

UP TO 20 ACRES

BUILD TO SUIT OR LAND LEASE

3 LANE DRIVE, CLARKSBURG, WV 26301



LOCATION HIGHLIGHTS

- Strategically located within the Sun Valley Business Park
- Adjacent to Route 50
- Strong regional connectivity to major industrial hubs in West Virginia and beyond
- Located in a region with high concentration of energy and Oil & Gas operations & Aerospace
- Located near dual 138 kV Transmission Line & Columbia Gas Transmission Line
- Property out of 100-year and 500-year flood plain
- Easy access to highways and regional transportation networks
- Positioned in a business-friendly environment with supportive infrastructure
- Proximity to skilled labor pools and established service providers in Clarksburg and surrounding areas

KEY DISTANCES



ADJACENT
TO ROUTE 50



<1 MILE
TO ROUTE 19



9 MILES
TO INTERSTATE I-79

FOR MORE
INFORMATION
CONTACT:

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NAIBurns Scalo

Brokerage Services
Jim Scalo, Broker

SITE INFORMATION

3 LANE DRIVE, CLARKSBURG, WV 26301



PROPERTY HIGHLIGHTS

- Versatile commercial property ideal for Industrial and Oil & Gas users
- Ample laydown yard for material storage, equipment staging, or fleet parking
- On-site office provides immediate administrative space
- Scalable infrastructure to support both short-term and long-term business growth
- Flexible site layout to accommodate a variety of operational needs
- Secure and accessible site with potential for expansion

AVAILABILITIES

1 - 20 ACRES

BUILD TO SUIT OR LAND LEASE

5,000 SF

OFFICE SPACE

65-NET USABLE ACRES

SUN VALLEY PHASE 2

16,000 SF SHOP BUILDING

AVAILABLE WITHIN 90 DAYS

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NEARBY AMENITIES

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AVERAGE ANNUAL DAILY TRAFFIC COUNT



36,000 Vehicles



37,000 Vehicles

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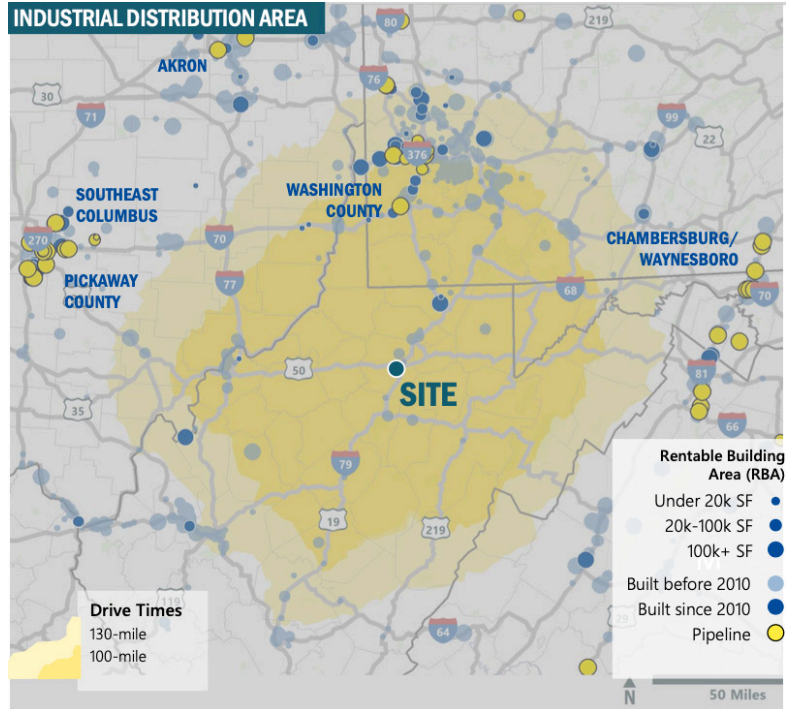
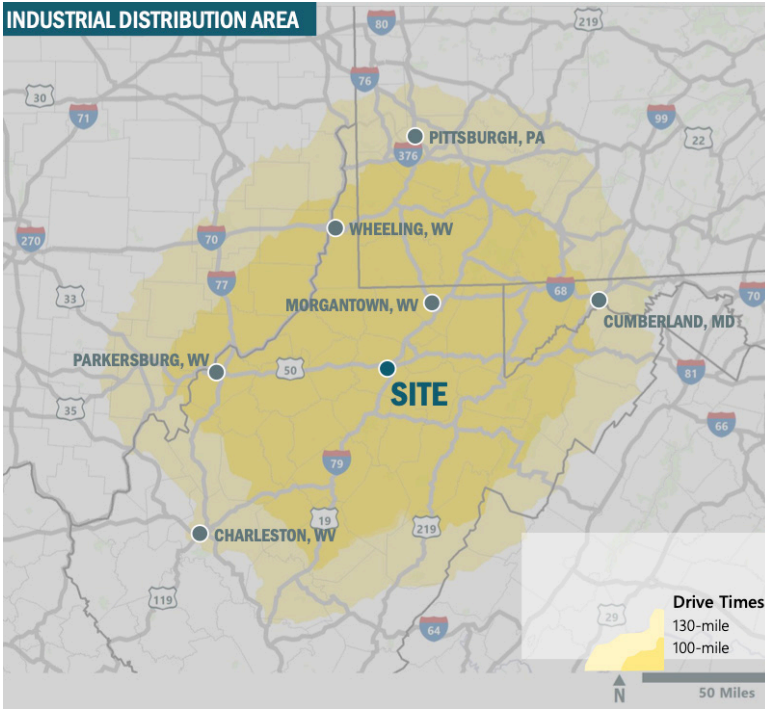
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CONTEXTUAL MAPS

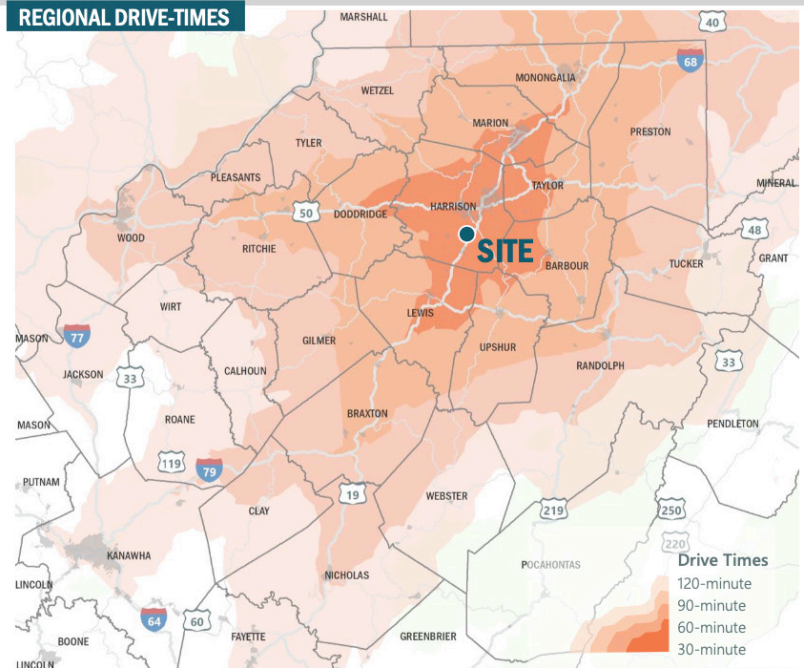
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Much of the County is accessible within a 30-minute drive time of the Site, as is a portion of several surrounding counties.

Approximately 92,400 residents and 38,700 households are located within 30 minutes of the Site. These households have a median income of \$55,200 and total consumer spending potential of \$2.9 billion.

DRIVE-TIME RADIUS	TOTAL POPULATION	TOTAL HOUSEHOLDS	SPENDING POTENTIAL
30-minutes	92,400	38,700	\$2.9B
60-minutes	342,500	139,600	\$9.5B
90-minutes	766,200	312,300	\$20.4B
120-minutes	2,160,200	902,800	\$65.8B



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