



## Bradley Square (AEPWV)

Available Acres: 108

### Address:

US 19  
Bradley, WV 25818 (Raleigh)

### Property and Area Description:

AEP qualified data center site. This site contains a total of 108.05 acres, 82.37 of which is developable and has been split out into Phase I (66.32 ac.) and Phase II (16.05 ac.). The property can be subdivided. This site would be well-suited for a data center. There is access to long-haul fiber and short-haul providers. There is multiple electric supply with available capacity. The property is outside a 100-year flood plain. Construction could be completed within 18 months.



### Site Details:

Available Acres: 108	Adjacent Avail. Acres: 0
Topography: Partially Developed	Setting: Single Site
Zoning: Unknown	Within City Limits: No

### Contact:

John J. Smolak  
AEP - Appalachian Power Company  
40 Franklin Road SW  
Roanoke, VA 24392  
Phone: 540-985-2605  
Fax: 540-985-2426  
E-Mail: [jjsmolak@aep.com](mailto:jjsmolak@aep.com)  
Web site: <http://www.aeped.com>

### Transportation:

Nearest Interstate: I-64 / I-77	Distance (miles): 0.5
Nearest 4-Lane Highway: US 19	Distance (miles): 0.1
Nearest Commercial Airport: Raleigh County Memorial Airport	Distance (miles): 14
Rail Served: No	

Judy Radford  
New River Gorge RDA  
116 North Heber Street  
Beckley, WV 25801  
Phone: 304-254-8115  
Fax: 304-254-8112  
E-Mail: [jradford@nrgrda.org](mailto:jradford@nrgrda.org)  
Web site: [www.nrgrda.org](http://www.nrgrda.org)

### Utilities:

Electric Distribution: AEP - Appalachian Power Company  
Natural Gas Distribution: Mountaineer Gas Company  
Water: Beckley Water Company  
Sewer: Bradley Public Service District  
Local Telecommunications Service: Frontier

### Offering:

Sale Price: \$9,000,000  
Lease Rate (Sq. Ft./Per Year): Negotiable