



## Bradley Square (AEPWV)

Available Acres: 108

### Address:

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  
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 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