



SPELTER, WEST VIRGINIA

OPPORTUNITY

The property owner seeks to identify developers or end users interested in the acquisition and redevelopment of a former operating site located near Clarksburg, WV. The site is within driving distance of Washington, DC, Pittsburgh, PA, and other key eastern cities.

PROPERTY FACTS

Address	Intersection of County Route 19 and B Street (aka 19/33), Spelter, WV
Total Acreage	96 +/- acres; approx. 53 developable acres, along with 43 restricted acres
Tax Parcels	One parcel; subdivision possible
Current Zoning	Land use regulated by Harrison County
Status	Operations ceased in the early 2000s; all buildings, plant, and equipment dismantled and removed; all remediation activities completed.



LOCATION & ACCESS

The property is located in a well-connected area with many transportation-related assets.

Region	Northern West Virginia
Neighborhood	Riverfront industrial property; located adjacent to local Rails-to-Trails linear park
Site Access	5 miles to I-79
Airport	15 miles to North Central West Virginia Airport
Water Access	Adjacent to West Fork River

FOR MORE INFORMATION: www.industrial-portfolio.com (888) 508 - 6710



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PROPERTY ASSETS

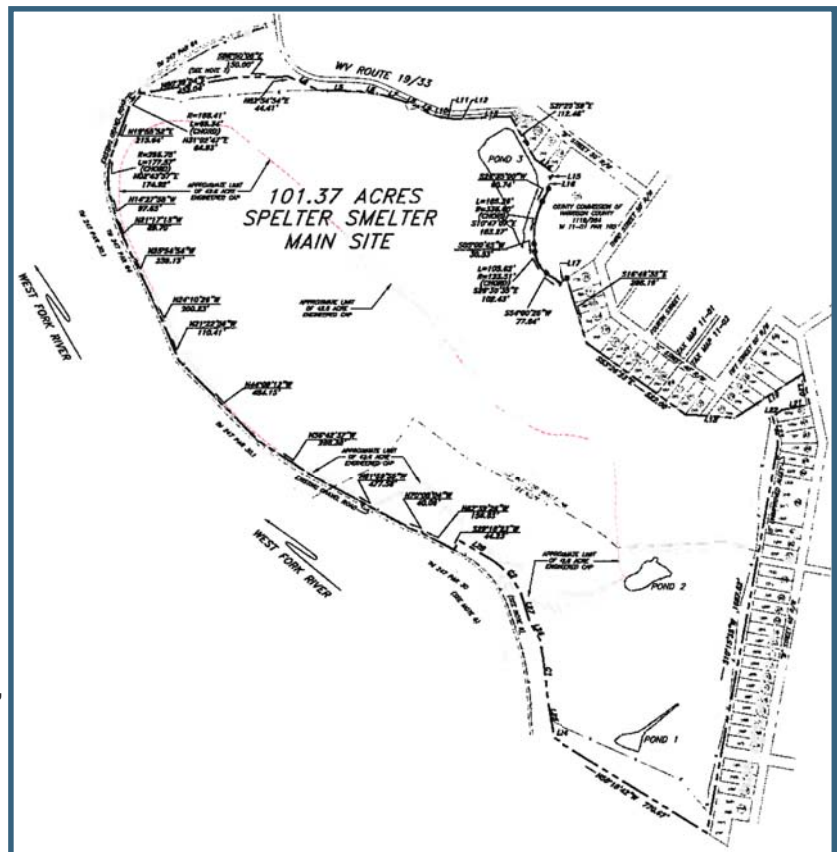
This former industrial property contains existing infrastructure that may be of interest to future end users.

- Electricity
- Gas
- Water
- Sewer

AVAILABLE PROPERTY

The 96 acre property consists of approximately 53 acres available for redevelopment and 43 acres of land restricted for future use.

Subdivision opportunities potentially exist. Future use of the restricted engineered cap area for noninvasive uses, such as solar energy, laydown, or parking, may be permitted subject to approval by the West Virginia Department of Environmental Protection (WVDEP).



ENVIRONMENTAL STATUS

Site remediation was completed under the WVDEP Voluntary Remediation Program in September 2016. Future use of the property is restricted to non-residential land uses and subject to ongoing land use covenants. The property is subject to groundwater use restrictions and ongoing monitoring and maintenance of certain fenced areas and the engineered cap. Monitoring and maintenance activities will be performed by the current owner through 2018, with transfer of any related activities to a future owner developer in 2019 and beyond.