



Black Diamond Realty

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FOR SALE
INDUSTRIAL / LAND
MARKETING FLYER



708 HAWK HWY
LOST CREEK, WV 26385



 **708 HAWK HWY**

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INDUSTRIAL / LAND FOR SALE

708 HAWK HWY LOST CREEK, WV 26385

SALE OPTIONS /

\$550,000 (2 BUILDINGS + 11.53 AC -
YELLOW OUTLINE)

NEGOTIABLE (85.23 AC - BLUE OUTLINE)

GROSS LOT SIZE / 96.76 ACRES

GROSS BUILDING SIZE /

BUILDING 1 (INDUSTRIAL / OFFICE): 3,961 SQ FT

BUILDING 2 (WAREHOUSE): 3,174 SQ FT

PROPERTY TYPE / INDUSTRIAL, LAND, SALVAGE YARD

INDUSTRIAL CEILING HEIGHT / 30 FEET

PROPERTY HIGHLIGHTS / INCLUDES EQUIPMENT & SALVAGE LICENSE, QUICK INTERSTATE ACCESS (0.8 MILE), CRANES, SECURITY SYSTEM, LAND FOR EXPANSION

Located 0.8 mile from I-79, Exit 110, 708 Hawk Hwy includes two industrial buildings on 96.76 (+/-) acres. The property was formerly operating as a salvage business and the salvage license is included in the sale of the property along with various pieces of large equipment which are listed on Page 3. Building 1 is comprised of 3,961 (+/-) square feet built out as mostly industrial space with a small office area. Building 2 is comprised of 3,174 (+/-) square feet built out as mostly industrial/warehouse space. Adjacent to Building 1 is a weigh station. Lost Creek Salvage plus its equipment and salvage license is available for sale for \$550,000. This is outlined in yellow in the parcel map above. The remaining land (85.23 (+/-) acres is negotiable which is outlined in blue.

The subject property is situated 10.5 miles south (11 minute drive) of Route 50, Bridgeport and Clarksburg. I-79, Exit 110 (south) is located 0.8 mile from the property entrance and offers access to traffic entering the southbound lane or exiting the northbound lane only. To access the northbound entrance lane, you must take Lost Creek Road roughly 0.9 mile north to Exit 110 (north).

FOR SALE

INDUSTRIAL / LAND - LOCATED 0.8 MILE TO I-79 / EXIT 110

708 HAWK HWY · LOST CREEK, WV 26385

PROPERTY SPECIFICATIONS

PROPERTY SPECIFICATIONS

The subject property includes 96.76 (+/-) acres of land, roughly 11.53 (+/-) acres being cleared and 85.25 being raw land. Topography is flat on the cleared area and sloping to steep in the wooded areas. Situated in the cleared area are two industrial buildings containing a total of 7,135 (+/-) square feet. Both buildings were built in 1975 and renovated in 2000.

Building 1 consists of 3,961 (+/-) square feet including industrial shop space with 30' ceiling height to the trusses, office space, metal walls and fluorescent lighting. There is one 14'x14' sliding garage door located at the south end of the building.

Building 2 consists of 3,174 (+/-) square feet including industrial warehouse space with 30' ceiling height at the eaves. The building is partially open on the north and east sides with full siding covering the north and east sides of the building and the south and west sides being open with no door.

LEGAL DESCRIPTION / ZONING

Located outside city limits, this property is situated within the Grant District of Harrison County. The site consists of two irregular shaped parcel totalling 96.76 (+/-) acres. The property is identified as Grant District, Map 426, Parcels 35.5 (11.53 acres) and 35.8 (85.23 acres). This can be referenced in Deed Book 1503, Page 933 and Deed Book 1539, Page 1088. The property is not restricted by zoning regulations.

UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Unknown
Water	City Water
Sewer	Unknown
Trash/Cable/Internet	Multiple Providers

INCLUDED EQUIPMENT LIST

The following is included in the sale of this property:

2007 FUCHS MHL 350D Crane (Serial Number 350210/1430)

Rice Lake Truck Scales

Electric Aluminum Baler M750B

Diesel Aluminum Baler

Excavator Magnet

4X4 Digital Scale

**Rem Can Machine Model CC5 220VOLT
(Serial Number 4763401)**

Wheel Crusher WC 500

Wheel Masher

Roll Off Boxes 2

Security Cameras

**Salvage License
(transferable with sale, cannot be newly issued in WV)**

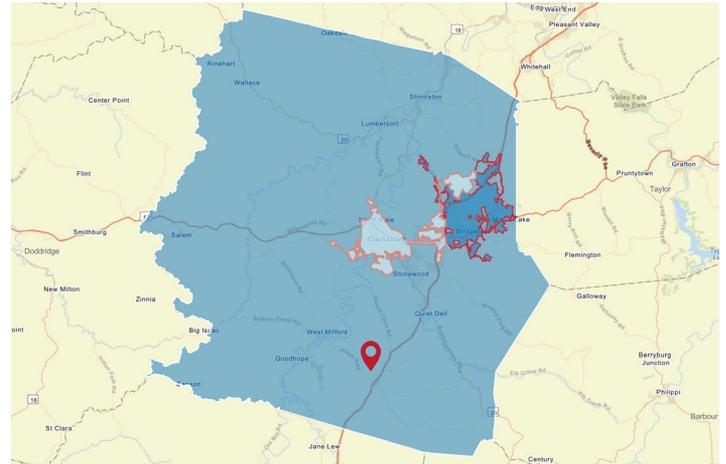
LOCATION ANALYSIS

Harrison County 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, and Mitsubishi. Positioned along the eastern border of the county, Bridgeport is conveniently located just two hours north of the state capital, Charleston, WV and two hours south of Pittsburgh, PA.

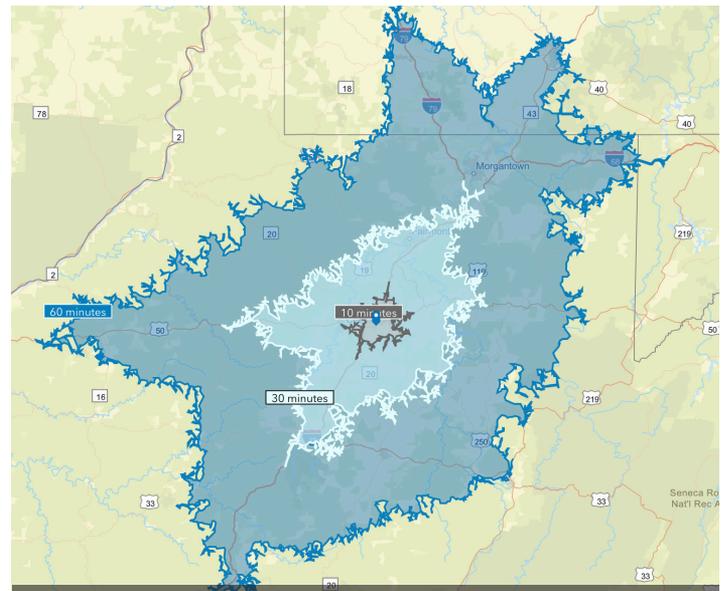
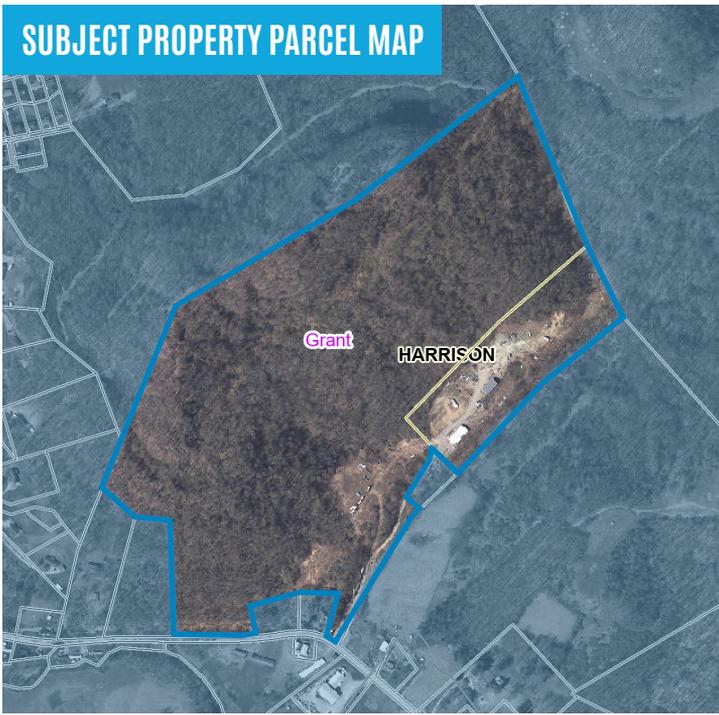
Harrison County has a total population of 64,575 and a median household income of \$60,521. Total number of businesses is 2,478.

The **City of Bridgeport** has a total population of 16,064 and a median household income of \$88,255. Total number of businesses is 954.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2024.



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



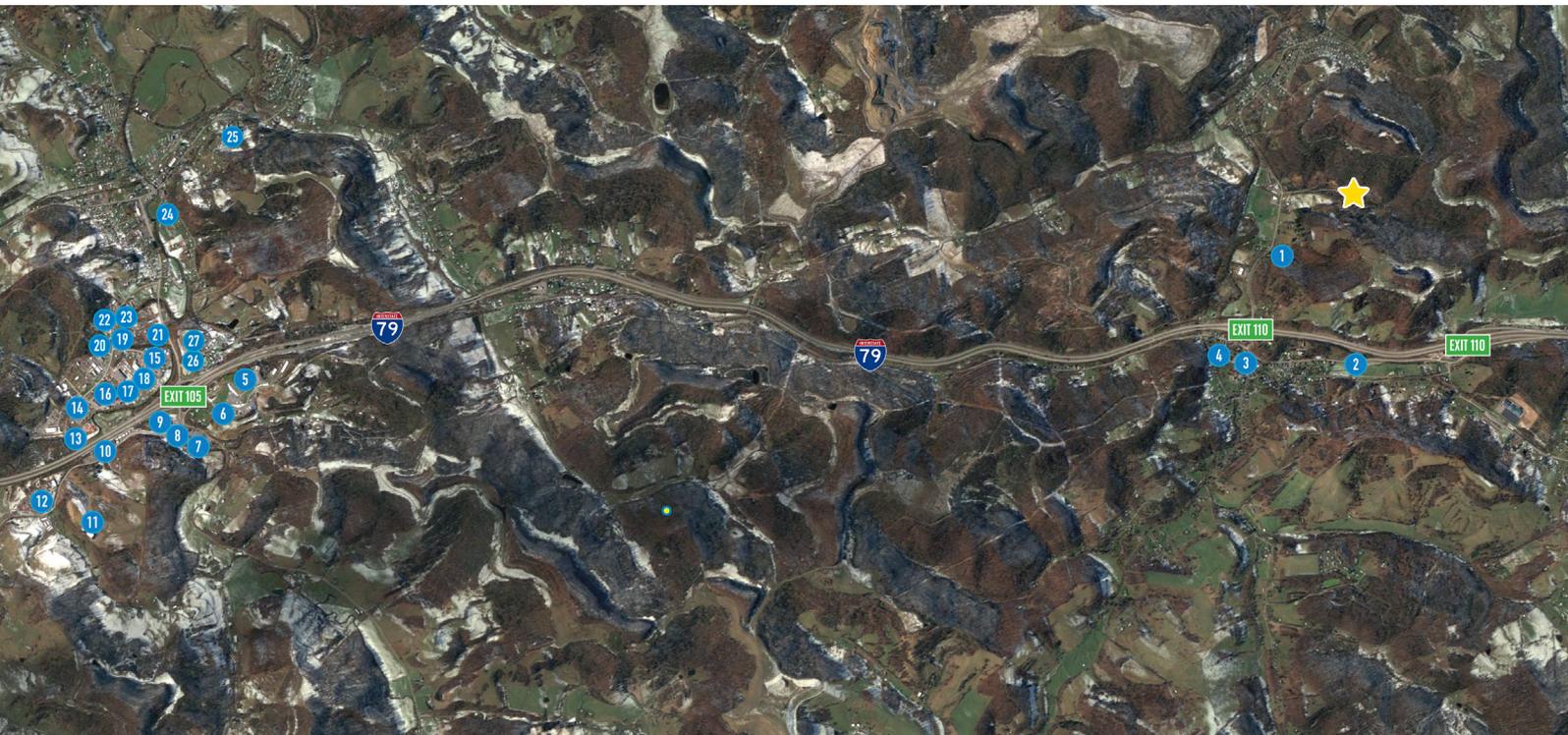
Distance to nearby cities: Jane Lew, WV - 6 miles, Bridgeport, WV - 12 miles, Clarksburg, WV - 14 miles, Fairmont, WV - 28 miles, Morgantown, WV - 45 miles, Charleston, WV - 113 miles, Pittsburgh, PA - 117 miles.

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INDUSTRIAL / LAND - LOCATED 0.8 MILE TO I-79 / EXIT 110

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SURROUNDING AMENITIES



The Google aerial above shows several of the most popular surrounding locations. Referenced with a yellow star, 708 Hawk Hwy is located approximately 0.8 mile from I-79, Exit 110 (south).

Jane Lew is located ~6 miles south via I-79 and Bridgeport (Route 50) is located ~10.5 miles north via I-79.

- 1 Summit Sales & Equipment
- 2 Dollar General
- 3 D C's General Store
- 4 Lost Creek Volunteer Fire Department
- 5 Hope Gas
- 6 Multi Chem
- 7 King's Tire Service Inc
- 8 CAT Scale Truck Stop, Arby's, PM Grand
- 9 Jane Lew Travel Center, IHOP
- 10 The Inn at Plantation
- 11 Jane Lew Kanawha Scales & Systems
- 12 Mountaineer RV & Outdoor Center, LLC
- 13 BSI Well Service
- 14 Worldwide Equipment
- 15 Mountain State Log Homes Inc
- 16 Enerflex Jane Lew, Wst Energy
- 17 Latham Pool Products Inc
- 18 Blue Hawaiian Fiberglass Pools
- 19 Lloyd's Electronics Inc
- 20 Matheny Motors
- 21 Weatherford
- 22 West Virginia Pool Construction Inc
- 23 United States Postal Service
- 24 Jane Lew Park
- 25 Jane Lew Elementary School
- 26 GoMart
- 27 Dollar General

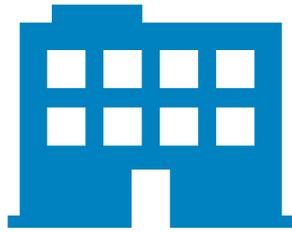
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



2,693

Total Population



28

Businesses



1,855

Daytime Population



\$194,128

Median Home Value



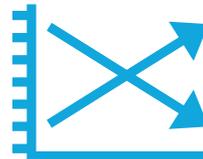
\$38,432

Per Capita Income



\$78,157

Median Household Income



0.18%

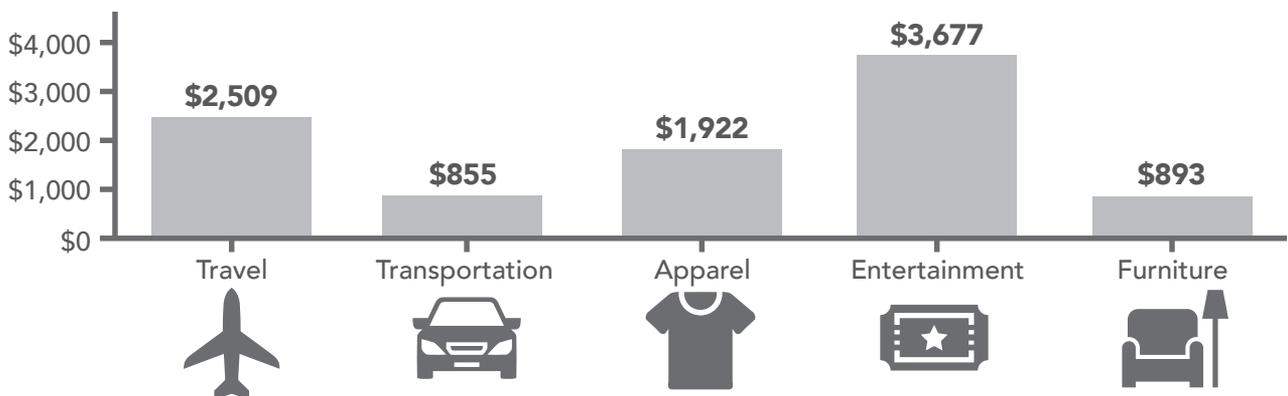
2024-2029 Pop Growth Rate



1,149

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 2024, 2029. Spending facts are average annual dollar per household.

5 MILE RADIUS



8,361

Total Population



133

Businesses



8,959

Daytime Population



\$196,147

Median Home Value



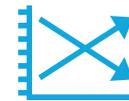
\$38,219

Per Capita Income



\$73,366

Median Household Income



-0.24%

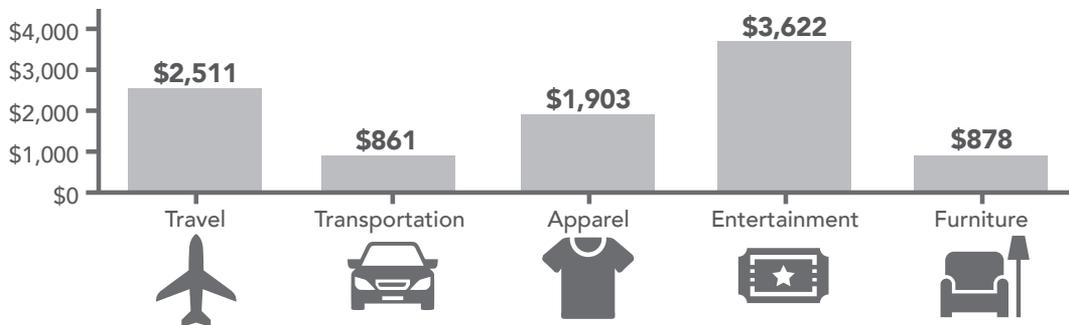
2024-2029 Pop Growth Rate



3,605

Housing Units (2020)

KEY SPENDING FACTS



10 MILE RADIUS



45,992

Total Population



1,754

Businesses



51,232

Daytime Population



\$176,450

Median Home Value



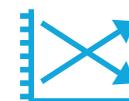
\$35,925

Per Capita Income



\$57,735

Median Household Income



-0.48%

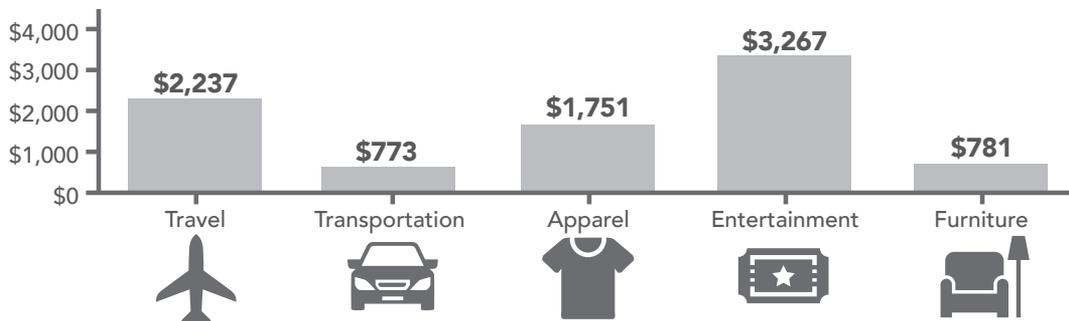
2024-2029 Pop Growth Rate



21,857

Housing Units (2020)

KEY SPENDING FACTS



INTERIOR PHOTOS



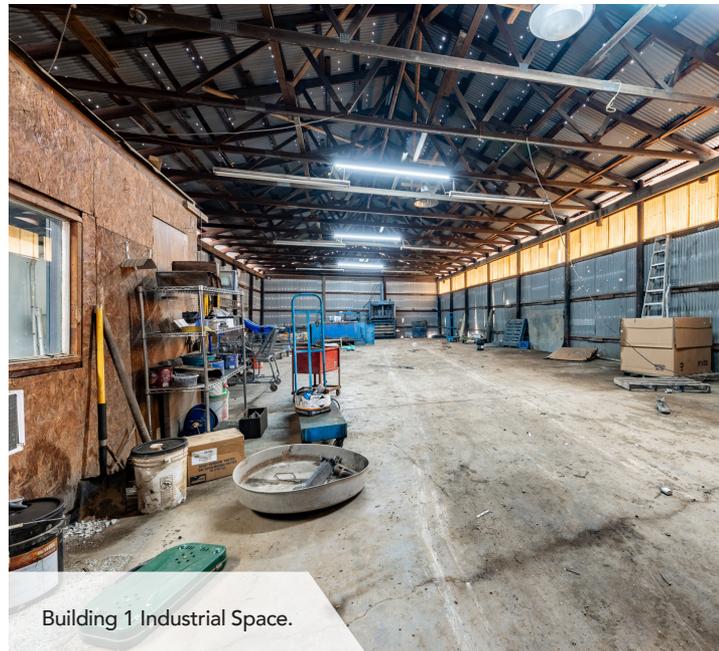
Building 1 Office Space.



Building 1 Office Space.

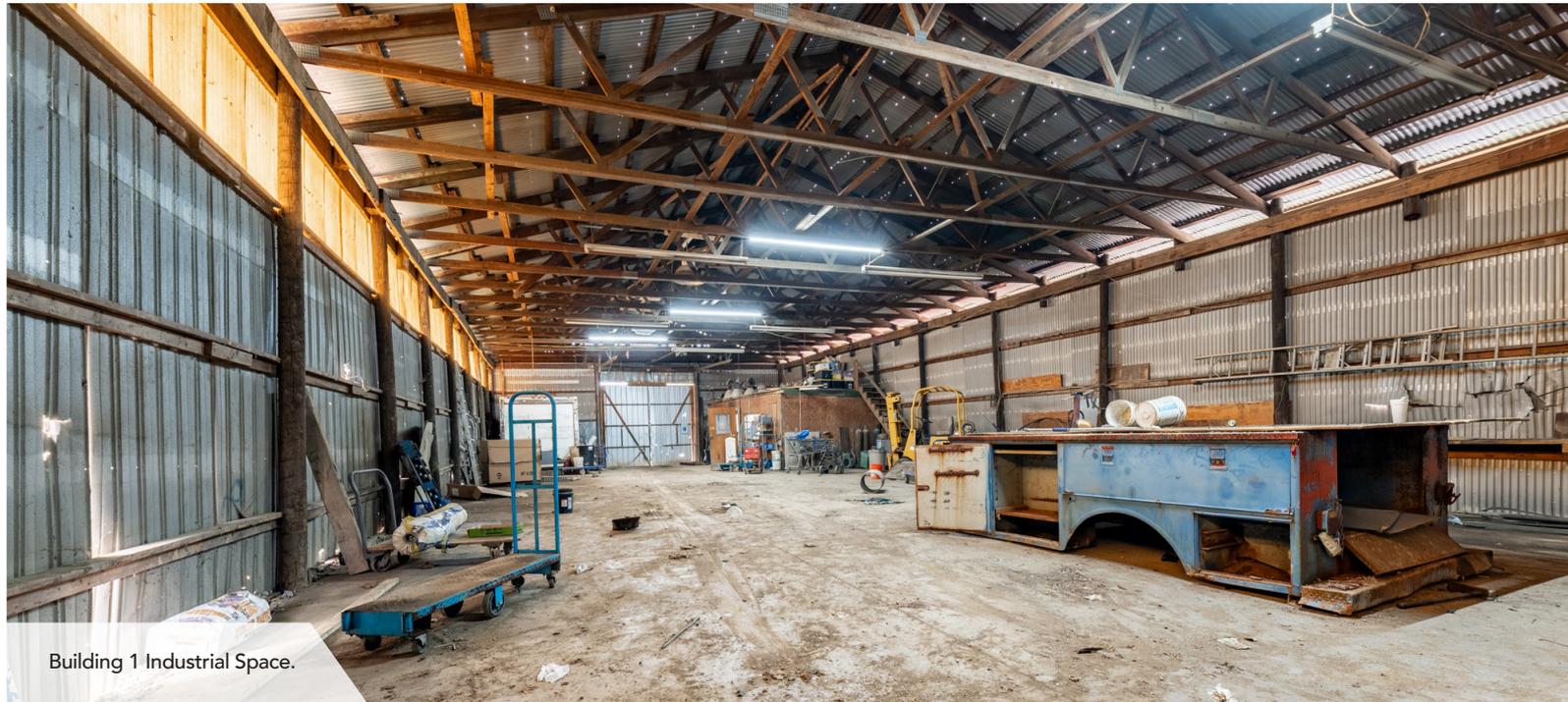


Building 1 Office Space.

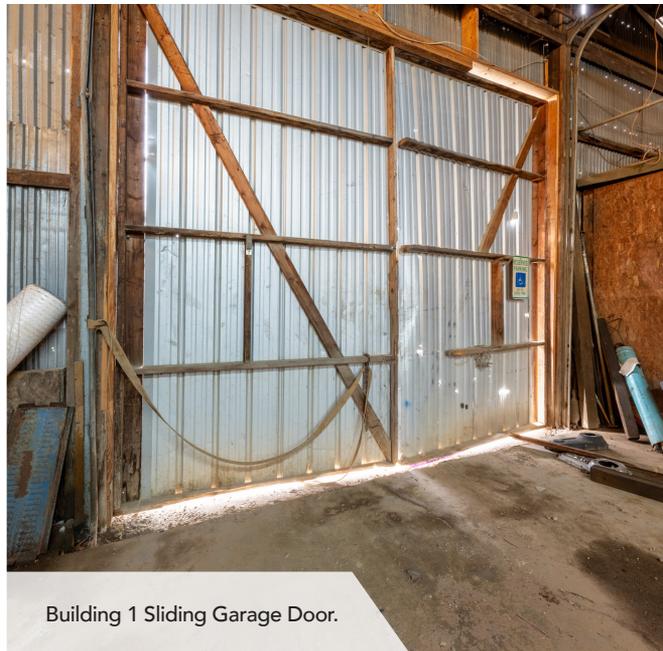


Building 1 Industrial Space.

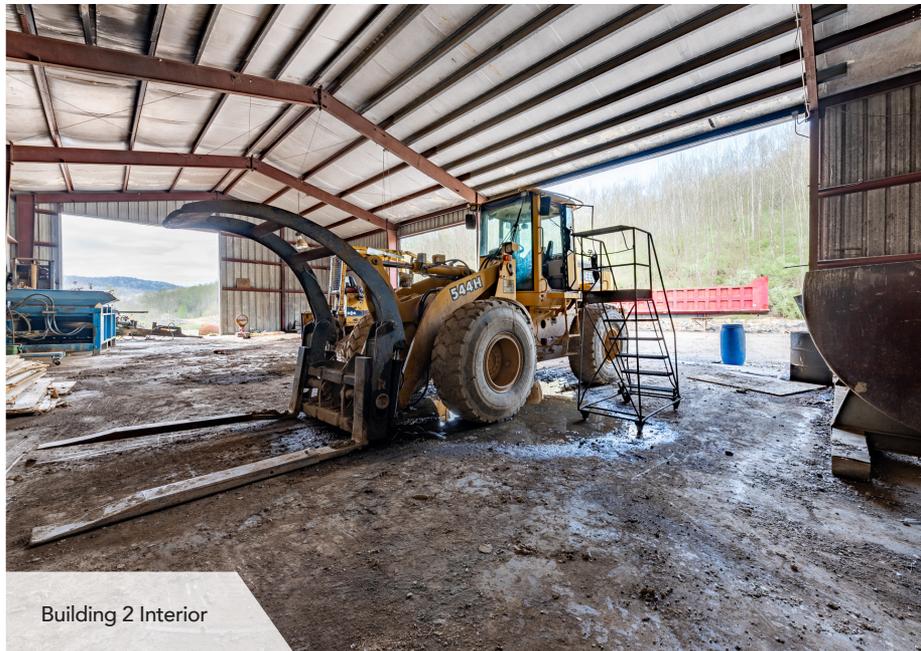
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Building 1 Industrial Space.



Building 1 Sliding Garage Door.



Building 2 Interior

EXTERIOR PHOTOS



Building 2 Exterior.



Building 2 Exterior.



Building 1 Exterior, Weigh Station.

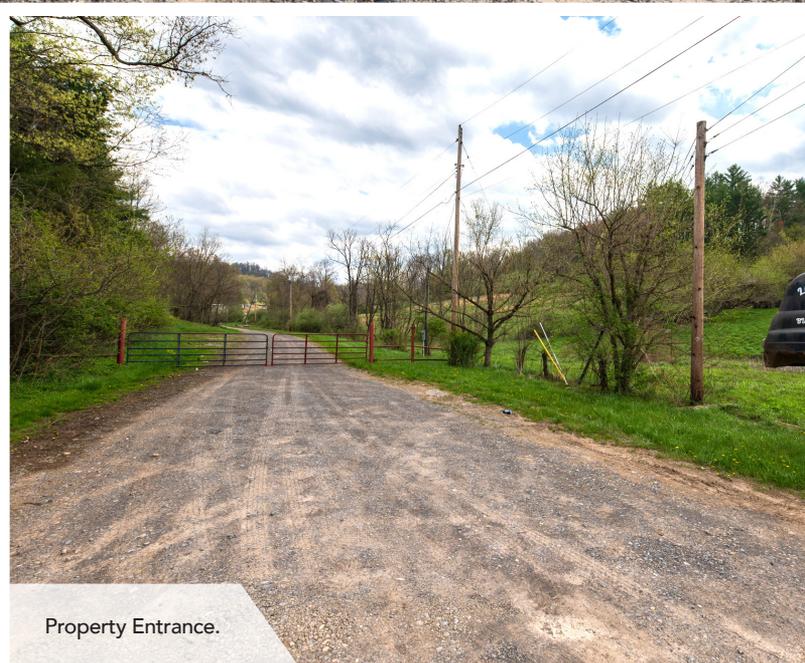
FOR SALE
INDUSTRIAL / LAND - LOCATED 0.8 MILE TO I-79 / EXIT 110
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Cleared Land.



Weigh Station.



Property Entrance.

AERIAL PHOTOS



Aerial of the Property Facing North.

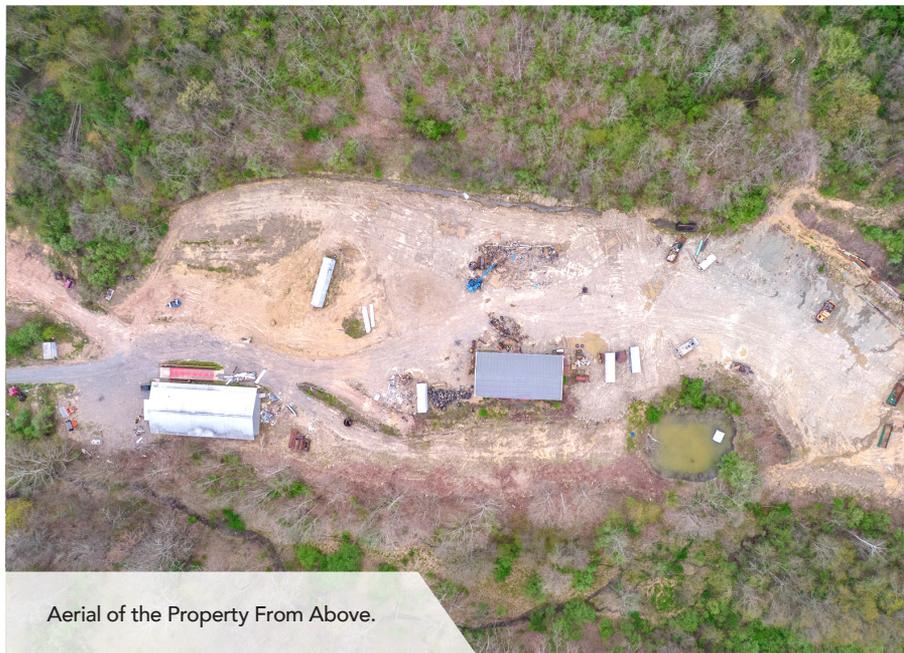
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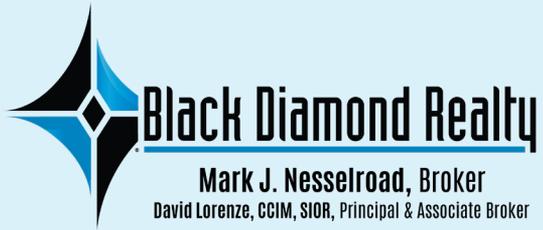
Aerial of the Property Facing Southwest.



Aerial of the Property Facing South.



Aerial of the Property From Above.



CONTACT

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