

# 10091 River Road

Beech Bottom, WV 26030

CONFIDENTIAL OFFERING MEMORANDUM



ASKING PRICE  
**\$3,317,716**

CAP RATE  
**5.9%**

BUILDING SIZE  
**27,000 SF**



**John Aderholt, Broker**

jdaderholt@centuryequities.com  
304.232.5411

**Adam Weidner**


aweidner@century-realty.com  
304.232.5411

**Evan Cuomo**

**Cedar One Commercial**

ecuomo@cedar-one.com  
304.374.7912

 412.235.7233

 century-realty.com

 info@century-realty.com

CenturyCentre, 1233 Main Street, Suite 1500, Wheeling, WV 26003



6000 Town Center Boulevard, Suite 230, Canonsburg, PA 15317

# CONFIDENTIALITY & DISCLAIMER



The information contained in this Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Century Realty and Cedar One Commercial and should not be made available to any other person or entity without written consent.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Century Realty and Cedar One Commercial have not made any investigation, and make no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

All potential buyers must take appropriate measures to verify all information set forth herein. By receipt of this Offering Memorandum, the recipient agrees to hold and treat all materials and information contained herein as confidential.

*10091 River Road, Beech Bottom, WV 26030 | Confidential Offering Memorandum*



# EXECUTIVE SUMMARY



## Property Details

Address	10091 River Rd, Beech Bottom, WV
PropertyType	Industrial
Building Size	27,000 SF
Lot Size	5.88 Acres
Year Built	2004
Ownership	Fee Simple

## Financial Summary

Asking Price	\$3,317,796
Cap Rate	5.9%
Price / SF	\$122 .88
Annual Rent (Yr 1)	\$195,750
Rent Escalations	2% Annually
Lease Structure	DoubleNet (NN)



## Lease Overview

Tenant	Consol Innovations, LLC
Guarantor	Core Natural Resources, Inc. (NYSE: CNR)
Lease Term	10 Years (Feb 18, 2026 – Feb 29, 2036)
Renewal Options	Two (2) Five-Year Options
Renewal Rent	Two (2%) Escalations
Termination Option	One-Time After Year 7
Landlord Resp.	Roof / Structure / HVAC Repairs > \$5,000

10091 River Road, Beech Bottom, WV 26030 | Confidential Offering Memorandum



# INVESTMENT HIGHLIGHTS



## NYSE-Listed Corporate Guarantee

Lease guaranteed by Core Natural Resources, Inc. (NYSE: CNR), formed from the merger of Arch Resources and CONSOL Energy. The guarantor is a publicly traded company with significant financial strength and operational scale.

## Long-Term Income Stream

10-year initial term with two 5-year renewal options providing up to 20 years of contractual cash flow. The lease structure delivers predictable, bond-like income with institutional-grade credit backing.

## Predictable Rent Growth

2% annual escalation throughout the initial term and all renewal periods ensure consistent income appreciation, providing a built-in hedge against inflation.

## Mission-Critical Facility

Multi-million dollar tenant investment in improvements and utility upgrades demonstrates long-term operational commitment. The tenant is upgrading electric and gas service at its own expense.

## Versatile Property

5.88-acre industrial site with 27,000 SF building, abundant outside storage, and drive-through configuration. The building contains two docks lending itself to manufacturing and distribution uses.

## Strategic Industrial Location

Close proximity to Pittsburgh International Airport is a strategic advantage for many industrial users. This market contains very little vacancies in modern warehouses. Excellent access to regional transportation networks and the Pittsburgh metro area.

10091 River Road, Beech Bottom, WV 26030 | Confidential Offering Memorandum



# PROPERTY OVERVIEW



10091 RIVER ROAD, BEECH BOTTOM, WV

## PROPERTY FEATURES

**27,000 SF**

Building Size

**5.88 AC**

Lot Size

**2004**

Year Built

**Fee Simple**

Ownership

- ▶ Drive-through building configuration as well as dock loading
- ▶ Tenant upgrading electric and gas service at own expense (Heavy utility capacity)
- ▶ Abundant outside storage potential on the 5.88-acre site
- ▶ Multi-million dollar tenant investment in facility improvements
- ▶ Solidly constructed industrial building built in 2004
- ▶ Good ceiling heights
- ▶

*10091 River Road, Beech Bottom, WV 26030 | Confidential Offering Memorandum*



# AERIAL VIEWS

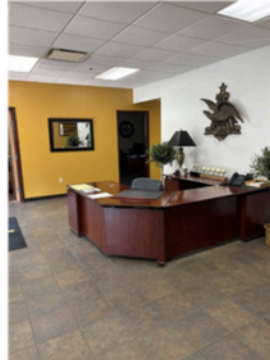


AERIAL VIEW



AERIAL VIEW — BUILDING LAYOUT & SITE ACCESS

# PROPERTY GALLERY



10091 River Road, Beech Bottom, WV 26030 | Confidential Offering Memorandum





## Consol Innovations, LLC

Wholly-Owned Subsidiary of Core Natural Resources, Inc. (NYSE: CNR)

Consol Innovations LLC is a wholly-owned subsidiary of Core Natural Resources, Inc. (NYSE: CNR), formed in January 2025 through the transformative merger of Arch Resources and CONSOL Energy. Headquartered in Triadelphia, WV, the company focuses on sustainable innovations in carbon products, advanced materials, building products, energy storage, and carbon management technologies. Core Natural Resources is a publicly traded company with significant financial strength and operational scale.

### BUSINESS SEGMENTS

#### Advanced Materials

CFOAM<sup>®</sup> composite tooling material for aerospace — low coefficient of thermal expansion at lower cost than monolithic graphite.

#### Energy Storage

C-BATT<sup>™</sup> technology for advanced battery storage solutions aimed at electrification and grid-scale energy management.

#### Building Products

Coal plastic composite materials developed for sustainable construction and building product applications.

#### Carbon Management

U.S. DOE-sponsored research in Carbon Capture, Utilization, and Storage (CCUS) technologies.

10091 River Road, Beech Bottom, WV 26030 | Confidential Offering Memorandum

# 10-YEAR RENT SCHEDULE



## Projected Rental Income | 2% Annual Escalations

Year	Lease Year	Annual Rent	Monthly Rent	Cumulative Rent
2026	1	\$195,750	\$16,313	\$195,750
2027	2		\$16,639	\$395,415
		\$203,658		\$599,074
<del>2028</del>	<del>3</del>	\$207,732	\$17,311 \$16,972	\$806,805
2030	5	\$211,886	\$17,657	\$1,018,691
2031	6	\$216,124	\$18,010	\$1,234,815
2032	7	\$220,446	\$18,371	\$1,455,262
2033	8	\$224,855	\$18,738	\$1,680,117
2034	9	\$229,352	\$19,113	\$1,909,469
2035-36		\$233,939	\$19,495	\$2,143,409
	10			

**Note:** 2% annual rent escalations continue through both five-year renewal option periods.

10091 River Road, Beech Bottom, WV 26030 | Confidential Offering Memorandum



# LEASE STRUCTURE



## Double Net (NN) Lease

Tenant responsible for taxes and insurance. Landlord responsible for roof, structure, and HVAC repairs exceeding \$5,000 per occurrence.

## Corporate Guarantee

Lease guaranteed by Core Natural Resources, Inc. (NYSE: CNR), a publicly traded company with significant financial resources and operational scale.

## Renewal Options

Two (2) five-year renewal options at tenant's election, with 2% annual rent escalations continuing through all renewal periods.

## Termination Option

Tenant has a one-time termination option exercisable after Year 7, providing transparency and risk management for both parties.

10091 River Road, Beech Bottom, WV 26030 | Confidential Offering Memorandum





# MARKET OVERVIEW

## Weirton-Steubenville, WV MSA

Beech Bottom sits adjacent to the Weirton/Steubenville MSA (pop. 112,738) and the Wheeling WV-OH MSA (pop. 135,136). Both markets have a rich manufacturing history that continues today and they benefit from their proximity to the Pittsburgh PA market as well as the Eastern OH and Western PA markets generally. The subject property’s modern traits including ceiling height, flexible loading, outside storage capability and heavy utilities has been and will be highly sought after for years based on current and historical tenant demand in the area. The market currently lacks high quality/functional warehouses in the 20-100,000 SF range making the subject property well positioned for continued occupancy long beyond the existing term.

Weirton/Stubenville MSA

Wheeling MSA

<b>10,354,958 SF</b> Total Industrial Market Size	<b>1.1%</b> Warehouse VacancyRate	<b>6,712,657 SF</b> Total Industrial Market Size	<b>4.8%</b> Warehouse Vacancy Rate
--	--------------------------------------	---	---------------------------------------

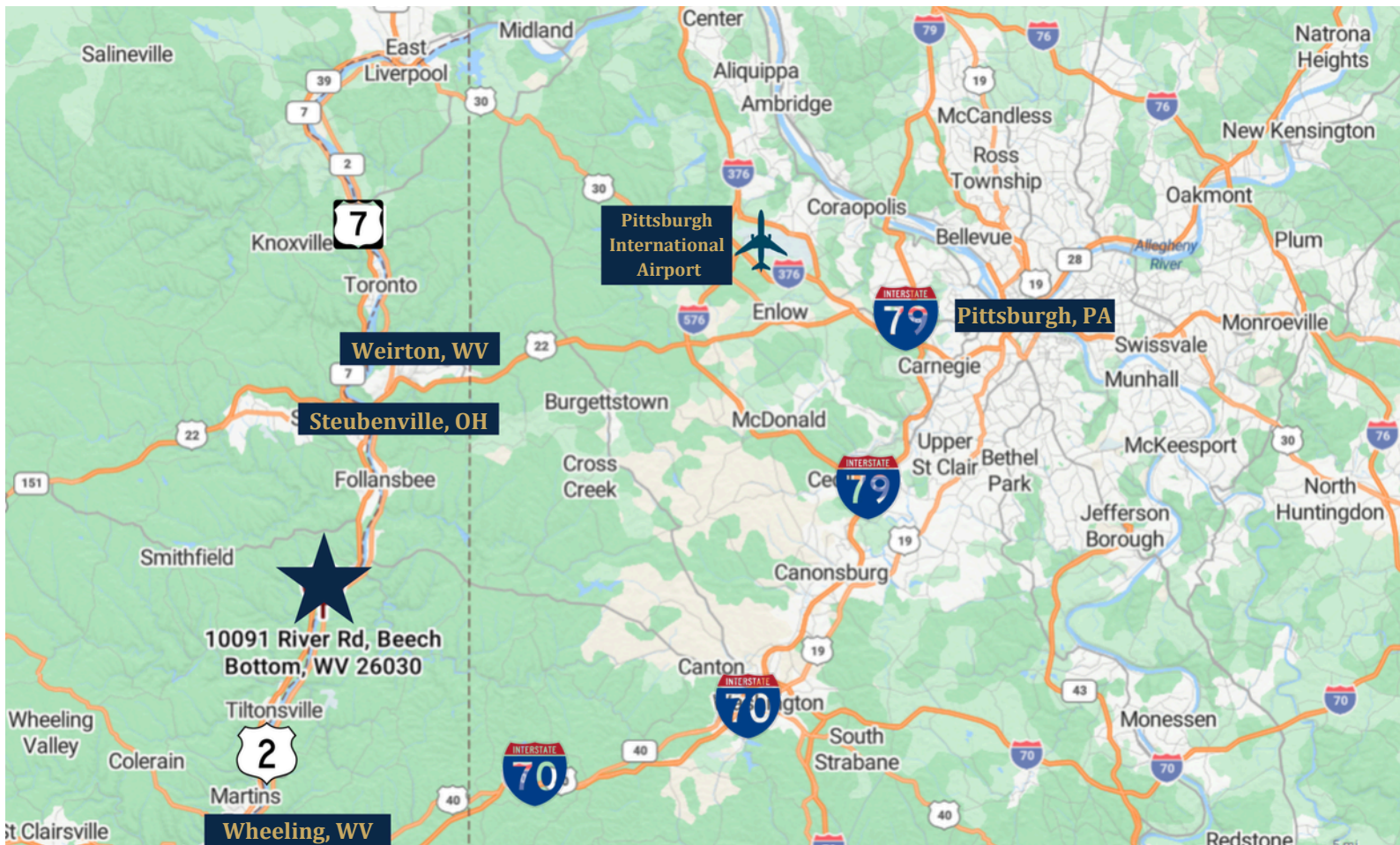


# LOCATION & ACCESSIBILITY



## Strategic Position

10091 River Road is strategically positioned within the Weirton-Steubenville and Wheeling industrial corridor along the Ohio River, providing excellent access to major transportation networks and regional infrastructure.



- ▶ Good proximity to I-70 and US Routes 2, 22, and 7
- ▶ Weirton-Steubenville and Wheeling-Ohio MSA market
- ▶ Good access to Pittsburgh metro area and Pittsburgh International Airport
- ▶ Established industrial infrastructure
- ▶ Rail and river freight access nearby
- ▶ Low vacancy market
- ▶



**FOR MORE INFORMATION**

**10091 River Road**

Beech Bottom, WV 26030

**John Aderholt, Broker**

Century Realty

304.232.5411

[jdaderholt@centuryequities.com](mailto:jdaderholt@centuryequities.com)

**Adam Weidner**

Century Realty

304.232.5411

[aweidner@century-realty.com](mailto:aweidner@century-realty.com)

**Evan Cuomo**

Cedar One Commercial

304.374.7912

[ecuomo@cedar-one.com](mailto:ecuomo@cedar-one.com)

*This is a confidential offering memorandum intended solely for qualified investors. All information herein is subject to independent verification and should not be relied upon without thorough due diligence.*

*10091 River Road, Beech Bottom, WV 26030 | Confidential Offering Memorandum*

