

Black Diamond Realty

Mark J. Nesselroad, Broker

David Lorenze, CCIM, SIOR, Principal & Associate Broker

FOR LEASE



INDUSTRIAL BUILDING

1603 Grafton Road
Morgantown, WV 26508



Jeff Stenger

Senior Associate / Salesperson

304.413.4350 (Office) | 301.237.0175 (Cell)

jstenger@blackdiamondrealty.net

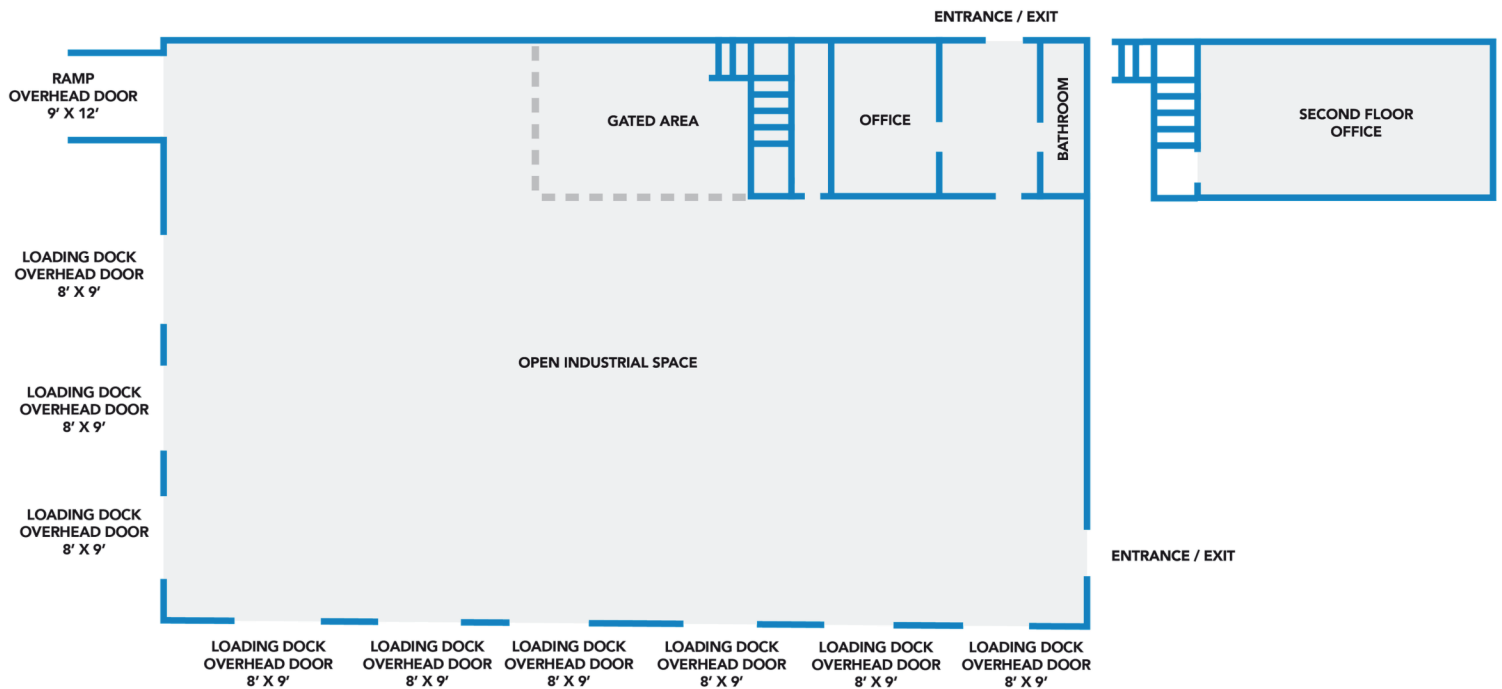
1603 Grafton Road Morgantown, WV 26508

LEASE RATE	\$11.25 / Sq Ft / Year
LEASE STRUCTURE	MODIFIED GROSS
BUILDING SIZE	4,050 SQ FT
LOT SIZE	1 (+/-) ACRE
CEILING HEIGHT	18 FT
ELECTRIC	800 AMP, Three-Phase

INDUSTRIAL BUILDING DETAILS

1603 Grafton Road offers 4,050 (+/-) square feet of versatile industrial space available for lease, designed to support a wide range of commercial and operational uses. The building features ceiling heights of 18' at the center and 13' at the sides, along with ten overhead doors—nine of which are fully equipped loading docks and one with a ramp—making loading access a standout feature of the property.

Inside, a two-story office component is complemented by a large open industrial area with durable concrete floors. The property is powered by 480 Volt, 800 AMP, three-phase, four-wire electrical service, providing substantial capacity for heavy-duty operations. Additional value is included with a forklift, as well as an air compressor and scale, and snow plow remaining with the space, offering a turnkey solution for incoming tenants.



INDUSTRIAL BUILDING

FOR LEASE





Jeff Stenger
Senior Associate / Salesperson
304.413.4350 (Office) | 301.237.0175 (Cell)
jstenger@blackdiamondrealty.net