



## Cumberland Industrial Park (AEPWV)

Available Acres: 49.84

### Address:

County Highway 290/1  
Bluefield, WV 24701 (Mercer)

### Property and Area Description:

This AEP Quality Site was reviewed for development by engineering experts at Burgess and Niple, and a detailed site review and completed Phase I environmental report are available upon request. This site is located in Bluefield, Mercer County, West Virginia. Total acreage is 102.28; available acreage is 49.84, and maximum contiguous acres is 30.05 acres. Available for purchase immediately. Utilities in area available for high capacity. The site is located in close proximity to I-77 and SR 290.



### Site Details:

Available Acres: 49.84	Adjacent Avail. Acres: 0
Topography: Flat/Gently Rolling	Setting: Industrial Park
Zoning: Commercial	Within City Limits: No

### Transportation:

Nearest Interstate: I-77 (Exit 1)	Distance (miles): 1.3
Nearest 4-Lane Highway: US 52	Distance (miles): 1.3
Nearest Commercial Airport: Yaeger Airport, Charleston, WV	Distance (miles): 107
Rail Served: No	

### Utilities:

Electric Distribution: AEP - Appalachian Power Company  
 Natural Gas Distribution: Propane Service is Available  
 Water: West Virginia American Water  
 Sewer: Bluefield Sanitary Board  
 Local Telecommunications Service: Frontier and Dish Network

### Contact:

John J. Smolak  
 AEP - Appalachian Power Company  
 40 Franklin Road SW  
 Roanoke, VA 24011  
 Phone: 540-985-2605  
 Fax: 540-985-2426  
 E-Mail: [jjsmolak@aep.com](mailto:jjsmolak@aep.com)  
 Web site: <http://www.aeped.com>

Janet Bailey, Executive Director  
 Mercer County Economic Development Authority  
 Phone: 304-431-8523  
 E-Mail: [mercercounty@citlink.net](mailto:mercercounty@citlink.net)  
 Web site: <http://www.mercercoeda.com>

### Offering:

Sale Price: \$5,000 per acre  
 Lease Rate (Sq. Ft./Per Year): Negotiable