

10091 River Road

Beech Bottom, WV 26030

CONFIDENTIAL OFFERING MEMORANDUM



ASKING PRICE
\$3,000,000

CAP RATE
6.53%

BUILDING SIZE
27,000 SF



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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.

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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	\$3,000,000
Cap Rate	6.53%
Price / SF	\$111
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

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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.

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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

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AERIAL VIEWS



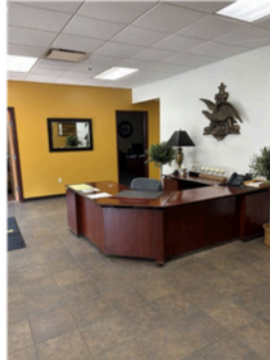
AERIAL VIEW



AERIAL VIEW — BUILDING LAYOUT & SITE ACCESS



PROPERTY GALLERY



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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® composite tooling material for aerospace — low coefficient of thermal expansion at lower cost than monolithic graphite.	Energy Storage C-BATT™ 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.

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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	\$199,665	\$16,639	\$395,415
2028	3	\$207,732	\$16,972	\$599,074
2029	4	\$207,732	\$17,311	\$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	10	\$233,939	\$19,495	\$2,143,409

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

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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.

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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.

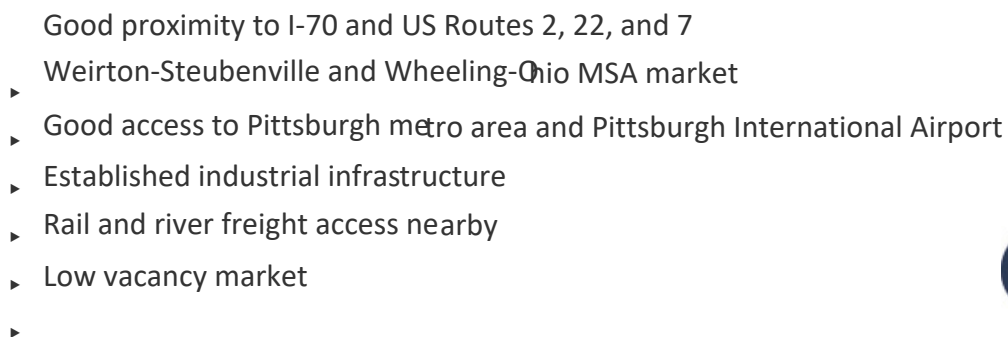
Weirton/Stubenville MSA

Wheeling MSA

10,354,958 SF Total Industrial Market Size	1.1% Warehouse VacancyRate	6,712,657 SF Total Industrial Market Size	4.8% Warehouse Vacancy Rate
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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.



FOR MORE INFORMATION

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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.

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