

FLEXBAY USA

Premium new construction bays designed for flexibility, performance, and long-term value.

Positioned on U.S. Route 40 (National Road) with excellent access to I-70 & I-470

NOW PRE-LEASING
AVAILABLE LATE 2026



**MODERN SPACES FOR
TRADESMEN
SMALL MANUFACTURERS
ENTREPRENEURS**

INDUSTRIAL BUILDING FOR LEASE

Starting at \$1,850/month + NNN

Lease Structure: NNN + CAM

Gross Building Size: 7,600+/- SQ FT

Unit Size: 52 x 36' (1,870 +/- SQ FT)

Ceiling Height: 16' Clear

City Limits: Outside



FLEXBAY
USA

Property Overview

- **36'x52' Finished Space**
 - Bay/Office/Bath/Vestibule
- **Gas Heated Bay**
- **HVAC-Office/Bath/Vestibule**
- **16' clear ceiling height**
- **12'x14' overhead door**
- **Concrete Foundation Wall**
- **LED lighting and energy-efficient windows & insulation**
- **Large Destratification Fan**

Key Highlights

- **Highly visible National Road frontage**
- **Flexible bay layout supports single or combined tenancy**
- **Industrial-grade concrete floors**
- **Asphalt loading zone and rear parking.**
- **Excellent circulation and parking for trucks, vans, and trailers.**

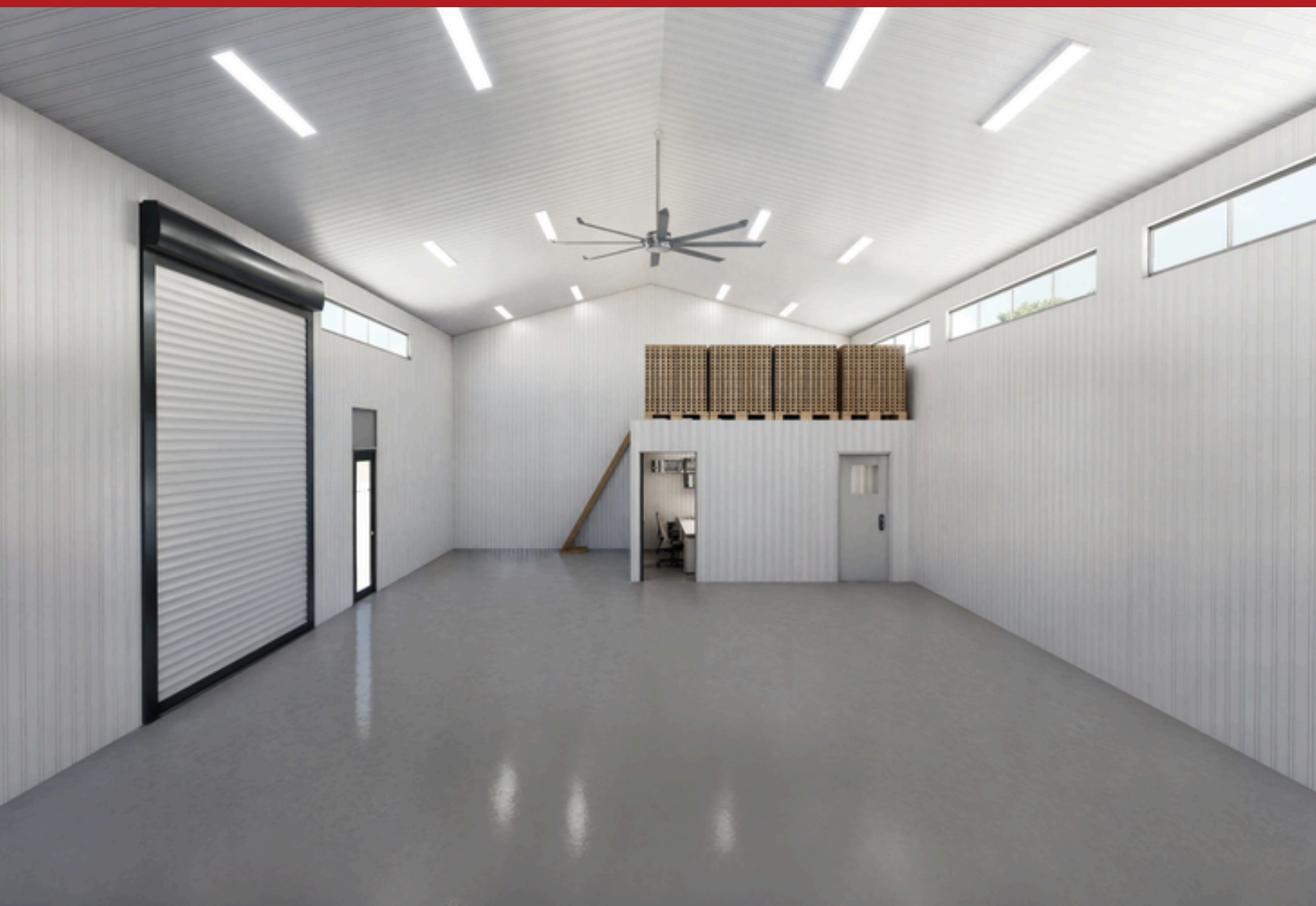


Contractor & Light Industrial Suites

Unit Specs:

| Size | Clear Height | Overhead Door | Office/Bath/Vestibule | Bay | Power | Insulation |
|--------------------------------|--------------|---------------|-----------------------|----------|---------|------------------------------|
| 36'x52' (1,870 +/- sq feet) | 16' | 12'x14' | Mini Split HVAC | Gas Heat | 200 AMP | Walls: R-19 Ceiling: R-38 |

Flexible spaces built to work as hard as you do.



Lease Structure - Simple & Transparent

Each unit at FlexBay is leased under a Triple Net (NNN) + CAM structure.

This provides transparency — tenants pay for their space (base rent) and share in the cost of maintaining the property's professional environment (taxes, insurance, CAM).

What You're Responsible For

Under a NNN lease, each tenant pays their base rent and then contributes equal share of the property's:

- Real Estate Taxes - Local county taxes assessed on the property
- Property Insurance - Building coverage maintained by ownership (tenants carry their own contents and liability insurance).
- Common Area Maintenance (CAM) - Shared upkeep costs such as: snow removal, landscaping, parking lot maintenance, etc.
- Utilities (electric, gas, water, sewage and internet) are individually metered — you only pay for what you use.

IN PLAIN TERMS...

You Pay:

- ✓ **Your base rent for the space**
- ✚ **Your share of taxes, insurance, and maintenance (CAM)**

There are no hidden fees—expenses are allocated fairly and transparently among tenants.

Each unit is leased under a transparent NNN + CAM (Common Area Maintenance) structure. Tenants pay the base rent plus their proportionate share of property taxes, insurance, and common area maintenance—ensuring FlexBay remains clean, professional, and well-maintained for everyone.

UTILITIES & PROVIDERS

Connected. Efficient. Turnkey.

Each bay is equipped with complete utility access so tenants can focus on productivity, not infrastructure.

| | |
|----------------|-------------------------|
| Electric | AEP |
| Gas | Mountaineer Gas Company |
| Water | Triadelphia Water Dept |
| Sewer | Ohio County PSD |
| Internet/Cable | Multiple Providers |
| Trash | Jochum |

Infrastructure Advantages

- All services provided to the site
- Underground electric and telecom
- Separate meters for each Unit
- Energy-efficient insulation + conditioned spaces
- High-speed business internet options



Built for Business. Surrounded by Supply.

Strategically positioned on U.S. 40 with immediate access to I-70 and I-470, FlexBay USA delivers unmatched reach to suppliers & customers.

| SUPPLIER | TRADE | DISTANCE |
|-----------------------------------|--------------------------------------|-----------|
| Menards – Triadelphia | Contractor-grade building supplies | ~ 2 miles |
| Walmart Supercenter – Triadelphia | Retail & general goods | ~ 3 miles |
| Lowe’s – Wheeling | Building & finish materials | ~ 6 miles |
| Famous Supply – Wheeling | HVAC / plumbing distribution | ~ 8 miles |
| 84 Lumber | Lumber & construction materials | ~ 7 miles |
| State Electric | Electrical & lighting supply | ~ 4 miles |
| Bridgeport Equipment and Tool | Contractor equipment sales & rentals | ~ 8 miles |



FLEXBAY
USA

Every supplier, every service — all within reach.



Each unit comes built out with:

- **8'x6' Vestibule**
- **6'x6' Bathroom**
- **12'x12' Office**

****HVAC provided***

Customize your office layout to fit your business.



Each Bay includes:

- Gas Heat
- Concrete floors
- 12x14 Overhead Door
- (2) Steel man doors
- Insulated and Metal Liner Walls
- Clerestory windows



Developable



Mezzanine Level



Paved Loading Zone with multiple egresses to National Road

Paved Parking in Rear of Building

