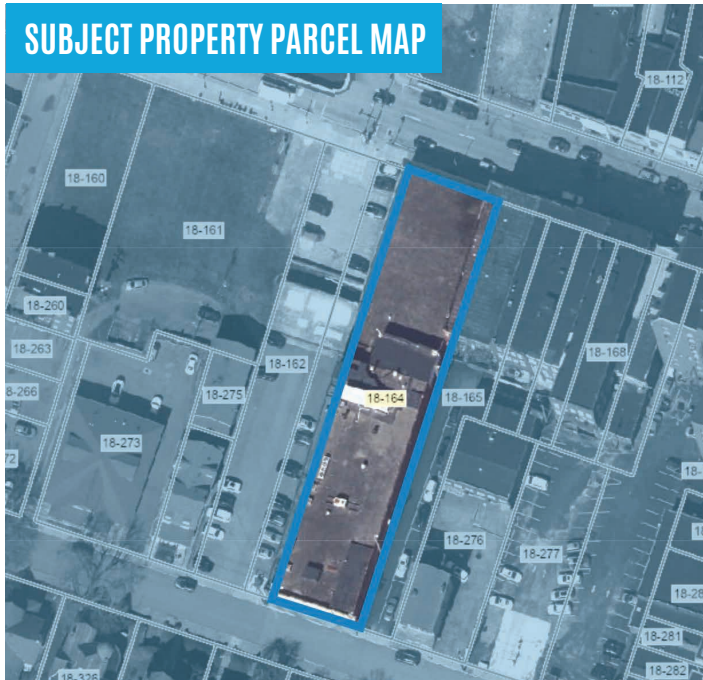


■ Harrison County, WV ■ Bridgeport City Limits
📍 Subject Location Clarksburg City Limits



Distance to nearby cities: Clarksburg, WV - 0.5 miles, Bridgeport, WV - 8 Miles, Fairmont, WV - 25 Miles, Morgantown, WV - 41 miles, Uniontown, PA - 67 miles, Pittsburgh, PA - 112 miles, Charleston, WV - 124 miles.

SUBJECT PROPERTY PARCEL MAP



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SURROUNDING AMENITIES



The aerial photo above highlights several of the most popular surrounding locations. The subject property at 347 W Main Street has been referenced with a yellow star.

- 1 Dollar General
- 2 Genteel's Recycling
- 3 Little Caesars Pizza, Dairy Queen
- 4 Wendy's
- 5 WBOY - National Broadcasting Corporation
- 6 O'Reilly Auto Parts
- 7 McDonald's
- 8 Beverage Distributors Inc
- 9 Sutter Roofing & Metal Co
- 10 J T Martin Fire & Safety
- 11 Cardinal Sales & Services Inc.
- 12 Clarksburg Water Board
- 13 Louis A Johnson VA Medical Center
- 14 WV Veterans Nursing Facility
- 15 Clarksburg Splash Zone
- 16 Army National Guard
- 17 Food Lion
- 18 Rosebud Shopping Center
- 19 Robert C. Byrd High School
- 20 Downtown Clarksburg

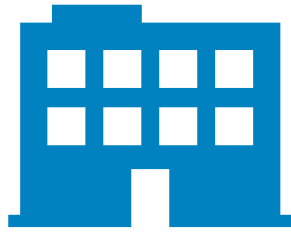
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



23,081

Total
Population



970

Businesses



25,868

Daytime
Population



\$98,707

Median Home
Value



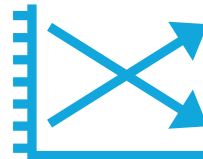
\$28,401

Per Capita
Income



\$43,709

Median Household
Income



-0.38%

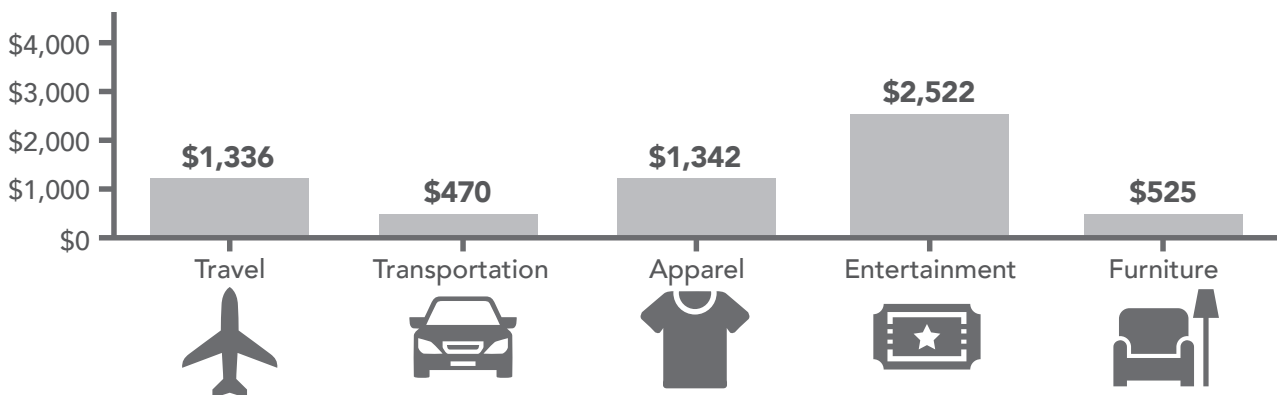
2020-2023
Pop Growth Rate



11,608

Housing Units
(2020)

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 2023, 2028. Spending facts are average annual dollar per household.

5 MILE RADIUS



35,832

Total Population



1,669

Businesses



41,313

Daytime Population



\$131,727

Median Home Value



\$33,265

Per Capita Income



\$49,681

Median Household Income



-0.51%

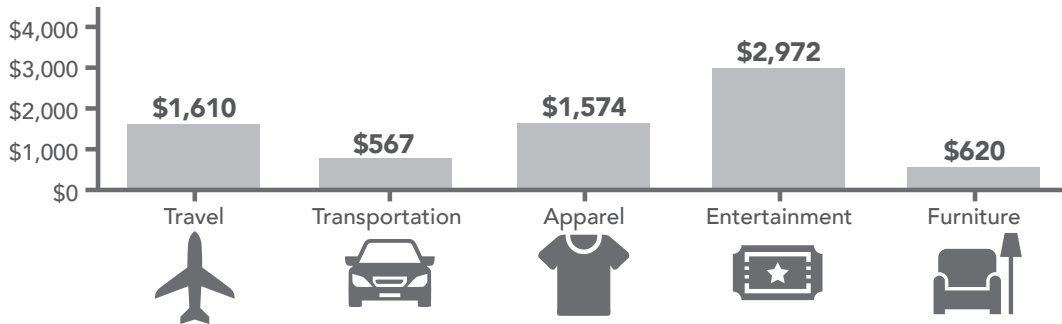
2020-2023 Pop Growth Rate



17,475

Housing Units (2020)

KEY SPENDING FACTS



10 MILE RADIUS



60,386

Total Population



2,302

Businesses



68,164

Daytime Population



\$144,513

Median Home Value



\$35,068

Per Capita Income



\$53,908

Median Household Income



-0.55%

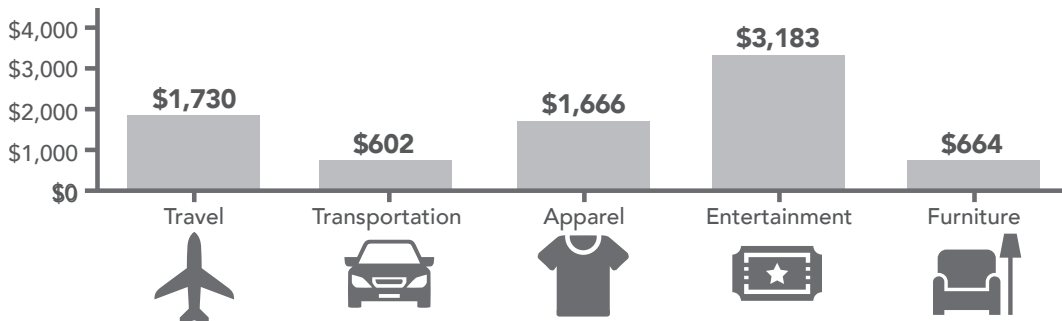
2020-2023 Pop Growth Rate



28,502

Housing Units (2020)

KEY SPENDING FACTS

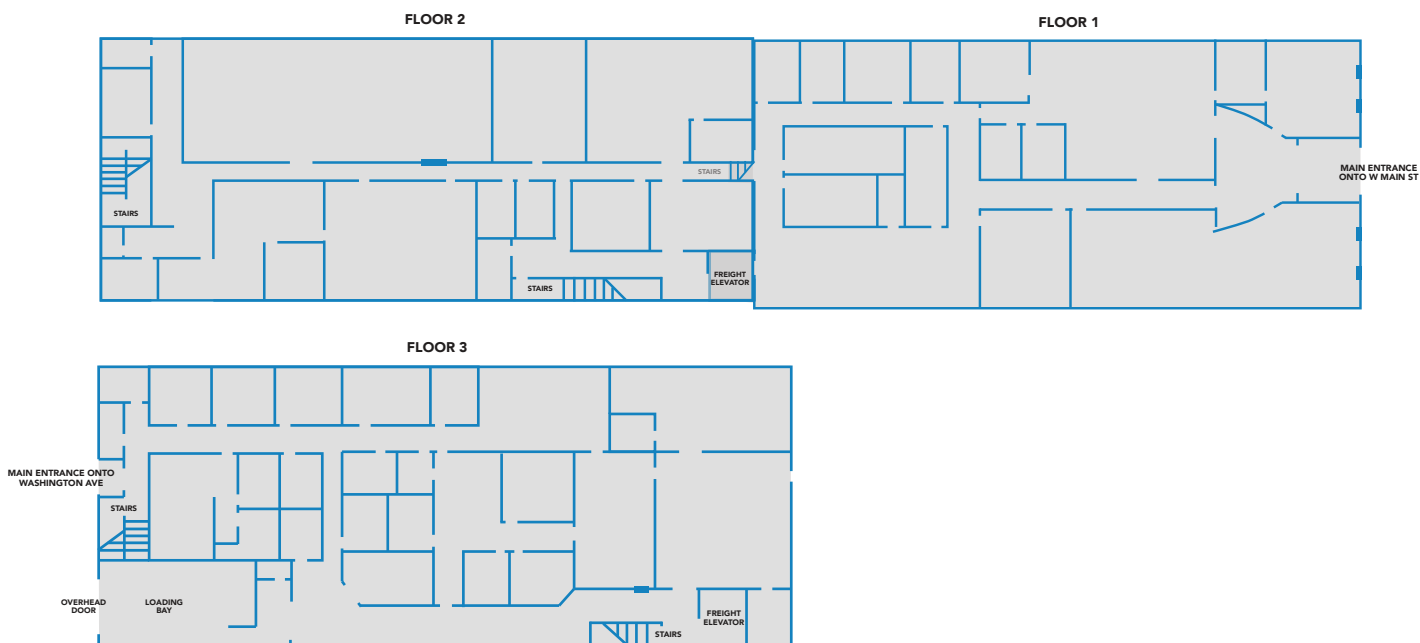


FLOOR PLAN - OVERVIEW

29,090 (+/-) SQUARE FEET

This building consists of 29,090 (+/-) square feet across three floors. The first and third floor both has exterior road access, while the second floor is contained within the slope of the land.

FLOOR PLAN OVERVIEW



*OUTLINES ARE APPROXIMATE



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DRONE VIDEO

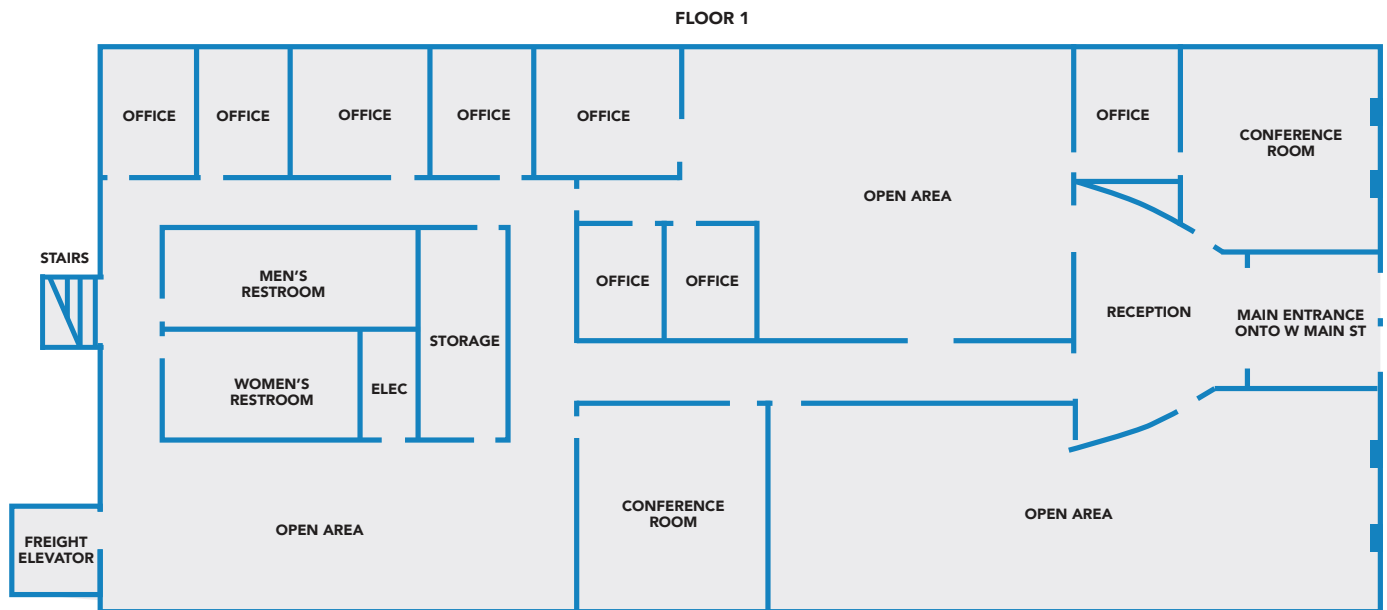


FLOOR PLAN - 1ST FLOOR

9,690 (+/-) SQUARE FEET

The first floor is comprised of 9,690 (+/-) square feet. Access to the space can be achieved through exterior doors along West Main Street. This floor has access to the second floor through a small set of stairs, and but only has direct access to the third floor via freight elevator.

The first floor is comprised of a large reception area, eight private offices, an two conference rooms, three larger open areas to occupy cubicles, storage, and two restrooms. Finishes to the space include drywall walls, drop ceilings, faux stone and vinyl flooring, and fluorescent lighting throughout.



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INTERIOR PHOTOS



Reception.

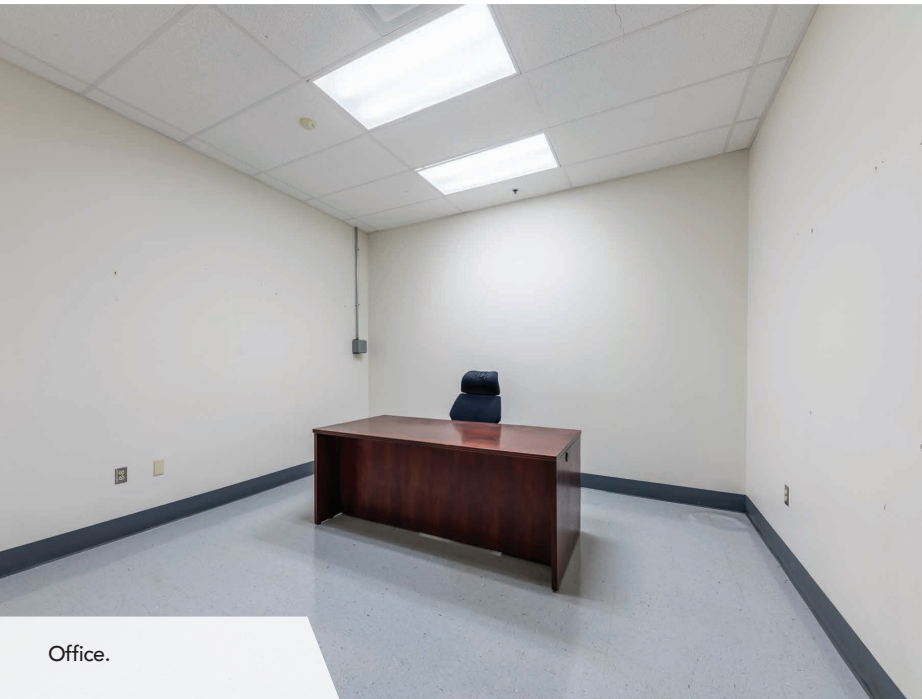


Main Entrance Onto W. Main Street.



Conference Room.

INTERIOR PHOTOS



Office.



Restroom.



Open Area with Cubicles.

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Open Hallway Area.



Storage.



Freight Elevator.

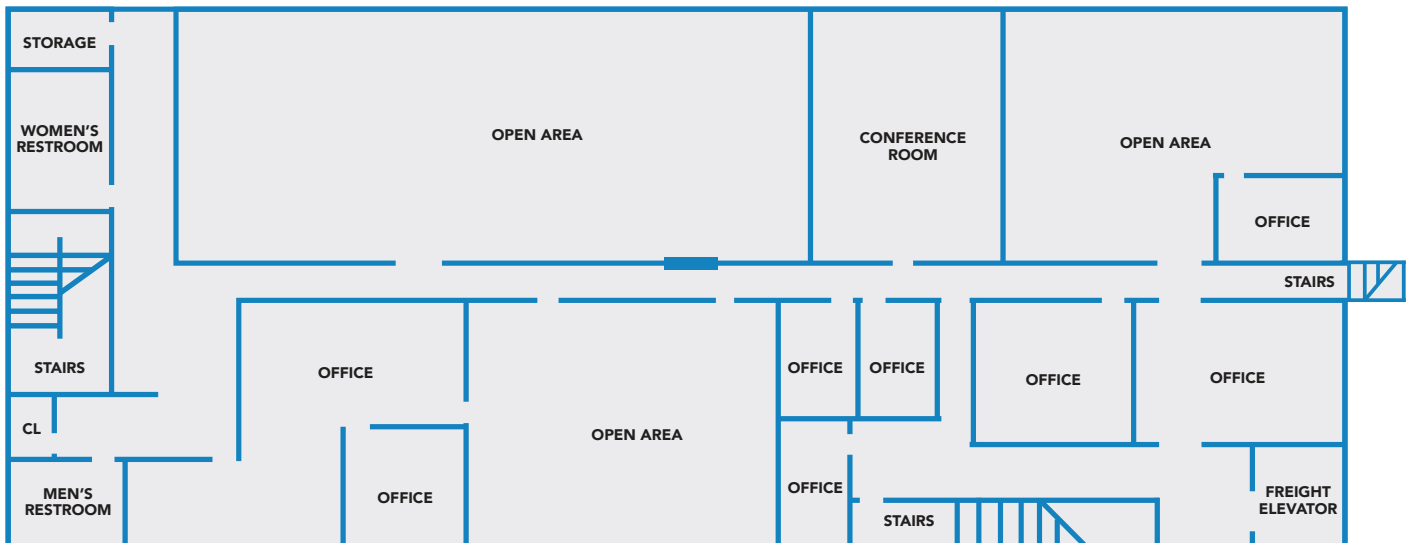
FLOOR PLAN - 2ND FLOOR

9,700 (+/-) SQUARE FEET

The second floor is comprised of 9,700 (+/-) square feet. This floor has access to three stairwells, one which is connected to the first floor, and two that are connected to the third floor. This floor also has access to the freight elevator.

The second floor is comprised of a conference room, three open areas to occupy cubicles, one of which is currently a server room, eight private offices, storage, and two restrooms. Finishes to the space include drywall walls, drop ceilings, vinyl flooring, and fluorescent lighting throughout.

FLOOR 2



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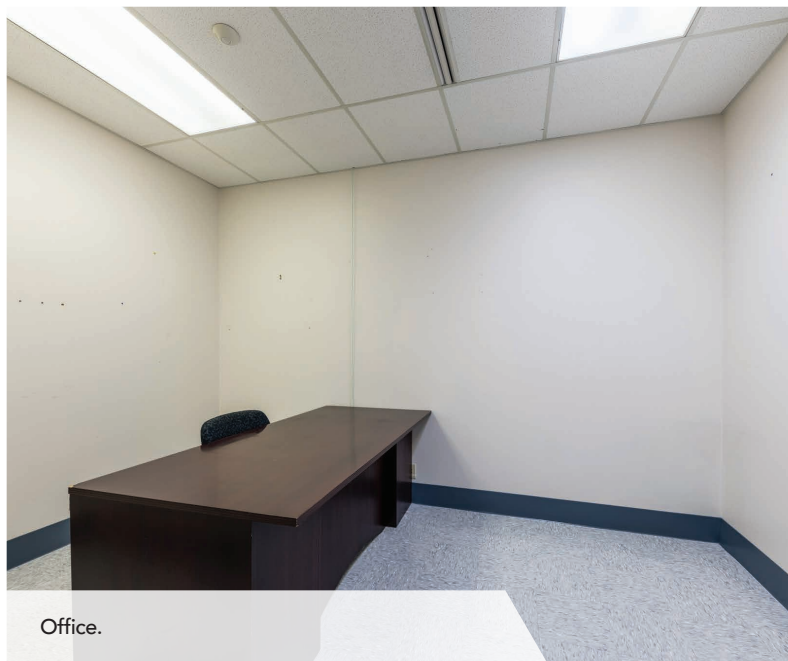
INTERIOR PHOTOS



Open Area.

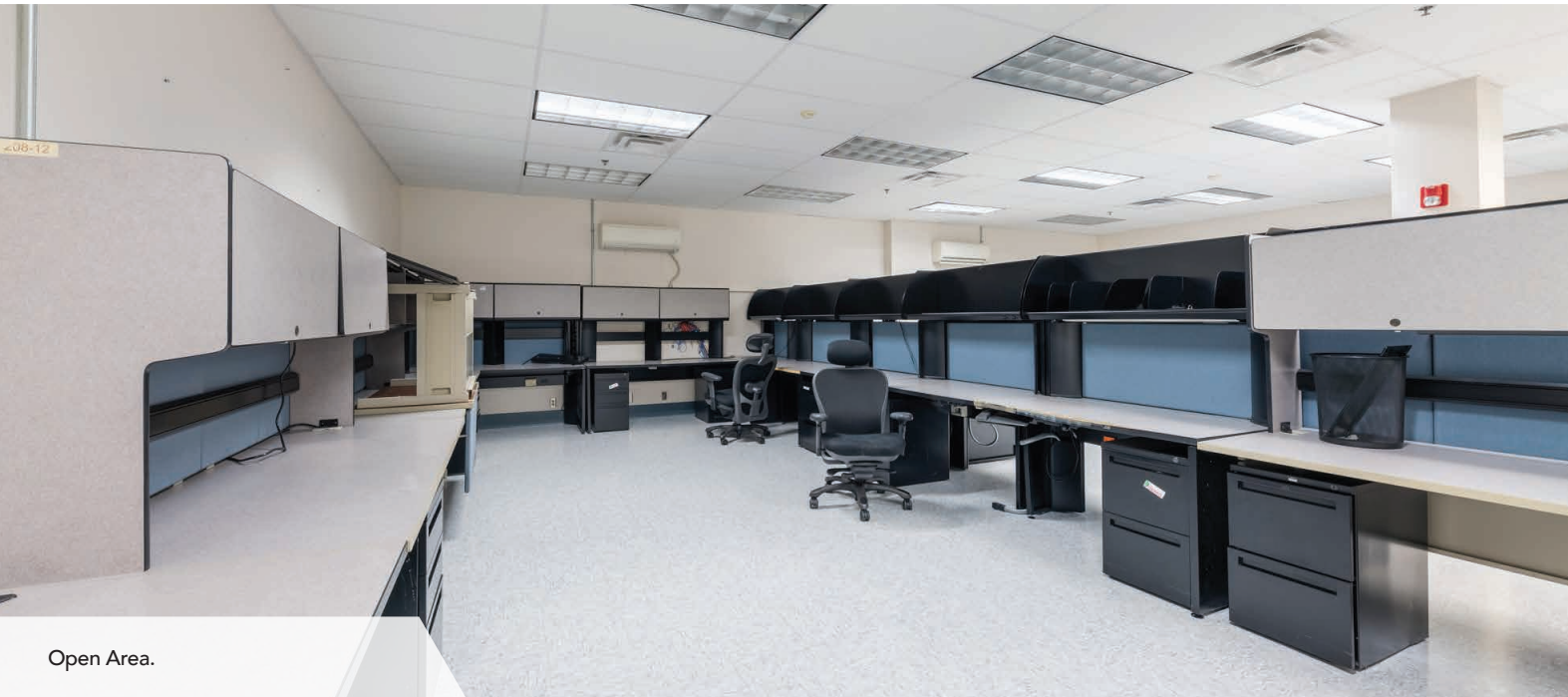


Office.



Office.

INTERIOR PHOTOS



Open Area.



Open Area.



Restroom.

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Data Room.



Data Room.

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INTERIOR PHOTOS



Break Room.



Executive Office.



Mechanical Room.

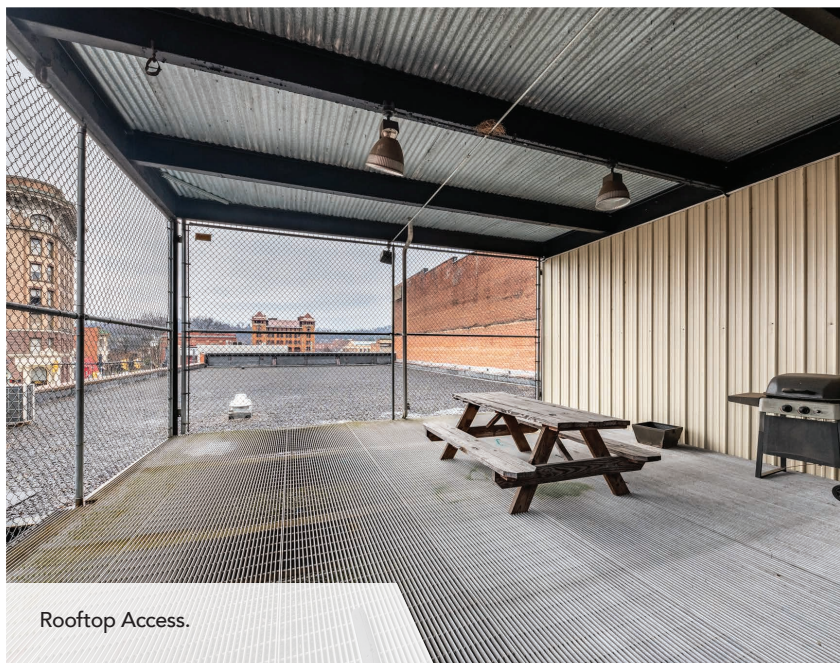
INTERIOR PHOTOS



Conference Room.



Office.



Rooftop Access.

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Overhead Door.



Loading Bay.



Office.

EXTERIOR PHOTOS



Washington Ave Entrance.



W. Main Street Entrance.



Adjacent Parking Lot and 1st Floor Exterior.

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Upper Parking Lot and 3rd Floor Exterior.



Building Exterior.



Overhead View.

AERIALS



Aerial Facing East.

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Aerial Facing South.



Aerial Facing West.



Aerial Facing North.



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