

For Sale

Industrial

5 - 1,100 Acres



100 Pennsylvania Ave

100 Pennsylvania Ave
Weirton, West Virginia 26062

Property Description

~300+ acres build-able riverfront.

Former steel plant with various land available, from industrial, commercial, residential and riverfront.

Bryce Custer, SIOR, CCIM, Broker

Property Highlights

- Land/Barge/Rail
- All utilities
- Multiple electric substations - heavy power
- Active rail yard - Norfolk Southern
- 20+ barge cells / 2 loading overhead cranes
- Available buildings/structures 20,000 sqft - 100,000 sqft
- ~300 acres cleared contiguous land available for development (land can be split)
- Proposed "Frontier Crossings" redevelopment

For more information

Bryce Custer

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Browns Island



BROWNS ISLAND

- ~250 Acres (~170 acres buildable)
- Single lane bridge to Ohio
- Bridge over shipping channel to West Virginia
- Roll on/roll off on northern end
- ~30 ft above river at highest elevation
- Relatively flat land



42,000 SQFT BUILDING

- All utilities
- 2 Overhead cranes
- 2 drive in bays
- Land for storage/parking



114,000 SQFT OPEN HEARTH BUILDING

- Storage
- Loading area
- Within 200 acre area



ADDITIONAL BUILDINGS

- 16,000 SQFT - 24,000 SQFT
- Within 200 acre area

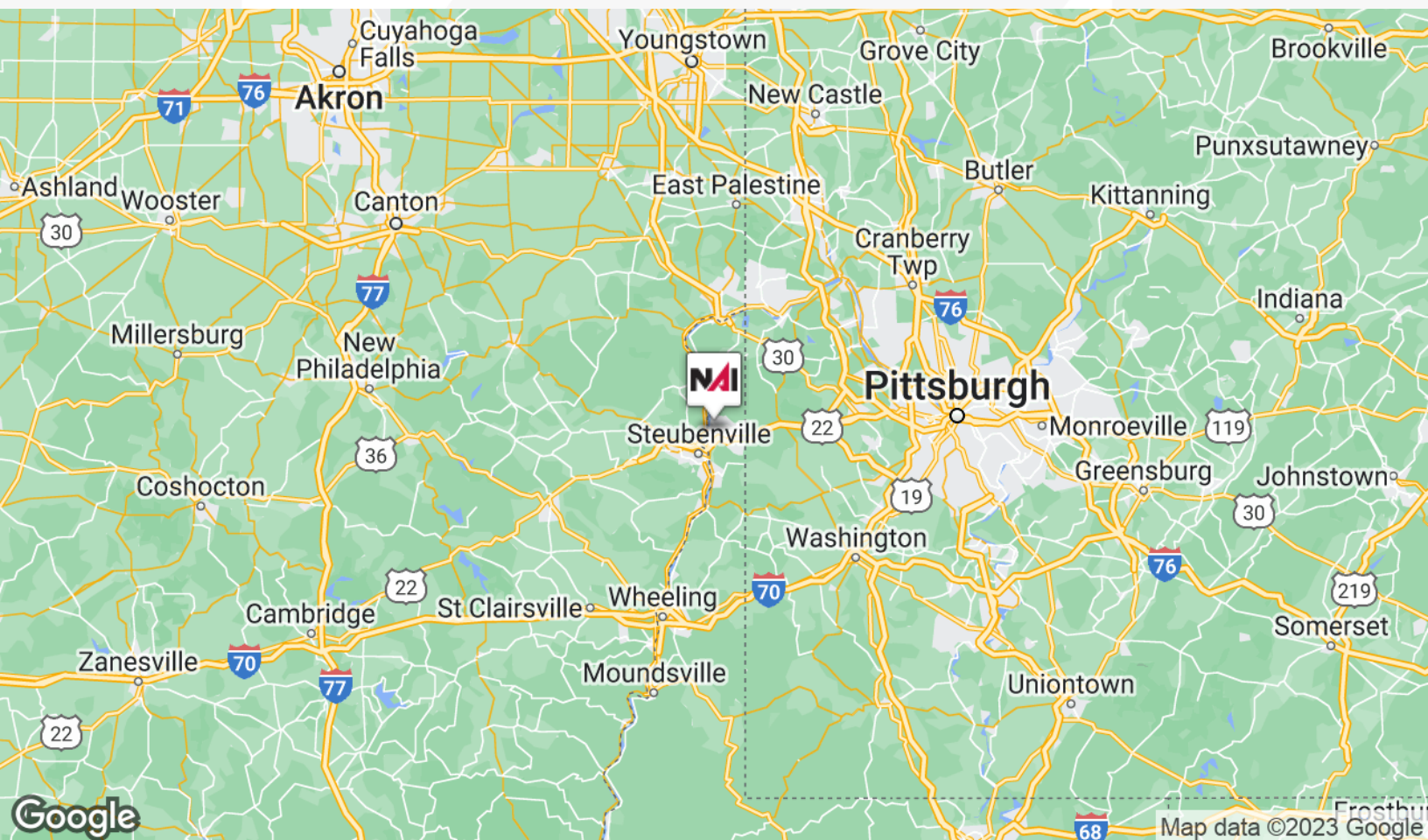


25,000 SQFT - FORMER "FOSTER WHEELER"

- ~8 acres
- All utilities

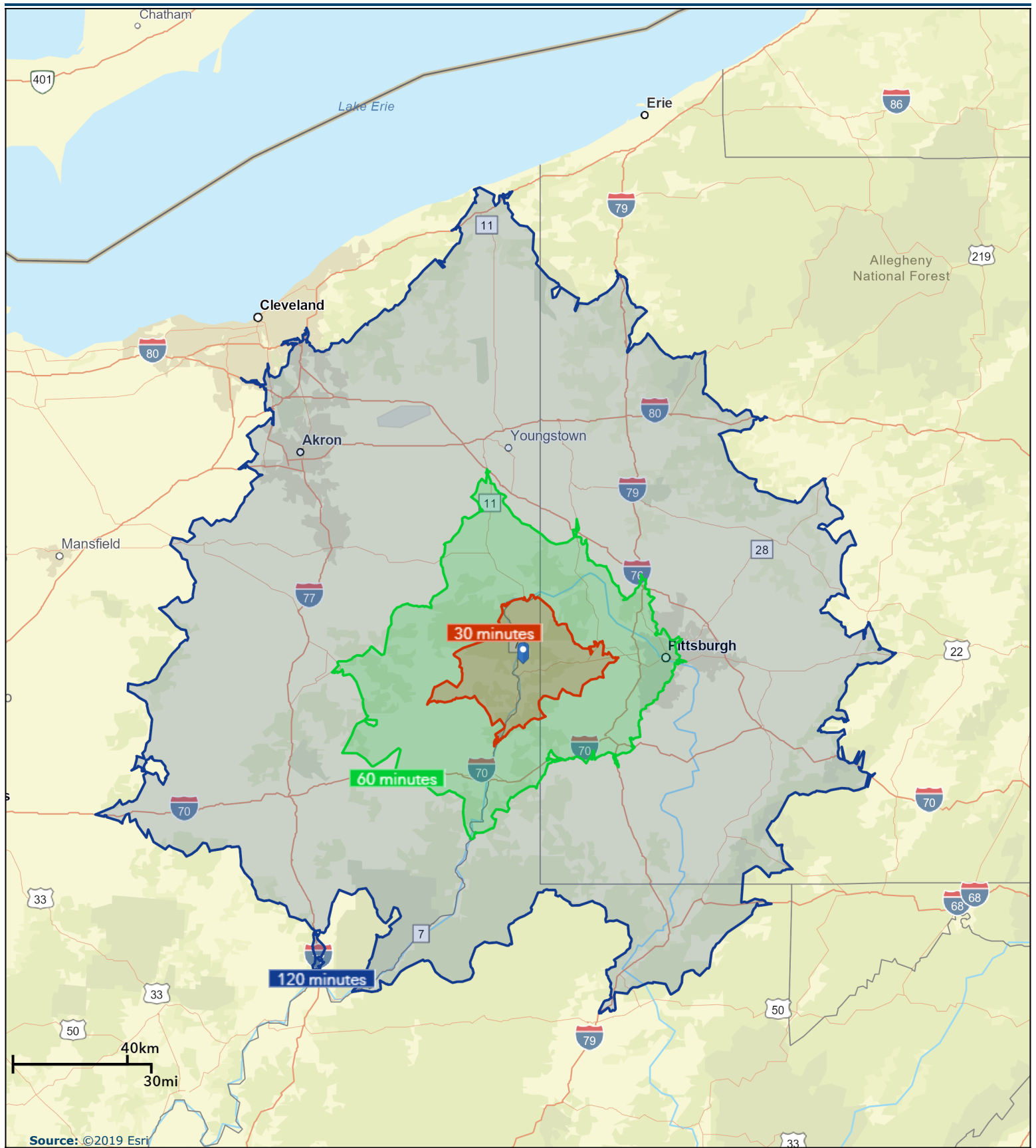


Location Maps

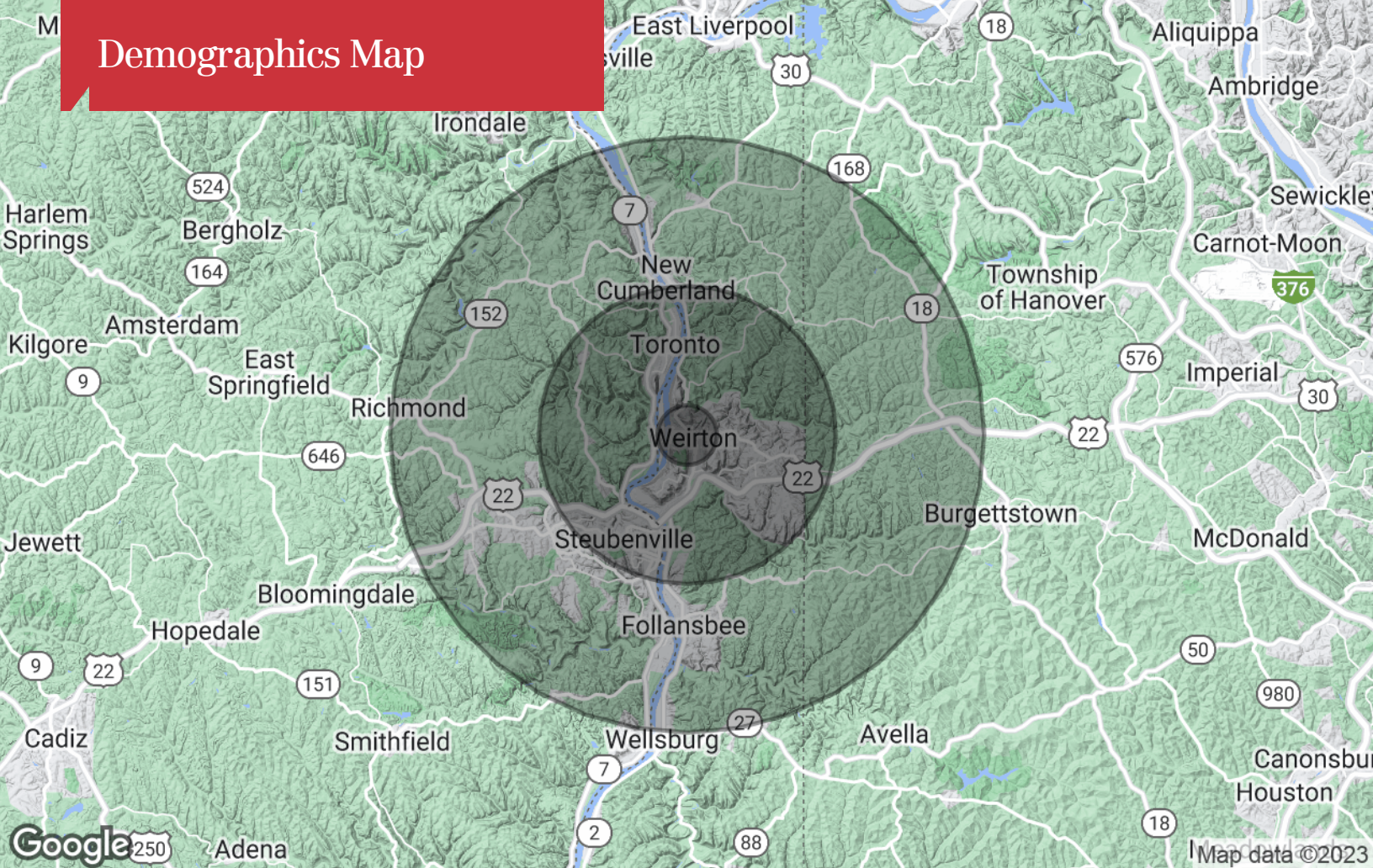


Drive Times

30,60,120 Minutes



Demographics Map



Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	3,220	51,230	111,077
MEDIAN AGE	40.7	41.2	43.0
MEDIAN AGE (MALE)	37.8	38.6	41.2
MEDIAN AGE (FEMALE)	41.5	42.9	44.3

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	1,388	21,446	46,712
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$49,361	\$47,939	\$50,475
AVERAGE HOUSE VALUE	\$84,137	\$110,014	\$117,235

* Demographic data derived from 2020 ACS - US Census



Bryce Custer

Broker, SIOR, CCIM

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Memberships & Affiliations

Bryce is a CCIM and a member of SIOR Society of Industrial and Office Realtors

Education

Bryce has a Bachelor's Degree in Chemistry from Kent State University

Ohio Licensed Broker - BR.2017004455

West Virginia Licensed Broker - WVB210300664

Professional Background

Specialties

Petrochemical and Energy Services

Scope of Service Experience

Bryce Custer realized the need for commercial real estate services to help with petrochemical and derivatives companies locating in the Ohio River Corridor in anticipation of upstream and downstream activity from the Shell Chemical petroleum cracker plant in Monaca, PA. From this realization Ohio River Corridor, LLC, was born.

Custer was also the owner of Leadership Development Centers, a sales and management firm affiliated with Wilson Learning Corporation. Custer worked with numerous clients throughout northeastern Ohio and Charlotte, North Carolina in the area of managerial and sales development. In 2001, the firm was sold in order to focus on real estate ventures.

Prior to real estate investing, Custer was an environmental chemist at Wadsworth/Alert Laboratories (now known as TestAmerica). While at Wadsworth/Alert he was instrumental in meeting the needs of clients as GC/MS analyst, Sr. Project Manager and Assistant Laboratory manager for ten years.

Custer resides in North Canton, Ohio with his wife Kym and their two dogs (Bella and Trumpy.) In their spare time they enjoy boating on the Great Lakes from their home port in Vermilion, OH. Between them they have five children and five grandchildren.

Background & Experience

Custer brings with him experience in all aspects of commercial real estate including acquisition, disposition and development