



Offering Memorandum

60 Columbia Blvd, Clarksburg, WV 26301

Industrial Investment Opportunity



MATTHEWS™

EXCLUSIVELY LISTED BY

Brayden Conner

Broker

License No. WVB250301071 (WV)

Matthews™ of WV, LLC.

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TABLE OF CONTENTS

03 | Property Overview

08 | Financial Overview

11 | Tenant Overview

12 | Market Overview



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PROPERTY OVERVIEW



Investment Highlights

HIGHLY FUNCTIONAL BUILD-TO-SUIT FACILITY

This ±16,054 SF facility is situated on a ±1.77-acre lot (±20.8% building/lot coverage), offering substantial paved and graveled yard space ideal for trucking operations. Originally constructed in 2009 for FleetPride, the property features six (6) grade-level doors and one (1) declined dock, delivering excellent operational efficiency, flexibility, and circulation for heavy-duty use.

INDUSTRY LEADING TENANT WITH NATIONAL SCALE

FleetPride, Inc. is the nation's largest independent distributor of heavy-duty truck and trailer parts, as well as a leading service provider. In October 2025, FleetPride merged with TruckPro, LLC, significantly enhancing its market position and operating platform. Following the merger, the company operates approximately 450 locations nationwide, including 110 service centers and six distribution centers—providing strong scale, geographic diversification, and long-term stability.

DUAL-PURPOSE FLEETPRIDE LOCATION

This FleetPride facility operates as both a “Parts” and “Service” location, supporting a wide range of maintenance and repair solutions. The property functions as a comprehensive, one-stop shop, effectively capturing both retail and service demand.

LONG TERM LEASE / MINIMAL LANDLORD RESPONSIBILITIES

Fleetpride has ±5 Years remaining on its current lease, with two additional five-year renewal options remaining. Each option includes 10% rental escalations, offering a strong hedge against inflation. The lease structure places responsibility for most property expenses—including taxes, insurance, and utilities—on the tenant, creating a highly passive investment profile for the landlord.

STRATEGIC LOCATION WITH CONVENIENT ACCESS

The property benefits from a prime location near the intersection of Interstate-79 (±54,900 VPD) and U.S. Highway 50 (±50,970 VPD), providing excellent accessibility for heavy truck traffic and general consumers alike. Its proximity to I-79 offers direct connectivity to the Pittsburgh, PA MSA (±2.42 million residents) and the Charleston, WV MSA (±200,000 residents), enhancing regional reach and logistical efficiency.





LOCKHEED MARTIN
Aerospace Company

Subject Property

merrick
Manufacturer

Medical Action
INDUSTRIES INC.
Right From the Beginning
Plastic Fabrication
Company

MINI MALL
STORAGE

THE HOME
DEPOT

Eastpointe Shopping Center

Kroger **HOBBY LOBBY**
enterprise **FIVE BELOW**

UNITED STATES
POSTAL SERVICE

LOWE'S

ALDI

Walmart
Supercenter
STAPLES

sam's club

TURNKEY
PIPE SOLUTIONS
Industrial Gas Supplier

JW
JW POWER COMPANY
Oil Field
Equipment Supplier

SHEETZ
FRESH FOOD
MADE TO ORDER

NORTH CENTRAL
BUILDING SOLUTIONS
Your Project. Our Passion


North Central
West Virginia Airport
±42,736 Annual Passengers

±54,900 VPD
INTERSTATE 79

50
±50,970 VPD



FleetPride, Inc.
Tenant

±16,054
Total Building SF

±1.77
Total Area (AC)

6
Grade Level Doors

2009
Year Built



FINANCIAL OVERVIEW



\$1,965,332

List Price

\$122.42

Price Per SF

7.50%

Cap Rate

\$147,399.96

Current NOI



PROPERTY DETAILS

Address	60 Columbia Blvd, Clarksburg, WV 26301
Tenant	FleetPride, Inc.
Parent Companies	American Securities and Platinum Equity
Building SF	±16,054
Acres	±1.77
Lot SF	±77,048
Building/Lot Coverage	20.84%
Year Built	2009
Construction	Masonry
Grade Level Doors	6
Dock Doors	1

LEASE INFO

Lease Commencement	7/14/2008
Lease Expiration	7/31/2031
Term Remaining	±5 Years
Annual Rent	\$147,399.96
Monthly Rent	\$12,283.33
Rent/SF	\$9.18
Options	Two, 5-Year
Increases	10% at Options
Lease Type	NN

TENANT RESPONSIBILITIES

Taxes, Insurance, Utilities

Plumbing/Heating/Cooling/Electrical and Mechanical Systems

Exterior Parking Areas

Landscaping and Snow Removal

All Costs Associated with Day to Day Repairs

HVAC Maintenance & HVAC Replacement*

* Landlord shall replace HVAC system and the cost of replacement shall be paid by Tenant in monthly installments amortized over the remaining rental term

LANDLORD RESPONSIBILITIES

Roof, Roof Membrane

Exterior Walls, Structural Elements

Foundation and Footings

Underground Utilities

Income Table

Date	Annual Rent	Monthly Rent	Rent/SF	Rent Increase
Current 8/1/2026 - 7/31/2031	\$147,399.96	\$12,283.33	\$9.18	-
Option 1 - 5 Years 8/1/2031 - 7/31/2036	\$162,140.04	\$13,511.67	\$10.10	10%
Option 2 - 5 Years 8/1/2036 - 7/31/2041	\$178,353.96	\$14,862.83	\$11.11	10%

TENANT OVERVIEW

FleetPride, Inc. is the nation's largest independent distributor of heavy-duty truck and trailer parts and a leading provider of fleet maintenance services across North America. On October 28, 2025, FleetPride announced its merger with TruckPro, LLC, significantly enhancing its scale, operating platform, and competitive positioning. Following the merger, the company operates approximately 450 locations nationwide, including 110 service centers and six strategically located distribution centers, providing exceptional geographic coverage and logistical efficiency. Supported by a diversified customer base, mission critical products and services, and a highly defensible distribution network, FleetPride represents a mature, service-oriented tenant with strong demand fundamentals, recurring revenue characteristics, and long-term operational stability within the transportation and logistics sector.

YEAR FOUNDED
1999

OWNERSHIP
Private

LOCATIONS
450+

HEADQUARTERS
Irving, TX

EMPLOYEES
4,500+

ANNUAL REVENUE
\$2.5B (Estimated)



Mission-Critical, Non-Discretionary Business Model

FleetPride operates in the essential heavy-duty truck and trailer aftermarket, supplying mission-critical parts and maintenance services required to keep commercial fleets operating. Demand is driven by routine maintenance cycles, regulatory requirements, and ongoing freight activity, resulting in stable, nondiscretionary revenue characteristics across economic cycles.

National Scale with Localized Service Density

Following its merger with TruckPro, FleetPride operates approximately 450 locations nationwide, including 110 service centers and six distribution centers. This scale enables rapid parts availability and localized service across major freight corridors, creating strong competitive advantages and customer stickiness.

Private Equity Sponsorship and Institutional Support

FleetPride is jointly owned by American Securities and Platinum Equity following its 2025 merger with TruckPro. This institutional sponsorship provides access to significant capital resources, disciplined governance, and strategic support for long-term platform expansion, enhancing tenant durability despite the absence of public Credit ratings.

Proven Acquisition-Led Growth Strategy

FleetPride has consistently expanded through strategic acquisitions and organic investment, culminating in its 2025 merger with TruckPro, which materially strengthened its operating platform and market leadership.

MARKET OVERVIEW



Clarksville, WV

A STRATEGIC INDUSTRIAL AND LOGISTICS HUB

Clarksburg, West Virginia, is well positioned to evolve into a strategic industrial and logistics hub due to its geographic location, transportation infrastructure, and existing industrial base. Situated along the Interstate 79 corridor and intersected by U.S. Route 50, the city provides efficient north-south and east-west connectivity, placing it within a one-day drive of a significant portion of the U.S. population. This accessibility allows Clarksburg to serve as a central distribution point for major markets such as Pittsburgh, Washington, D.C., Columbus, and Charlotte. The presence of rail infrastructure and proximity to the North Central West Virginia Airport further enhances its potential as a multi-modal logistics center capable of handling diverse freight needs.

A key strategic component would be the integration of an inland freight consolidation node, connecting trucking and rail systems with regional river transport networks to facilitate bulk goods movement. This would enhance cost efficiency and position Clarksburg as a critical node in broader Appalachian and Mid-Atlantic supply chains. Additionally, the presence of the FBI's Criminal Justice Information Services (CJIS) facility provides a unique opportunity to develop a technology and data logistics cluster focused on cybersecurity, government contracting, and secure data infrastructure. This blend of physical logistics and digital infrastructure would differentiate Clarksburg from competing regions.

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	25,738	38,848	62,588
Households	3-Mile	5-Mile	10-Mile
Current Year Estimate	11,148	16,682	26,367
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$81,154	\$85,032	\$87,421





LOCAL MARKET OVERVIEW

The local market surrounding Clarksburg, West Virginia, reflects a transitioning Appalachian economy that is moving from traditional extractive and heavy industries toward a more diversified base that includes logistics, healthcare, education, and technology services. Historically rooted in coal, glass manufacturing, and metals, the region still benefits from a workforce experienced in industrial operations, mechanical systems, and transportation. However, like many parts of West Virginia, the area has faced population decline and economic restructuring, creating both challenges and opportunities for new industrial development. Lower population density and slower growth have resulted in a relatively underutilized labor market, which can be advantageous for employers seeking available, trainable workers at competitive wage levels.

ECONOMIC DRIVERS

The economic drivers supporting the development of an industrial and logistics hub in Clarksburg, West Virginia, are rooted in a combination of geographic advantage, industry evolution, infrastructure access, and emerging sector growth. One of the primary drivers is the region's strategic location within the Mid-Atlantic and Appalachian corridor, allowing efficient access to major population centers and consumer markets. This proximity reduces transportation time and costs, making the area increasingly attractive for distribution, warehousing, and last-mile logistics operations, particularly as companies seek to optimize supply chains and meet faster delivery expectations driven by e-commerce.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **60 Columbia Blvd, Clarksburg, WV, 26301** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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