

FOR LEASE
INDUSTRIAL PROPERTY
MARKETING FLYER



255 SOUTH PLANT STREET
MORGANTOWN, WV 26501



**MORGANTOWN MALL
SHOPPING**

**WESTRIDGE
DEVELOPMENT**

**GATEWAY
SHOPPING COMPLEX**

**UNIVERSITY TOWN CENTRE
SHOPPING COMPLEX**

**INTERSTATE 79
EXIT 153**

255 S PLANT STREET

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INDUSTRIAL PROPERTY FOR LEASE

255 SOUTH PLANT STREET MORGANTOWN, WV 26501

RENTAL RATE / \$8.50 SQ FT / YEAR

LEASE STRUCTURE / NNN

GROSS BUILDING SIZE / 21,800 SQ FT

LOT SIZE / 3.7 ACRES

PROPERTY TYPE / INDUSTRIAL, OFFICE, LAND

ZONING DESCRIPTION / NO ZONING

PROPERTY HIGHLIGHTS / DIRECT RIVER &
RAIL ACCESS AVAILABLE, EASY ACCESS,
YARD AREA FOR STORAGE, OVERHEAD DOORS,
OFFICE SPACE, 3-PHASE ELECTRIC

Located within the Morgantown Industrial Park along South Plant Street, this warehouse/office building offers a total of 21,800 (+/-) square feet on 3.73 acres. The warehouse portion (20,000 square feet) offers seven overhead doors and 18.5' ceiling height at the center eaves. The property offers easy access on and off the property with two access points and is situated in a prime location for commercial users with quick access to I-79, Exit 152. Yard space is available for outdoor equipment storage. Adjacent to the building is a temporary, detached 10,000 square foot structure (white tent) that is **not included** in the lease rate. This structure could be included in if desired by a buyer/tenant.

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.

FOR LEASE

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255 SOUTH PLANT STREET · MORGANTOWN, WV 26501 · 21,800 (+/-) SQ FT · 3.7 ACRE LOT

PROPERTY SPECIFICATIONS

PROPERTY SPECIFICATIONS

Built in 2012, the subject building is comprised of 21,800 (+/-) square feet with roughly 20,000 (+/-) square feet being warehouse/industrial space and 1,800 (+/-) square feet being office space. The building is a prefabricated, single-story structure with a steel mainframe and steel sheathing roof on a reinforced concrete slab. The building is warmed and cooled via packaged gas HVAC units. Electrical is 240 amp, 3-phase and plumbing is supplied through Pex piping. The interior ceiling height of the warehouse area is 16' to the side eaves and 18.5' to the center roof ridge.

Adjacent to the building is a temporary, detached 10,000 square foot structure (white tent) that is not included in the lease rate. This structure could be included if desired by the buyer/tenant.

INGRESS / EGRESS / PARKING

This property offers two points of ingress and egress onto the property via South Plant Street. One entrance is at the north end of the property and the other is at the south, perfect for large trucks to easily enter and exit. The gravel parking lot offers space for roughly 15 vehicles to park.

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 3.73 acres. The property is identified as Grant District, Tax Map 13G, Parcel 48.1. This can be referenced in Deed Book 1469, Page 512.

UTILITIES

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Dominion
Water / Sewer	Morgantown Utility Board (MUB)
Trash	Republic
Cable/Internet	Comcast

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.



Barge Access.



Rail Access.

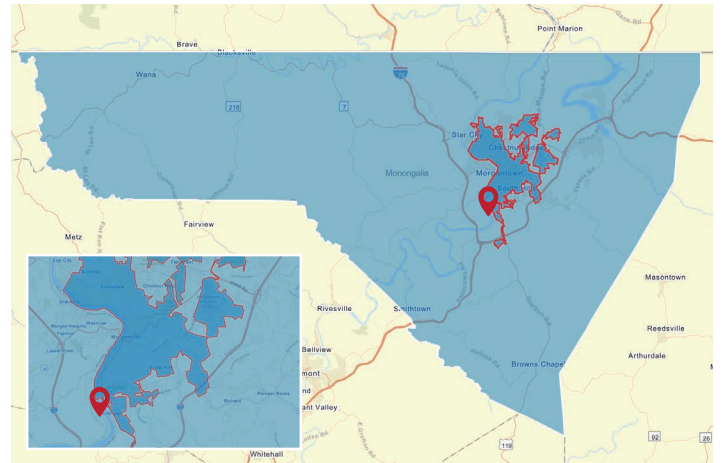
LOCATION ANALYSIS

Monongalia County lies in north central West Virginia with Morgantown as the county seat and home of West Virginia University. 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. 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.

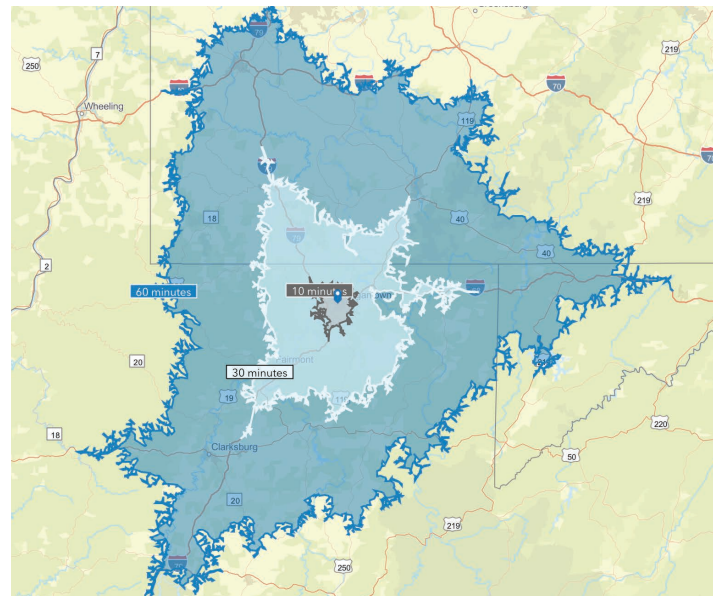
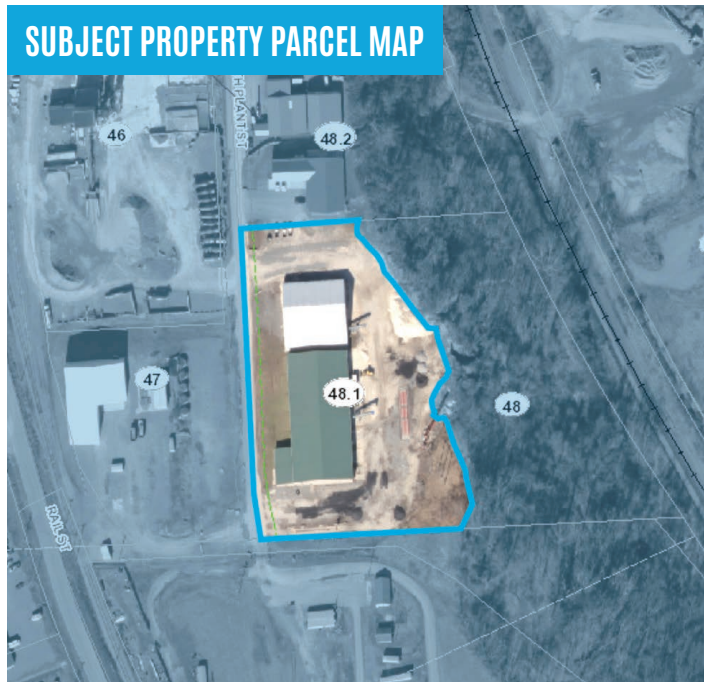
Monongalia County has a total population of 107,576 and a median household income of \$62,983. Total number of businesses is 4,046.

The **City of Morgantown** has a total population of 30,211 and a median household income of \$39,400. Total number of businesses is 1,524.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2024.



■ Monongalia County, WV ■ Morgantown City Limits 📍 Subject Location



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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SURROUNDING AMENITIES



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, 255 South Plant Street.

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

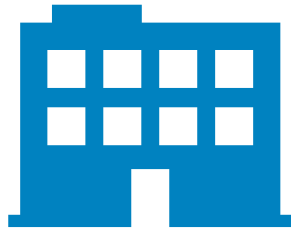
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



33,098

Total Population



1,690

Businesses



36,471

Daytime Population



\$213,295

Median Home Value



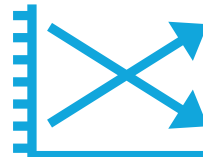
\$29,193

Per Capita Income



\$44,667

Median Household Income



-0.16%

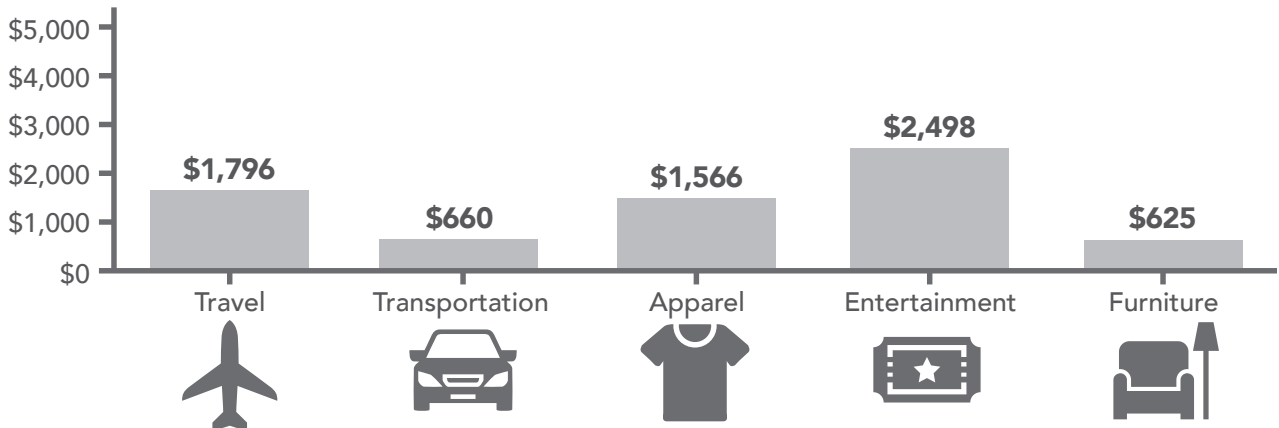
2024-2029 Pop Growth Rate



14,954

Housing Units (2020)

KEY SPENDING FACTS



These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axle. The vintage of the data is 2024, 2029. Spending facts are average annual dollar per household.

5 MILE RADIUS



71,678

Total Population



3,297

Businesses



91,600

Daytime Population



\$252,184

Median Home Value



\$34,799

Per Capita Income



\$52,917

Median Household Income



0.19%

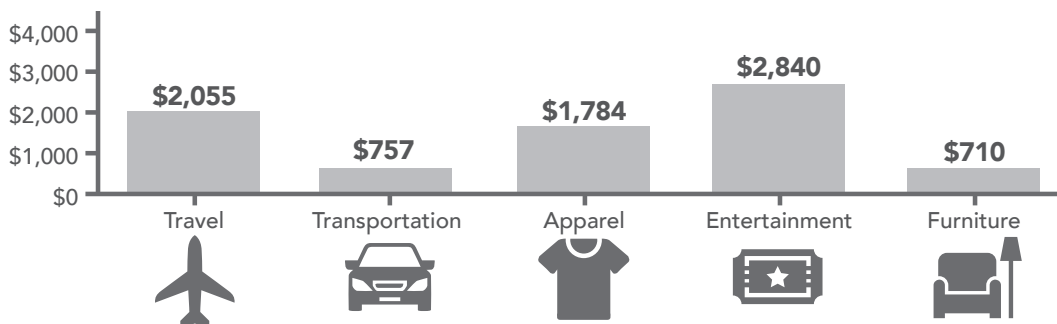
2024-2029 Pop Growth Rate



34,451

Housing Units (2020)

KEY SPENDING FACTS



10 MILE RADIUS



110,247

Total Population



4,088

Businesses



120,277

Daytime Population



\$264,083

Median Home Value



\$39,375

Per Capita Income



\$61,866

Median Household Income



0.35%

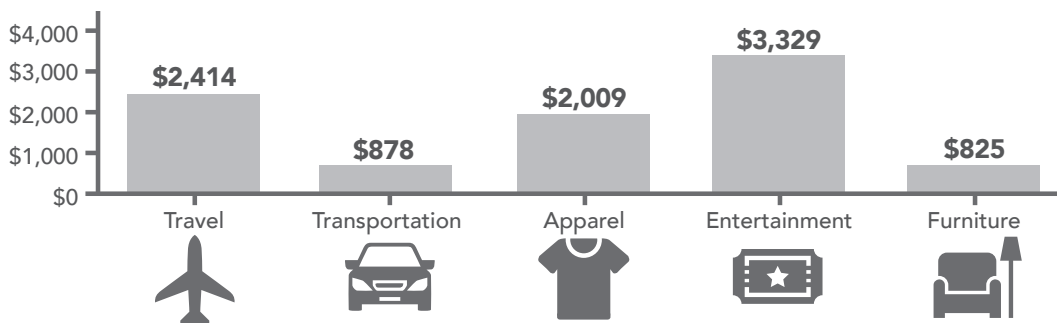
2024-2029 Pop Growth Rate



51,266

Housing Units (2020)

KEY SPENDING FACTS

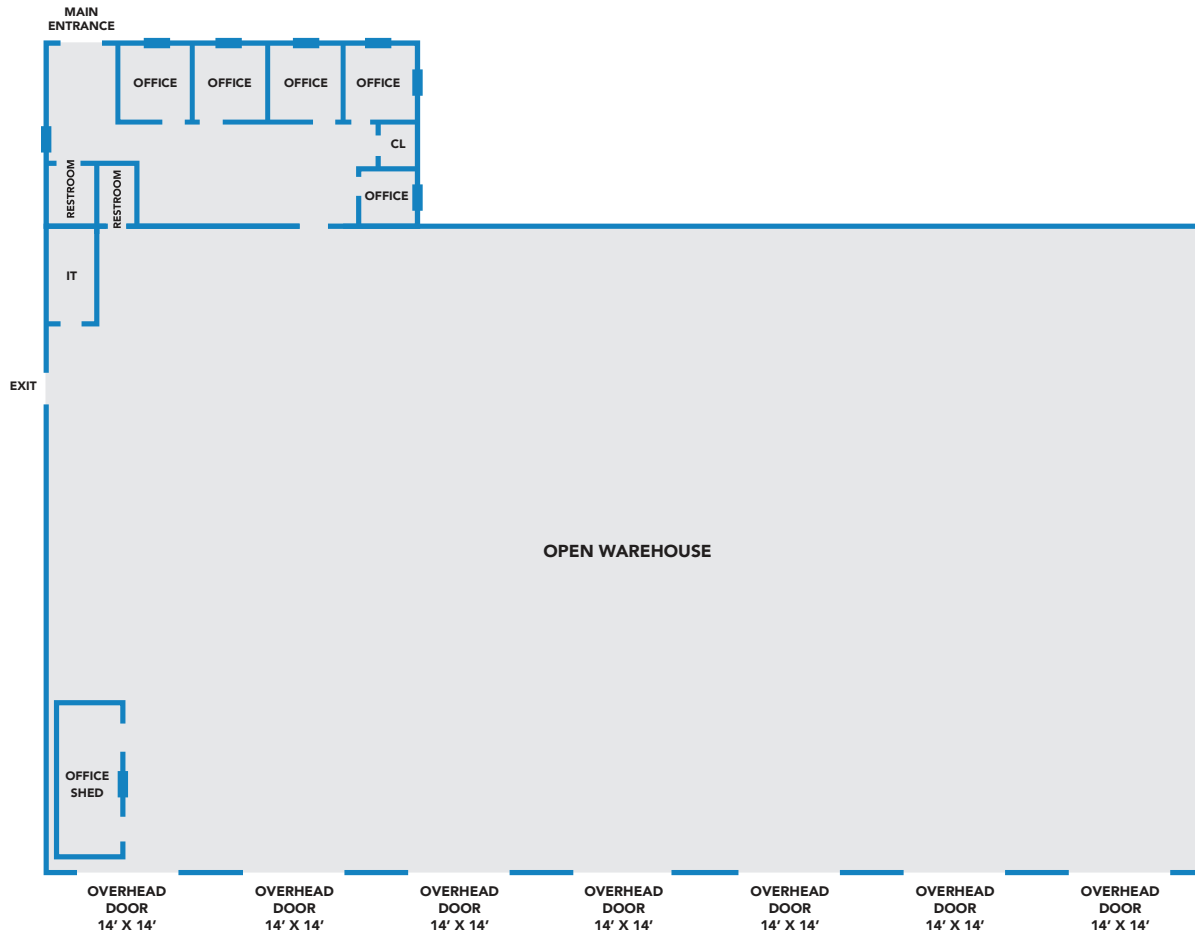


FLOOR PLAN

21,800 SQUARE FEET

Built in 2012, the subject building is comprised of 21,800 (+/-) square feet with roughly 20,000 (+/-) square feet being warehouse/industrial space and 1,800 (+/-) square feet being office space. The warehouse portion of the building offers an IT closet, restroom, office shed and an interior ceiling height of 16' at the side eaves and 18.5' at the center roof ridge. There are seven, 14'x14' overhead doors along the east side of the building and one man door along the south side of the building.

The office portion of the building offers an open area with kitchen, five private offices with windows in each, one restroom and a storage closet. The main entrance to the office area is located along the west side of the southern end of the building. Finishes to the space include drywall walls, drop ceilings with acoustic tile, a combination of vinyl tile and carpet flooring and fluorescent lighting.



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OFFICE PHOTOS



Open Area Facing Offices.



Office.



Open Area Facing Kitchen.

INDUSTRIAL PHOTOS



Open Warehouse Area.



Open Warehouse Area, Office Shed.



Open Warehouse Area.

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Open Warehouse Area.



White Tent (Available at Additional Cost).

EXTERIOR PHOTOS



Exterior East Side of the Building



Exterior West Side of the Building

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Office Entrance.



View of South Plant Street.



White Tent (Available at Additional Cost).

AERIALS



Aerial View of the Property Facing Northeast.

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Aerial View of the Property Facing Northeast.



Aerial View of the Property Facing Southwest.



Aerial View of the Property Facing Southwest.

AERIAL



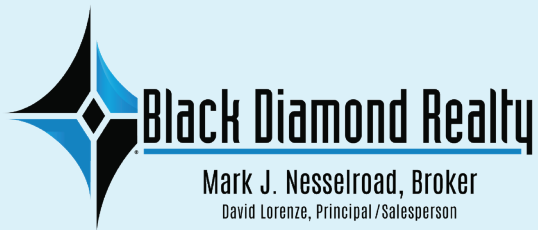
Aerial View of the Property Facing North.

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DOWNTOWN MORGANTOWN

255 S PLANT STREET



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