



Black Diamond Realty LLC

Mark J. Nesselroad, Broker

FOR SALE / LEASE
INDUSTRIAL BUILDING
MARKETING FLYER



8000 INDUSTRIAL PARK ROAD
MORGANTOWN, WV 26501

UNIVERSITY TOWN CENTER
UNIVERSITY TOWN CENTER DRIVE

INTERSTATE 79
EXIT 152

ADDIVANT USA
NORTH PLANT

YOUR NEW LOCATION
8000 INDUSTRIAL PARK ROAD

8000 INDUSTRIAL PARK ROAD

MORGANTOWN, WV 26501

02

INDUSTRIAL PARK OVERVIEW / SPECIFICATIONS

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

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LOCATION AND TREND ANALYSIS

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

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STATISTICS AND GROWTH PROJECTIONS

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

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BUILDING FLOOR PLAN / PHOTOS

Description and floor plan of the building with photos.

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INTERIOR PHOTOS

Interior photos of the building.

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INTERIOR PHOTOS

Interior photos of the building.

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EXTERIOR PHOTOS

Exterior photos of the building and yard area.

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AERIAL PHOTOS

Aerial photos of the property from various heights and angles.

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INDUSTRIAL BUILDING FOR SALE / LEASE

8000 INDUSTRIAL PARK ROAD MORGANTOWN, WV 26501

RENTAL RATE / \$14.00 / SF / YEAR - NNN

SALE PRICE / NEGOTIABLE

TOTAL BUILDING SIZE / 9,000 SF

LOT SIZE / 2.37 ACRES

PROPERTY TYPE / INDUSTRIAL, WAREHOUSE,
MANUFACTURING

ZONING DESCRIPTION / NO ZONING

PROPERTY FEATURES / DIRECT RIVER &
RAIL ACCESS AVAILABLE, EASY ACCESS,
YARD AREA FOR STORAGE

8000 Industrial Park Road is a metal building totaling 9,000 square feet. The building offers roughly 7,000 (+/-) square feet of industrial/shop space and 2,000 (+/-) square feet of office space. There is an additional 2,000 (+/-) square feet of mezzanine space located above the office area. The building is built on a 2.37 acre lot and is situated in a prime location for commercial users with quick access to I-79, Exit 152. Approximately 1 acre of yard space is available for outdoor equipment storage.

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

INDUSTRIAL BUILDING - LOCATED 3.2 MILES FROM I-79, EXIT 152

8000 INDUSTRIAL PARK ROAD · MORGANTOWN, WV 26501 · 9,000 SF BUILDING · 2.37 ACRES

PROPERTY / PARK SPECIFICATIONS

BUILDING SPECIFICATIONS

The subject building was built in 2011. The foundation of the building is concrete slab with metal exterior walls and metal roofing. The clear ceiling height on the side walls is 20'. Within the building there is one (1) 5-ton crane and a second story mezzanine space that approximately 2,000 square feet located above the office area. This can be accessed via staircase in the shop area. There are two 16' x 16' drive-in doors and one man door offering access into the shop space and one man door offering access into the office space from the exterior.

INGRESS / EGRESS / PARKING

The Morgantown Industrial Park currently offers one point of ingress and egress via a public road (Industrial Park Road). The property offers two points of ingress and egress and roughly 25 (+/-) parking spaces via gravel lot along the east and south sides of the building. There is also a large yard adjacent to the building that offers space for equipment storage or additional parking.

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 2.37 acres. The property is identified as Grant District, Tax Map 13G, Parcel 47. This can be referenced in Deed Book 1352, Page 303.

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.



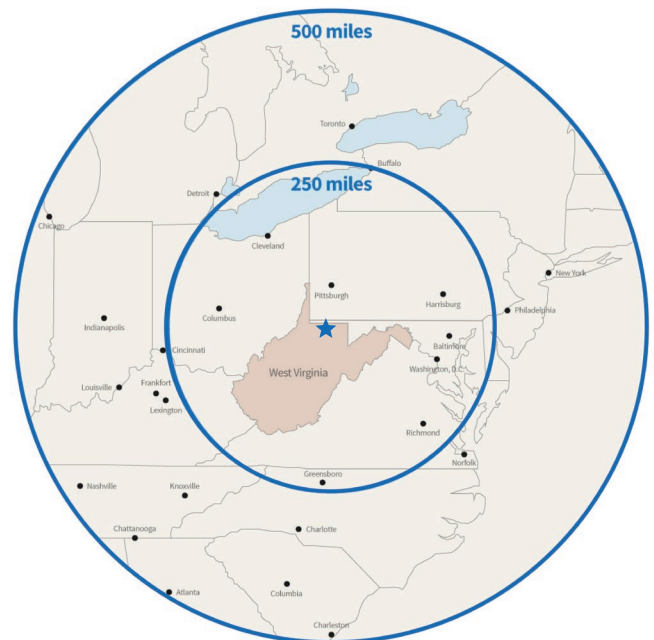
LOCATION TREND ANALYSIS

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.



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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, 8000 Industrial Park Road.

📍 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.

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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**

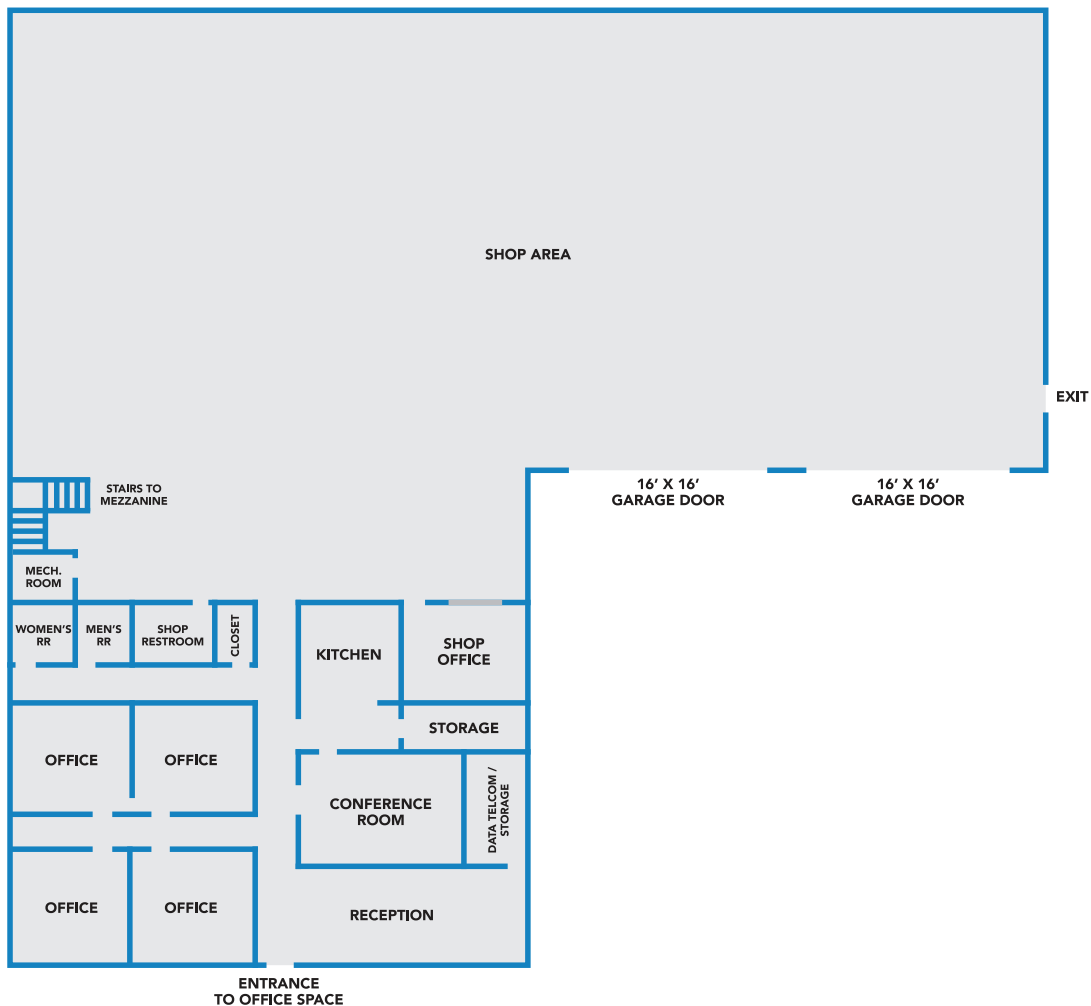
In 2011, Morgantown, West Virginia was named “#1 Small City in America” by Bizjournals.com, and the “5th Best Small Metro” by Forbes.com

FLOOR PLAN

9,000 SQUARE FEET

The industrial building comprised of 9,000 square feet, 7,000 (+/-) being shop/industrial space and 2,000 (+/-) being office space. Within the shop space there is one man door and two 16' x 16' garage doors. Additional storage is available in the mezzanine space located above the office area. Access to the mezzanine is via staircase in the shop area. The office area

consists of a large reception room, four offices, a conference room, kitchen, two storage closets, a utility closet, shop office, separate men's and women's restrooms, a shop restroom and mechanical closet. Finishes to the office space include: drywall walls, drop ceilings, vinyl tile flooring and florescent lighting.



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PHOTOS



Building Exterior.

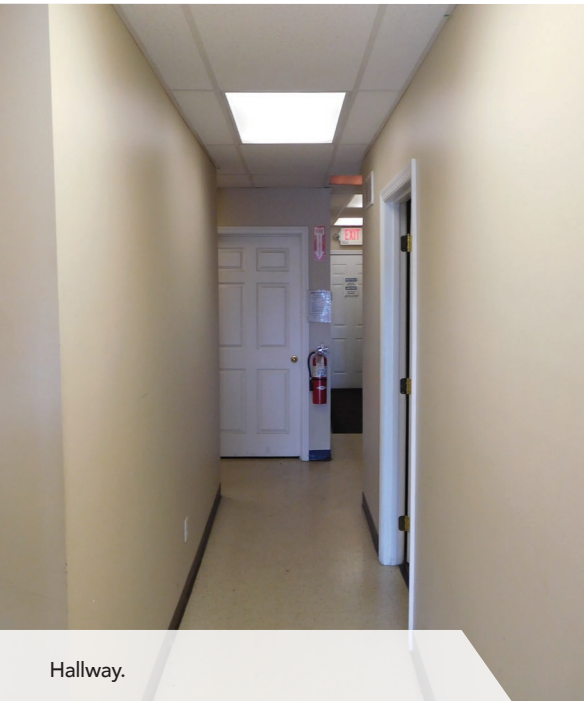


Reception Area.

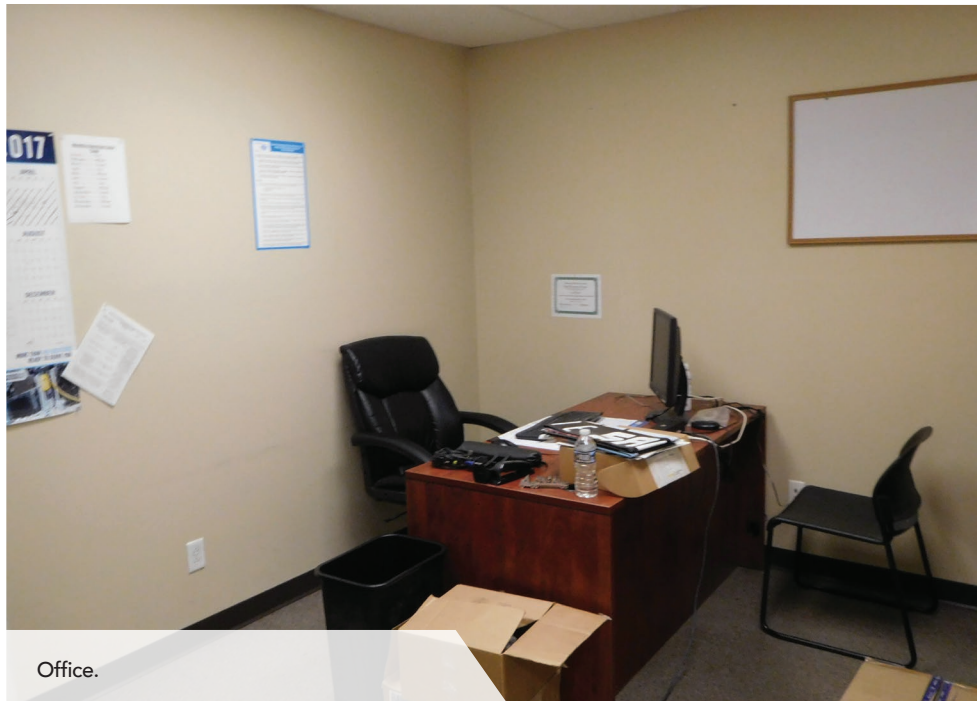


Office.

INTERIOR OFFICE PHOTOS



Hallway.



Office.



Kitchen.



Conference Room.

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INTERIOR SHOP PHOTOS



Shop Area.



Shop Area Facing Garage Doors.



Shop Office.

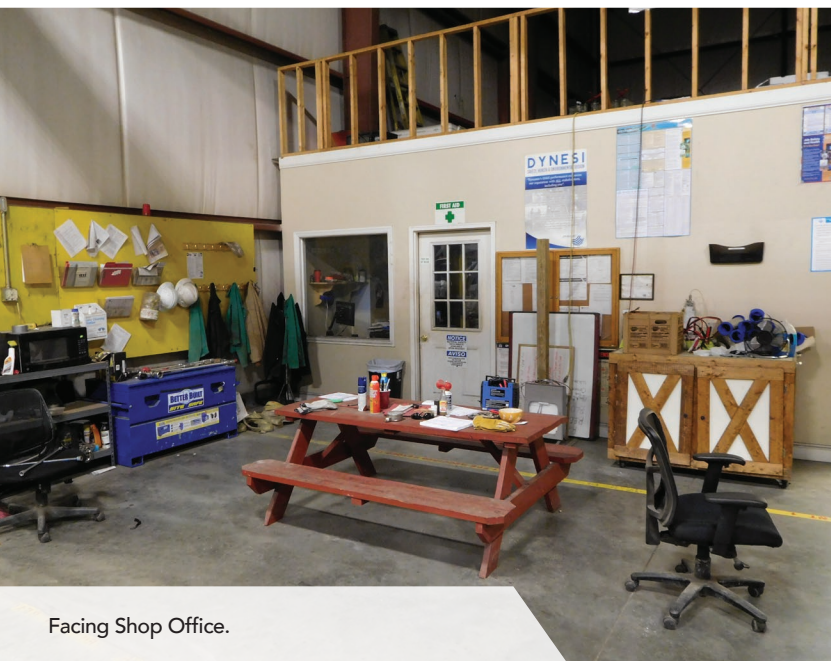
INTERIOR PHOTOS



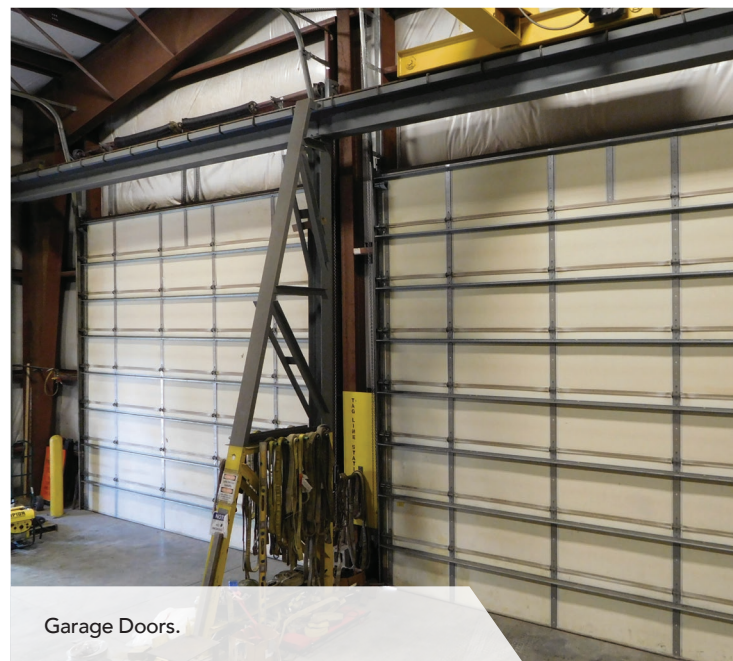
5-Ton Crane.



Mezzanine Area.



Facing Shop Office.



Garage Doors.

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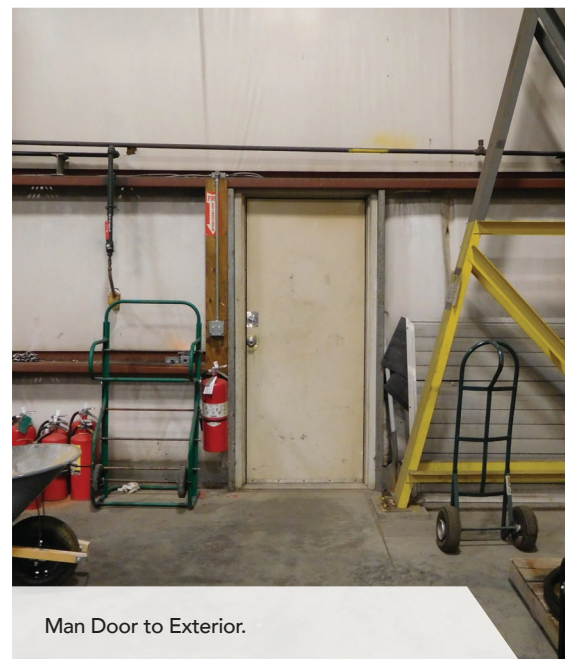
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Shop Area.



Facing Mezzanine and Office Space.



Man Door to Exterior.

EXTERIOR PHOTOS



Front of Building.



Entrance to Office Space.



Garage Doors.

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Back of Building.



Outdoor Storage Area.



Parking/Outdoor Storage Area.

AERIALS



View of the Property Facing East.



View of the Property Facing Southeast.



View of the Property Facing Southwest.

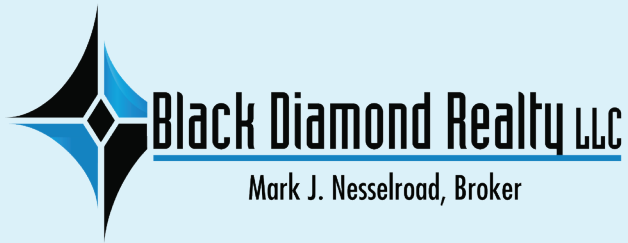
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View of the Property Facing Northwest.



CONTACT

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

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