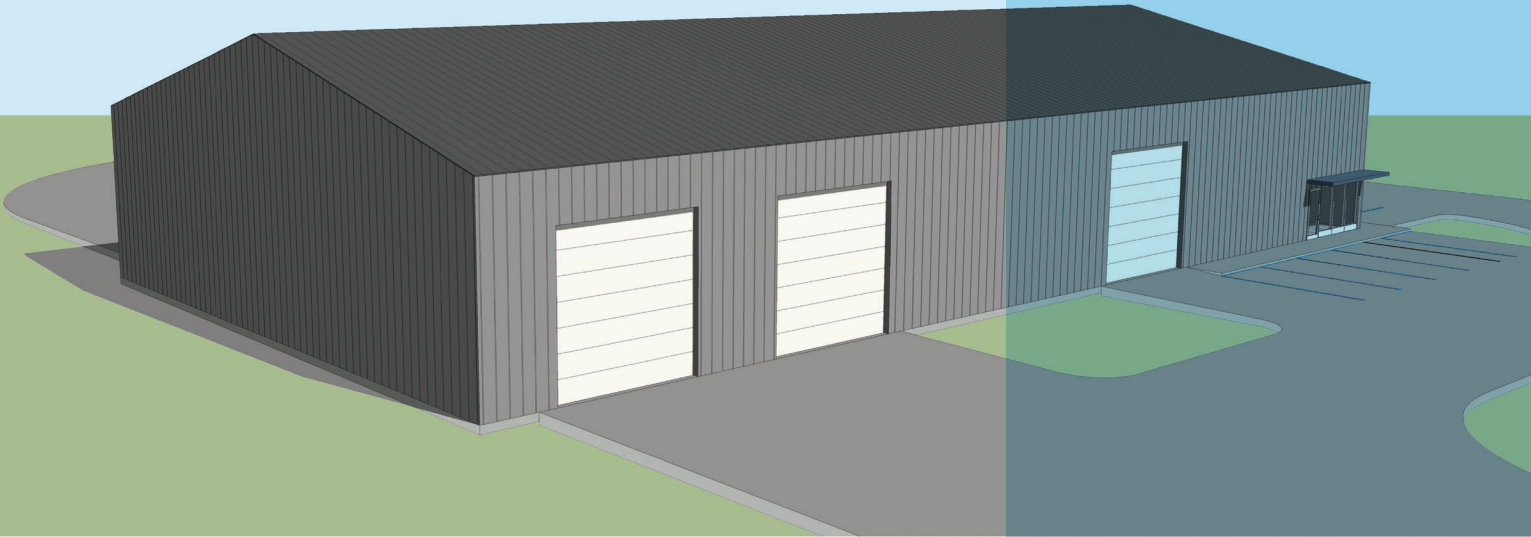




**FOR SALE / LEASE**  
INDUSTRIAL BUILDING  
MARKETING FLYER



**12,000 SF POLE BUILDING**

**2040 RAIL STREET · MORGANTOWN, WV 26501**

**UNIVERSITY TOWN CENTER**  
UNIVERSITY TOWN CENTER DRIVE

**INTERSTATE 79**  
EXIT 152

**ADDIVANT USA**  
NORTH PLANT

**YOUR NEW LOCATION**  
2040 RAIL STREET

**12,000 SF POLE BUILDING**  
2040 RAIL STREET · MORGANTOWN, WV 26501

02

## **INDUSTRIAL PARK OVERVIEW / SPECIFICATIONS**

Introduction of the industrial park, existing businesses, specifications of the property, building, access, and directions.

04

## **LOCATION AND TREND ANALYSIS**

Detailed description with an aerial photo of the property and its proximity to surrounding businesses.

06

## **STATISTICS AND GROWTH PROJECTIONS**

Morgantown, WV population, employment, income, and reasons to be proud of the location.

08

## **BUILDING FLOOR PLAN / RENDERINGS**

Description and renderings of the building and floor plan.

10

## **BUILDING / LOT RENDERINGS**

Renderings of the building and lot.

12

## **AERIAL PHOTOS**

Aerial photos of the property from various heights and angles.

304.413.4350  
BlackDiamondRealty.net

David Lorenze, Principal  
Murphy Holloway, Associate  
Jeff Stenger, Associate



## INDUSTRIAL BUILDING FOR SALE / LEASE

## 12,000 SF POLE BUILDING 2040 RAIL STREET · MORGANTOWN, WV 26501

RENTAL RATE / \$11.50 / SF / YEAR - NNN

SALE PRICE / NEGOTIABLE

TOTAL BUILDING SIZE / 12,000 SF

LOT SIZE / 2 (+/-) ACRES

PROPERTY TYPE / INDUSTRIAL, WAREHOUSE,  
MANUFACTURING

ZONING DESCRIPTION / NO ZONING

PROPERTY FEATURES / THREE-PHASE  
ELECTRIC, TWO (2) DRIVE-THROUGH BAYS,  
YARD SPACE, DIRECT RIVER & RAIL ACCESS  
AVAILABLE, EASY ACCESS, OFFICE SPACE

Located at 2040 Rail Street within the Morgantown Industrial Park, this brand new pole building will offer 12,000 square feet of warehouse/office space. The building offers roughly 11,750 (+/-) square feet of warehouse/shop space and 250 (+/-) square feet of office space. The building is built on a 2 (+/-) acre lot and is situated in a prime location for commercial users with quick access to I-79, Exit 152. Ground-breaking for this building is expected to be in September of 2018. Delivery of the completed pole building is estimated to be December 1, 2018.

The Industrial Park is located outside the city limits of Morgantown on the opposite side of the Monongahela River from the downtown/central business district where there is no zoning. The entrance to the business park is 2.2 miles from I-79, Exit 152, and 5.5 miles from the I-79/I-68 interchange. At the intersection of Industrial Park Road and River Road (Main Entrance to the Business Park), there is a daily traffic count of 3,712 vehicles per day (WVDOH, 2014).

# FOR SALE / LEASE

MORGANTOWN INDUSTRIAL PARK – LOCATED 3.2 MILES FROM I-79, EXIT 152

2040 RAIL STREET · MORGANTOWN, WV 26501 · 12,000 SF POLE BUILDING · 2 (+/-) ACRES

## PROPERTY / PARK SPECIFICATIONS

### BUILDING SPECIFICATIONS

The construction of this building is expected to begin in September of 2018 with an estimated date of completion by December 1, 2018. The building will offer 11,750 square feet of warehouse/industrial space with five 16' x 16' garage doors, four of which will be drive-through doors. The clear ceiling height will be 20'. The building will have roughly 250 square feet of office space that can be finished to suit a tenants needs. Electric will be three-phase with an electric water heater and the building will be fully insulated with spray-foam making the space highly efficient for utilities.

### INGRESS / EGRESS / PARKING

The Morgantown Industrial Park currently offers one point of ingress and egress via Industrial Park Road. This property will offer one point of ingress and egress via Rail Street and roughly 14 (+/-) parking spaces via paved lot along the east and south side of the building. Additional lay-down yard space will be available via gravel lot on the west side of the building.

### LEGAL DESCRIPTION / ZONING

Located outside of City Limits, this property is situated within the Grant District (07) of Monongalia County. The site is comprised of one (1) parcel of land totaling 2.04 acres.

### ROAD, RAIL & RIVER ACCESS

The Morgantown Industrial Park is strategically located between two major interstates – I-79 North/South Corridor and I-68 East/West Corridor. The accessibility extends to the Park's prime location in Morgantown, WV, which is within 500 miles of 40% of the entire population of the United States.

The rail line in Morgantown is owned by Norfolk Southern with CSX trackage rights. As a leading transportation provider, Norfolk Southern operates nearly 20,000 route miles in 22 states and D.C., serves every major container port in the East, and runs the most extensive intermodal network in the East.

The Monongahela River is fully navigable from its mouth at the Ohio River in Pittsburgh, past Morgantown upstream to Fairmont. Morgantown Lock and Dam, located in the southern part of the city, helps to provide a continuous pool heading upstream towards the Hildebrand Lock and Dam, and the Opekiska Lock and Dam. Point Marion Lock and Dam, the next downstream dam, is responsible for most of the river's pool in Morgantown.



# LOCATION TREND ANALYSIS

Monongalia County lies in north central West Virginia with Morgantown as the county seat and home of West Virginia University. Fall enrollment for WVU in 2017 reached over 31,000 students and full-time and part-time faculty and staff has increased to over 8,100. These numbers are expected to continue to grow significantly in 2018. Education, health services, professional and business services are all expected to grow at a particularly high rate.

The Morgantown MSA regularly ranks a variety of lists pointing to the area's accomplishments in terms of growth, business development, workforce cultivation and more. As of 2015, there were 71,644 people living within a 5-mile radius. The total daytime population is 102,510 with 63,211 employees. In 2015, there were 28,563 households within a 5-mile radius with a median household income is \$37,328 and an average household income of \$59,154. (MapInfo Pro, 2015). Morgantown's prominence in both of the recession-resistant sectors of higher education and health care employment is one reason for the stability in the area. The WVU Bureau of Business and Economic Research calls for "continued healthy growth" well into the future.



**Distance to nearby cities:** Fairmont, WV - 21 miles, Uniontown, PA - 30 miles, Clarksburg, WV - 42 miles, Washington, PA - 48 miles, Pittsburgh, PA - 62 miles, Charleston, WV - 158 miles.



# FOR SALE / LEASE

MORGANTOWN INDUSTRIAL PARK - LOCATED 3.2 MILES FROM I-79, EXIT 152

2040 RAIL STREET · MORGANTOWN, WV 26501 · 12,000 SF POLE BUILDING · 2 (+/-) ACRES

## AERIAL



The aerial above was taken facing north. Several of the surrounding businesses have been highlighted with blue numbers. Referenced with a yellow star is the subject property located at 2040 Rail Street within the Morgantown Industrial Park.

At the intersection of Industrial Park Road and River Road, there is a daily traffic count of 3,712 vehicles per day (WVDOH, 2014).

- 1 Azimuth Inc.
- 2 Commercial Builders
- 3 Gerrick Electric
- 4 Black Diamond Equipment Rentals
- 5 Javins Corporation
- 6 Addivant USA (North Plant)
- 7 Leam Drilling Systems
- 8 Pro Directional
- 9 Mylan
- 10 American Building Products
- 11 Roto Rooter
- 12 Noli Enterprises
- 13 Fastenal
- 14 Matriculated Services, Inc.
- 15 Central Supply
- 16 Addivant USA (South Plant)
- 17 Republic Services, Inc.
- 18 Excel Site Rentals
- 19 WVU Laundry
- 20 8 Acres - Dominion Energy
- 21 22 Acres - Atlantic Coast Pipeline
- 22 University Town Center
- 23 Westover
- 24 Morgantown Water Treatment Plant



# MORGANTOWN, WEST VIRGINIA

Morgantown, WV excelled during The Great Recession primarily due to its strong economic job base focused on recession-resistant employment opportunities in the education, healthcare, and government sectors. Morgantown has received national recognition for its high quality of life and economic stability. Morgantown has been featured nationally in various media outlets over the past decade for its strong economy.



**FOR SALE / LEASE**

**MORGANTOWN INDUSTRIAL PARK – LOCATED 3.2 MILES FROM I-79, EXIT 152**  
**2040 RAIL STREET · MORGANTOWN, WV 26501 · 12,000 SF POLE BUILDING · 2 (+/-) ACRES**

# STATISTICS AND GROWTH PROJECTIONS

**11.8%**  
POPULATION INCREASE

Morgantown is projected to have a total population of 145,712 in 2020. The projected population change from 2010 to 2020 is 15,384 (11.8%) (ProximityOne.com, 2017).

**7,000**  
JOBS ADDED SINCE 2010

Greater Morgantown Area employers have added nearly 7,000 jobs since 2010, surpassing the level observed prior to the economic downturn by more than 5% (WVU Research Corporation, 2015).

**OVERALL JOB GROWTH**

WVU Medicine is named Job Creator of the Year with over 2,000 hired in 2016. The WVU Medicine system of hospitals and clinics now has approximately 14,000 employees, according to WorkForce West Virginia (Theet.com, 2016).

**\$42,919**  
MEDIAN HOUSEHOLD INCOME

Morgantown's MSA median household income is estimated at \$42,919 (Forbes.com, 2017).

**NATIONAL RECOGNITION**

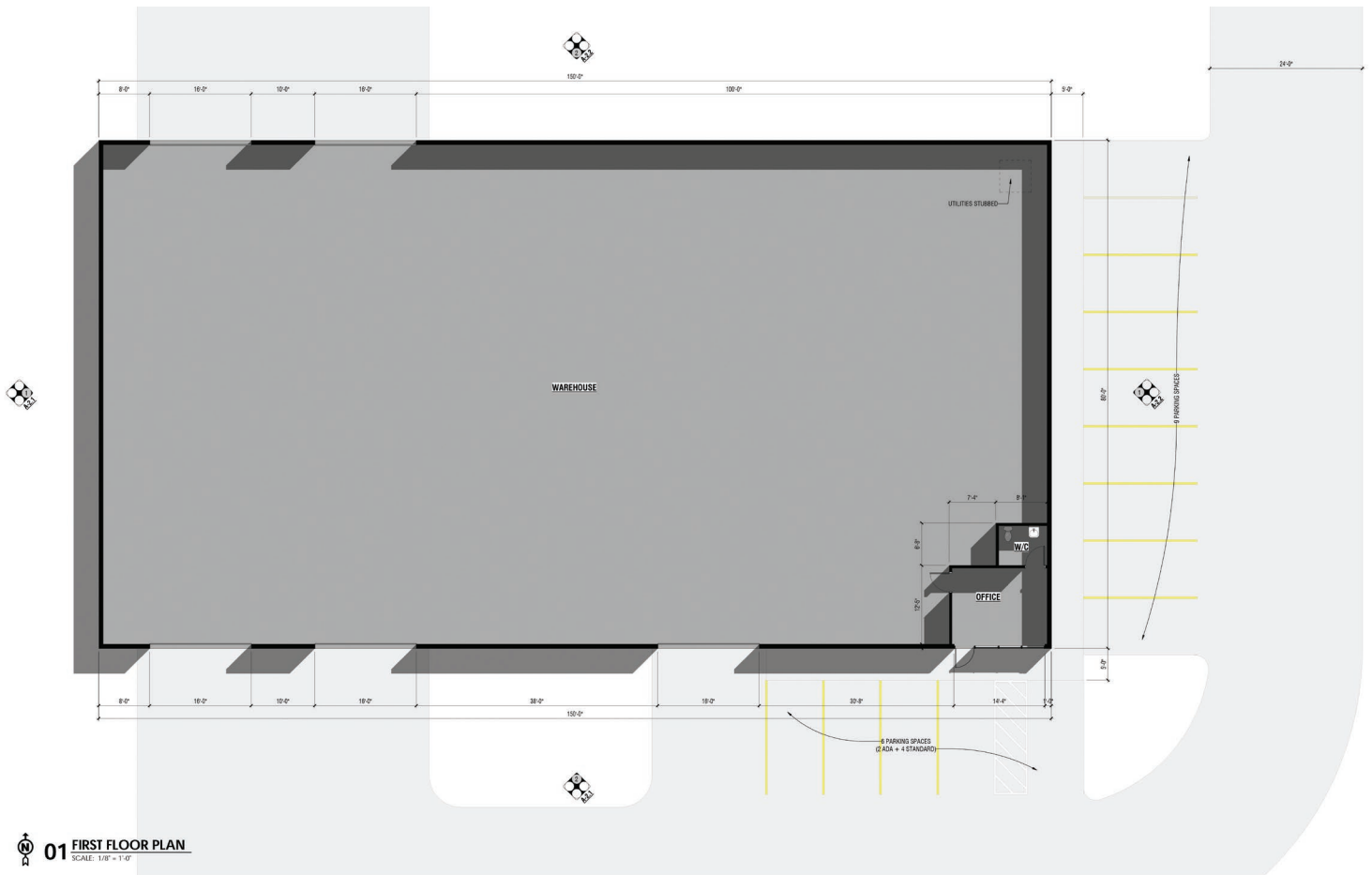
In 2011, Morgantown, West Virginia was named “#1 Small City in America” by Bizjournals.com, and the “5th Best Small Metro” by Forbes.com

# FLOOR PLAN

## 12,000 SQUARE FEET

The building comprised of 12,000 square feet, 11,750 (+/-) square feet being warehouse/industrial space and 250 (+/-) square feet being office space. Within the warehouse area there are five 16' x 16' garage doors, four of which are drive through doors. The clear ceiling height within the warehouse

space will be 20' and the ceiling height within the office space will be 8'. The office space consists of a large reception area and a single restroom. Finishes to the office space may vary and can be altered to suit a tenants needs.

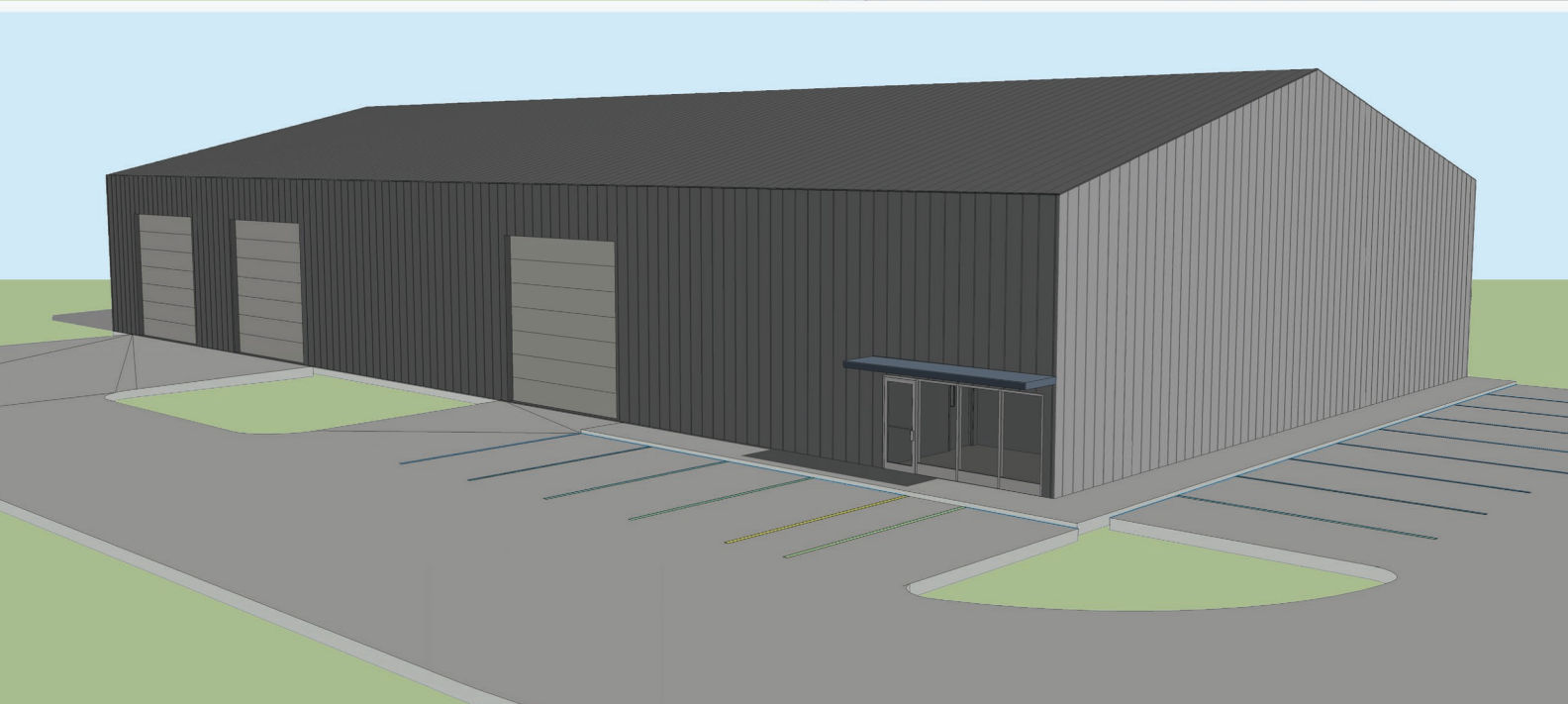
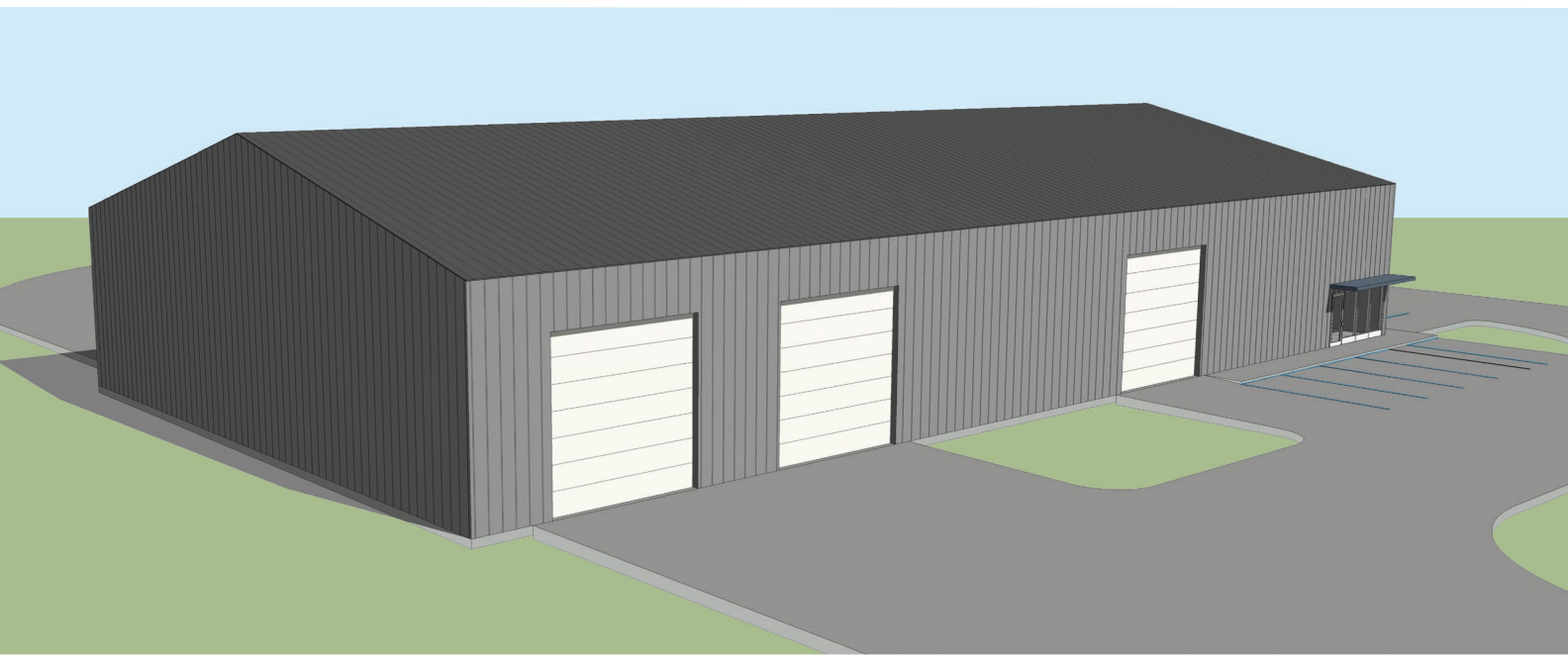


**01 FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

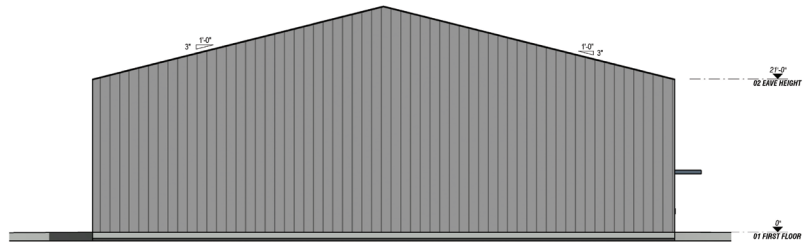
# FOR SALE / LEASE

MORGANTOWN INDUSTRIAL PARK - LOCATED 3.2 MILES FROM I-79, EXIT 152

2040 RAIL STREET · MORGANTOWN, WV 26501 · 12,000 SF POLE BUILDING · 2 (+/-) ACRES



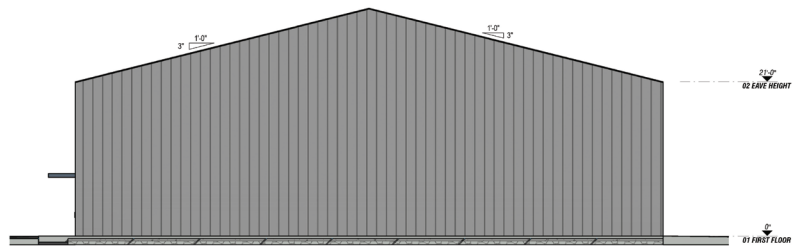
# BUILDING / LOT RENDERINGS



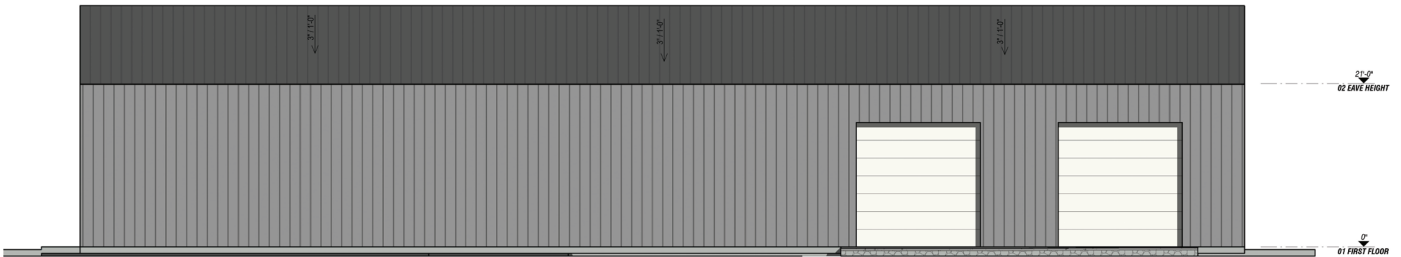
**1 EXTERIOR ELEVATION - LEFT**  
SCALE: 1/8" = 1'-0" SHEET: A-2.1



**2 EXTERIOR ELEVATION - FRONT**  
SCALE: 1/8" = 1'-0" SHEET: A-2.1



**1 EXTERIOR ELEVATION - RIGHT**  
SCALE: 1/8" = 1'-0" SHEET: A-2.2



**2 EXTERIOR ELEVATION - REAR**  
SCALE: 1/8" = 1'-0" SHEET: A-2.2

# FOR SALE / LEASE

## MORGANTOWN INDUSTRIAL PARK - LOCATED 3.2 MILES FROM I-79, EXIT 152

2040 RAIL STREET · MORGANTOWN, WV 26501 · 12,000 SF POLE BUILDING · 2 (+/-) ACRES



\*Renderings are approximate. Actual location may vary.

# AERIALS



View of the Property Facing Northeast.



View of the Property Facing Southeast.

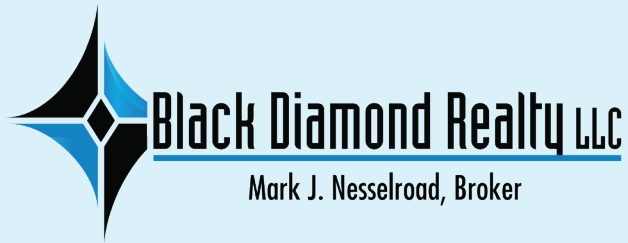


View of the Property Facing Northwest.

**FOR SALE / LEASE**  
**MORGANTOWN INDUSTRIAL PARK - LOCATED 3.2 MILES FROM I-79, EXIT 152**  
**2040 RAIL STREET · MORGANTOWN, WV 26501 · 12,000 SF POLE BUILDING · 2 (+/-) ACRES**



View of the Property Facing South.



# CONTACT

## BLACK DIAMOND REALTY LLC

1399 Stewartstown Road, Suite 300  
Morgantown, WV 26505

P. 304.413.4350 F. 304.599.3285

**BlackDiamondRealty.net**

---

*\* All information is believed to be accurate  
but not guaranteed. More information is  
available upon request.*

**Mark J. Nesselroad, Broker**  
mjnesselroad@blackdiamondrealty.net

**David Lorenze, Principal**  
dlorenze@blackdiamondrealty.net

**Murphy Holloway, Associate**  
mholloway@blackdiamondrealty.net

**Jeff Stenger, Associate**  
jstenger@blackdiamondrealty.net

**Jeff Wise, Associate**  
jwise@blackdiamondrealty.net

**Chris Waters, Associate**  
cwaters@blackdiamondrealty.net

**Janelle Zeoli, Multimedia Specialist/Designer**  
jzeoli@blackdiamondrealty.net