

**Howard  
Hanna**

Premier Properties  
By Barbara Alexander  
COMMERCIAL REAL ESTATE

**AVAILABLE**  
**304-594-1519**  
**www.move2wv.com**



**For Lease**

**Light Industrial  
Shop Area**

**Storage Bays**

**Off Street  
Parking +  
Lay Down Area**

**Drive-In Bays**

**1 Bedroom  
Apartment**

**Concrete  
Aprons & Slab**

**429 Fairchance Rd, Morgantown, WV**



- Out of City Limits
- No B&O Taxes
- 1 Apartment
- 4 Truck High Bays
- 2 Standard Bays
- Parking Lot
- Laydown Area

For Lease in Cheat Lake area! This mixed use building is located on Fairchance Rd next to the Cheat Lake Fire Department. The property is comprised of a Main shop with 2 standard bays, 1 drive-thru truck bay, Tool Room, Bathroom & Loft with built in shelving. The rear wing is divided into 3 additional truck bays (864 sf each) that can be leased separately. The top floor offers a 1 bedroom apartment. This site fronts along Rt. 857 with quick access to Route 43 & I-68 to Uniontown, Deep Creek & Morgantown. This space is available for single user or multiple tenants. Contact listing agents to check out this site!



## Rental Rates

- |  |               |
|--|---------------|
| 1. Apartment rental  | \$950.00/mo   |
| • Includes electric, water and propane   |               |
| 2. Rear wing off the rear of the shop is divided into 3 - 864 sf bays that is planned for powder rooms and separate electric service (yet to be completed) |               |
| • Bay 1 (closest to main shop, has electric thru out bay)  | \$1,150.00/mo |
| • Bay 2 (middle bay – partial electric)  | \$1,000.00/mo |
| • Bay 3 (end unit – no electric)   | \$850.00/mo   |
| 3. Main shop space (first and second floor + Tool room = 2,375 sf)   | \$2,500.00    |
| • Tool room – 240 sf   |               |
| • Main floor – 1,280 sf  |               |
| • Second floor – 855 sf  |               |
| ○ Electric, water and propane is included in that amount   |               |
| Total rent (individual renters)  | \$6,450.00    |
| If entire building is rented by one entity   | \$5,700.00    |



# Side View





# Side View





# Shop Front View

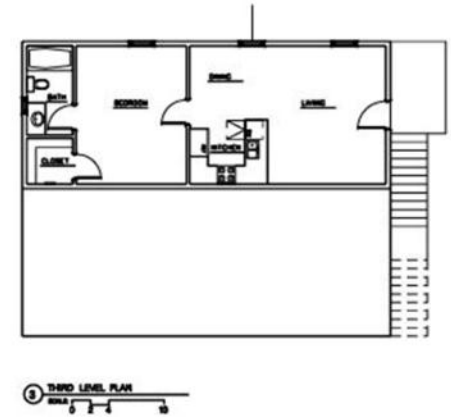
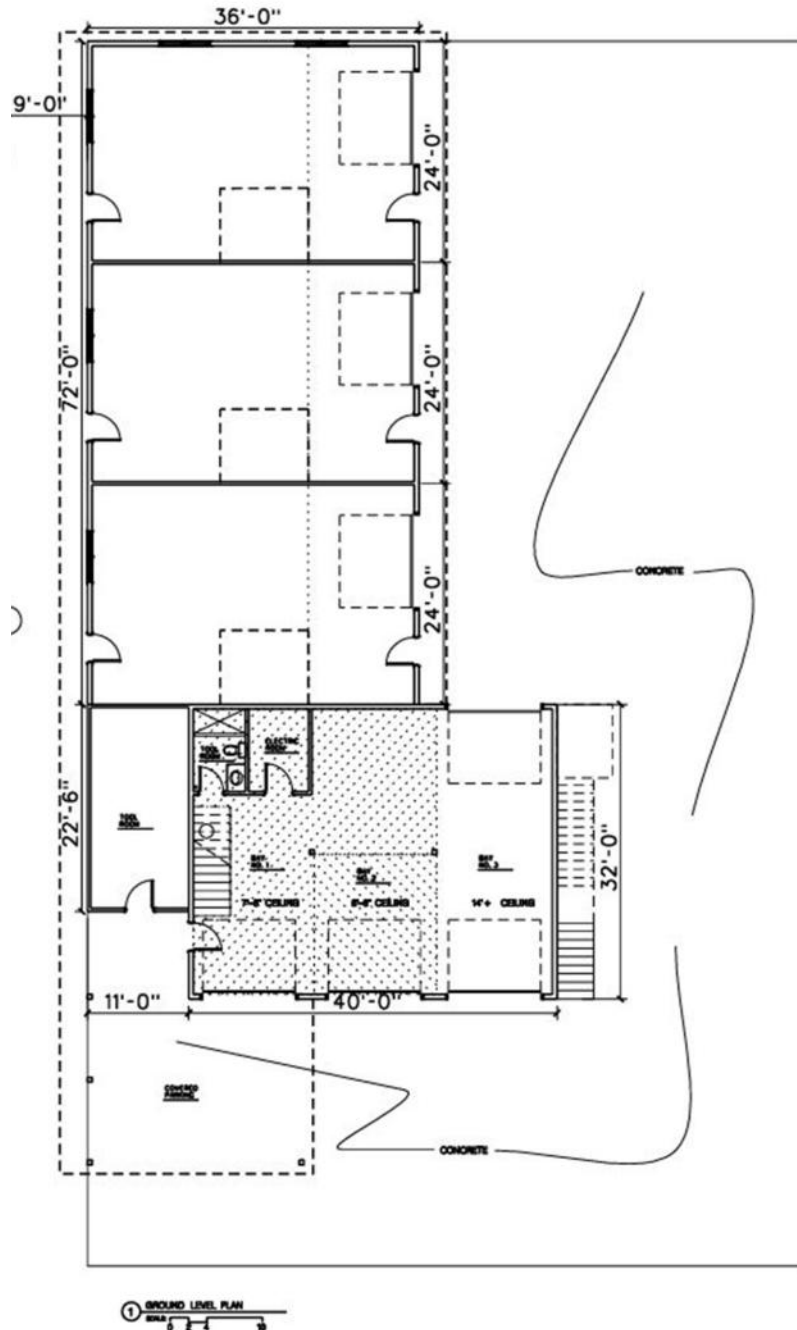




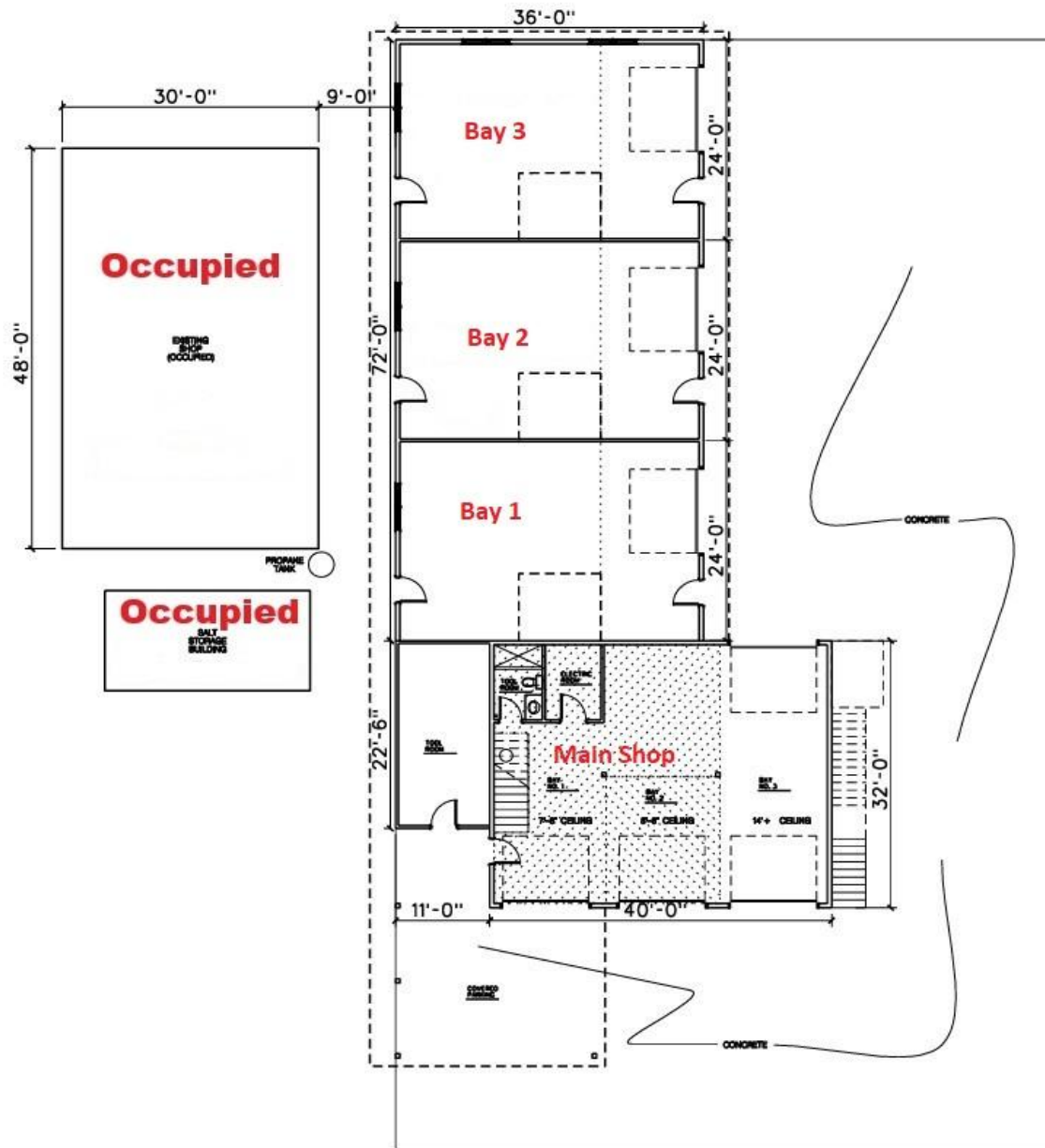
# Front View



# Floorplan



# Layout





# Main Shop Area



# Storage Area





# Shop Area





# Shop Area





# Loft Area





# Loft Area





# Loft Area





## Side View





# Truck Bay





# Truck Bay



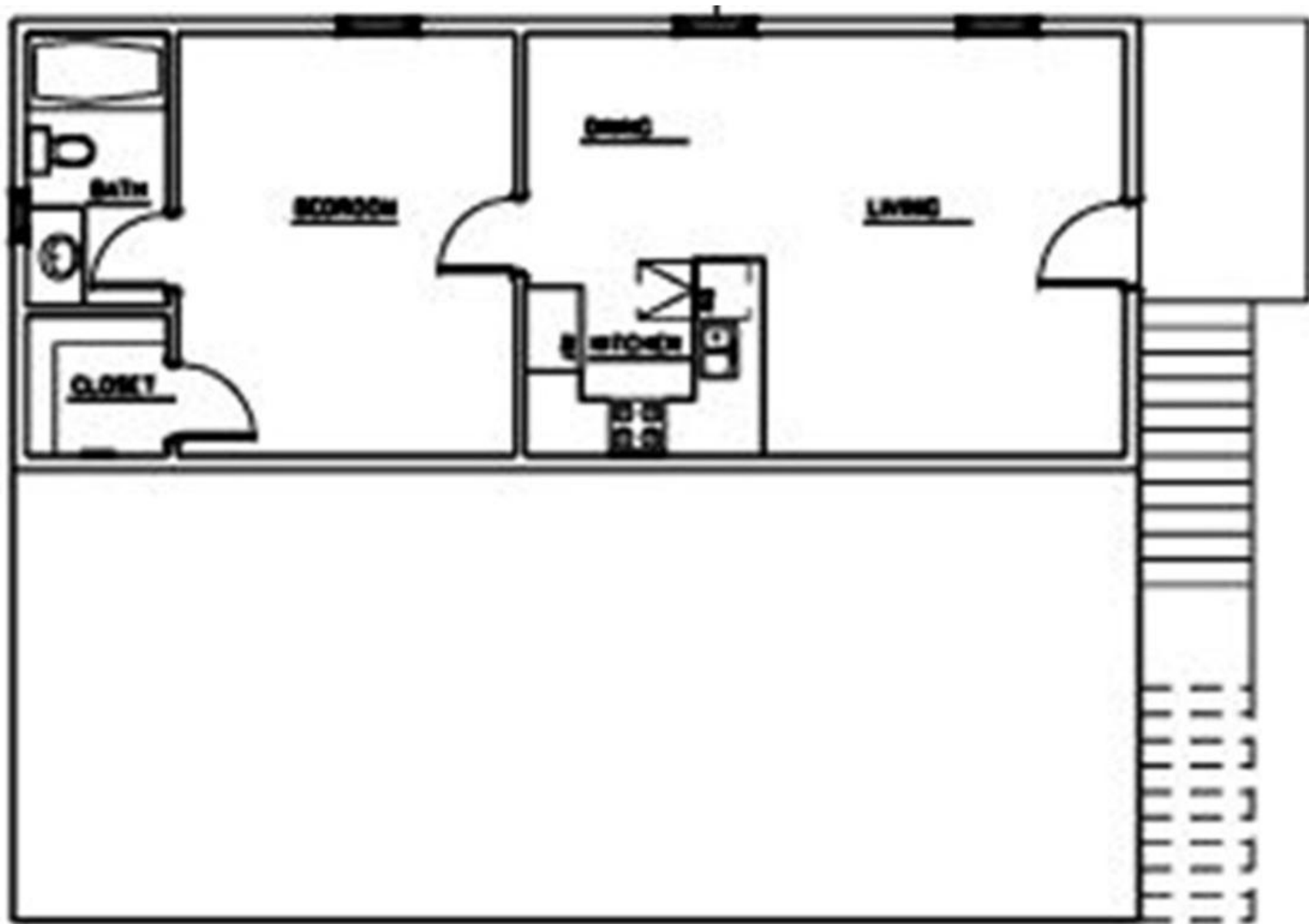


# Side View





# Apartment Floorplan





# Apartment





# Apartment





# Apartment





# Lot View



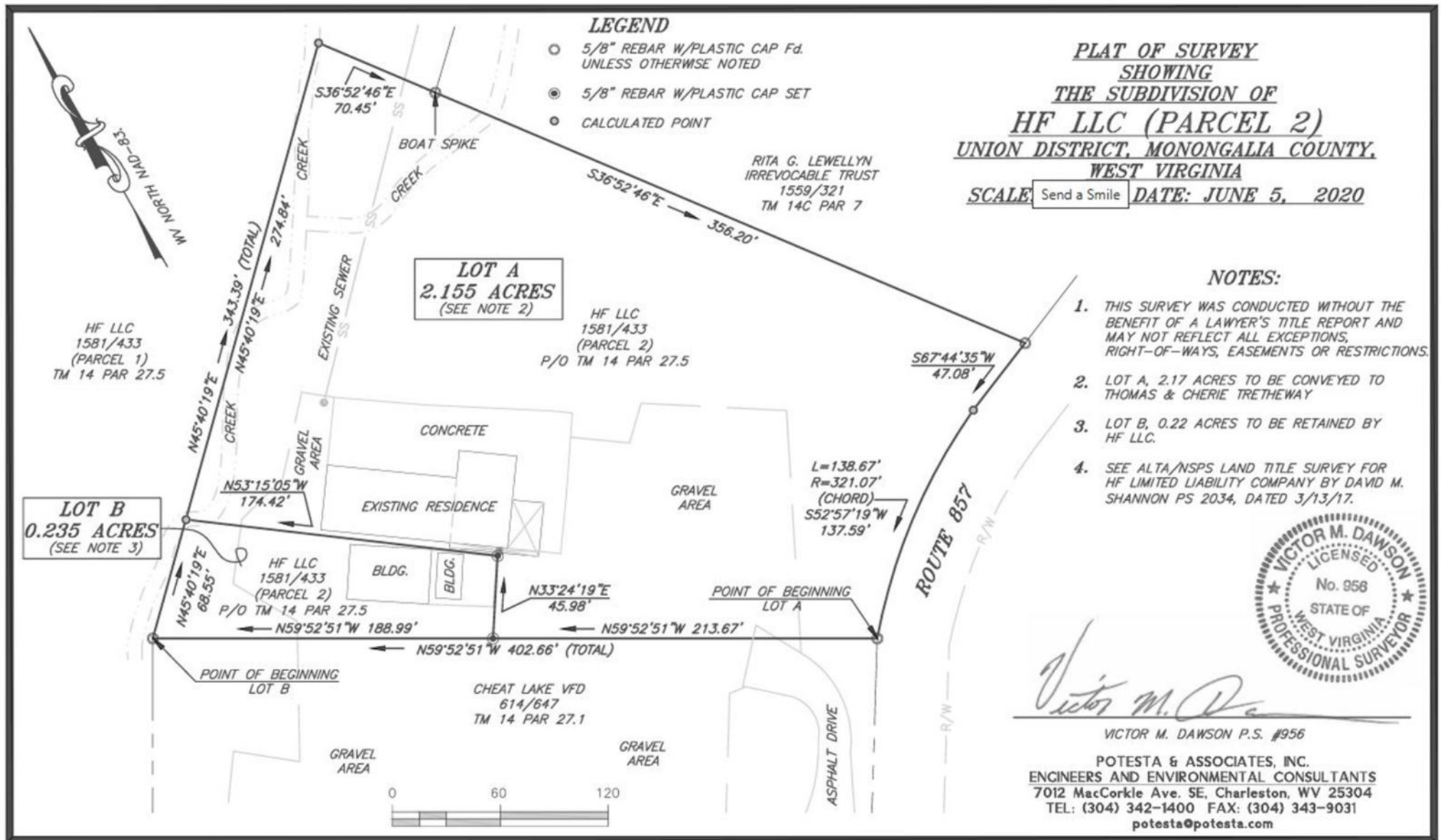


# Lot View



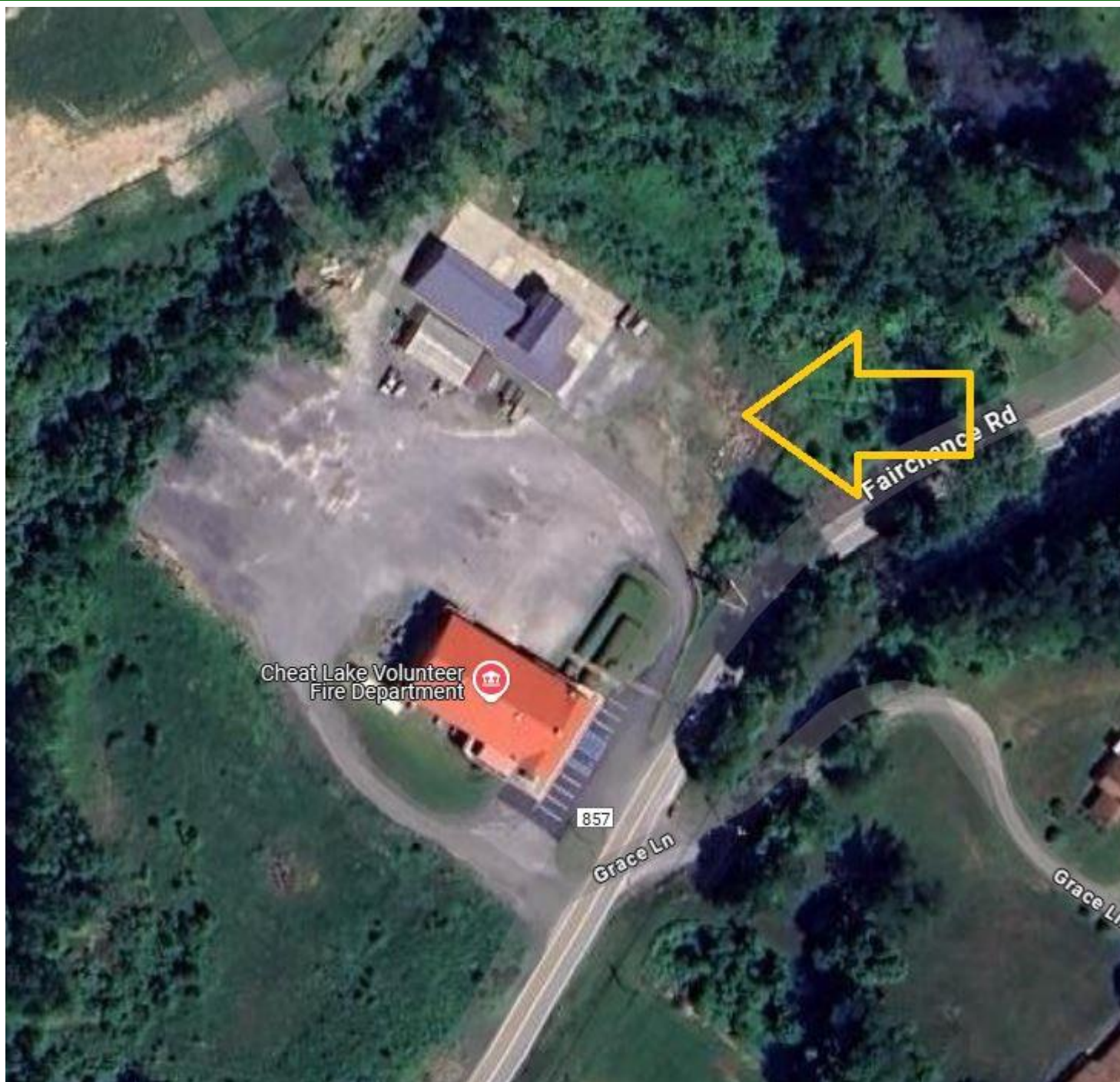


# Survey





# Location Map





# Location Map





# COMMERCIAL DIVISION

## 304-594-1519

[www.move2wv.com](http://www.move2wv.com)

*North Central West Virginia's  
Leaders in Real Estate!*

Howard Hanna Premier Properties  
by Barbara Alexander, LLC  
2800 Cranberry Square  
Morgantown, West Virginia  
304-594-0115  
[www.move2wv.com](http://www.move2wv.com)



**Kay Michael Alexander**  
Salesperson / ABR / GRI / Green / Luxury  
Commercial  
[kalexander@howardhanna.com](mailto:kalexander@howardhanna.com)  
304-282-0077



**Scott Summers**  
Associate Broker  
[rssummers@mountain.net](mailto:rssummers@mountain.net)  
304-282-3463

At Howard Hanna Premier Properties by Barbara Alexander, LLC we strive to bring the best service to our clients utilizing a wide variety of tools, media, technology, and our national network of commercial brokers, companies and resources.

