

FOR LEASE
INDUSTRIAL / LAND
MARKETING FLYER



15 INDUSTRIAL PARK ROAD
WHITE HALL, WV 26554

 **15 INDUSTRIAL PARK ROAD**

WALMART SUPERCENTER

MIDDLETOWN COMMONS



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INDUSTRIAL / LAND FOR LEASE

15 INDUSTRIAL PARK ROAD

WHITE HALL, WV 26554

LEASE RATE / \$14.00 / SQFT / YR

LEASE STRUCTURE / NNN

GROSS LOT SIZE / 6(+/-) ACRES

PROPERTY TYPE / INDUSTRIAL, LAND

ZONING / NO ZONING

PROPERTY FEATURES / CLOSE TO
MANY AMENITIES, QUICK AND EASY
ACCESS, SUITED FOR A RANGE OF
INDUSTRIES, EXCELLENT LOCATION,
BRAND NEW BUILDINGS

15 Industrial Park Road is strategically located just 1.3 miles from I-79, Exit 132. This prime location spans approximately 6 (+/-) acres and is perfectly suited for a wide range of industries. The subject property will feature two brand-new industrial buildings. The main building offers a substantial footprint, with options ranging from 26,400 (+/-) to 32,200 (+/-) square feet across two floors. A second building will provide 8,400 (+/-) square feet of flexible space, with 4,200 (+/-) square feet per floor. With approximately 60 (+/-) on-site parking spaces, convenience is assured for both staff and customers. This modern facility, combined with its excellent location, makes it an exceptional opportunity to elevate your business.

The subject property is located in a developing area of Marion County where commercial and residential development have been occurring along the I-79 corridor. Along Industrial Park Road, there is a daily traffic count of 6,714 vehicles per day (Provided by Esri and Data Axle, 2021).

FOR LEASE
INDUSTRIAL / LAND - LOCATED 1.3 MILES OFF I-79, EXIT 132
15 INDUSTRIAL PARK ROAD · WHITE HALL, WV 26554 · 6 ACRES

PROPERTY SPECIFICATIONS

PROPERTY SPECIFICATIONS

The subject property offers 6 (+/-) acres of land suited for a wide range of industries. The subject property is being developed and will feature two brand-new industrial buildings. The main building offering a range between 26,400 (+/-) to 32,200 (+/-) square feet across two floors. A second building will provide 8,400 (+/-) square feet of flexible space, with 4,200 (+/-) square feet per floor. There will be a parking lot with approximately 60 (+/-) on-site parking spaces.

INGRESS / EGRESS / DIRECTIONS

The site currently offers two points of ingress and egress one along Industrial Park Road (Route 58) and Middletown Road (Route 73). Head Southwest on I-79, take exit 132 toward White Hall Blvd. Use the right lane to turn left onto US-250 S/ Fairmont Ave/White Hall Blvd. Continue onto US-250 S Fairmont. Turn right at the traffic light onto Middletown Road and travel 0.9 mile then turn right onto Industrial Park Road. The destination will be on the left, 15 Industrial Park Road.

LEGAL DESCRIPTION / ZONING

Located outside of City Limits, this property is situated within the White Hall District of Marion County. The site is comprised of one parcel totaling 6 (+/-) acres. The property is identified as White Hall District, Tax Map 20, Parcel 4.4.

UTILITIES

This site offers all public utilities, which include the following:

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Peoples Gas
Water	City of Fairmont
Sewer	White Hall Public Service District
Trash	Waste Management
Cable/Internet	Comcast



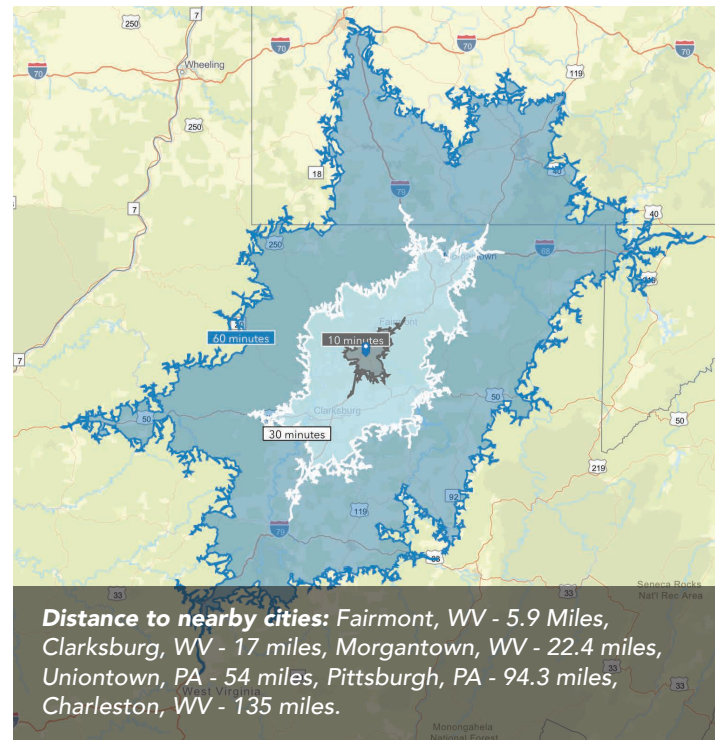
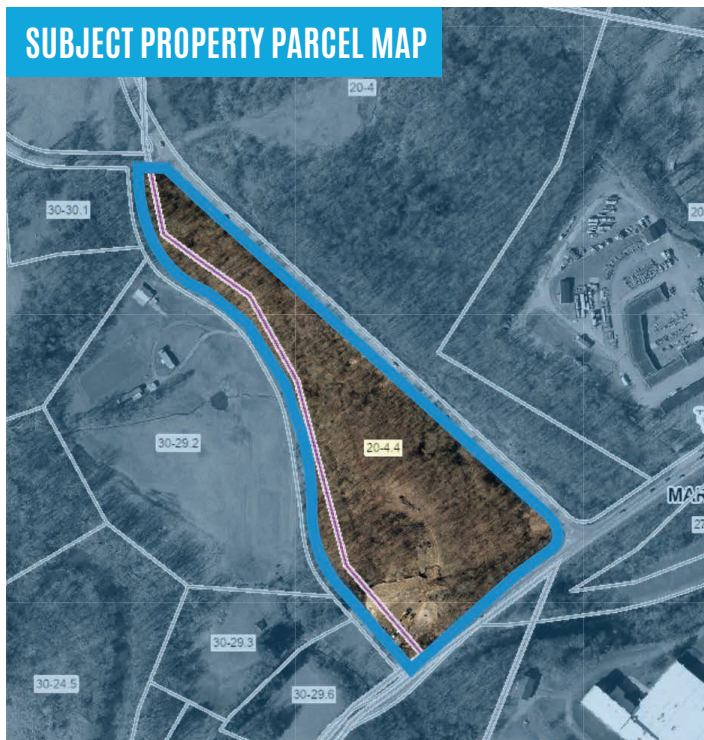
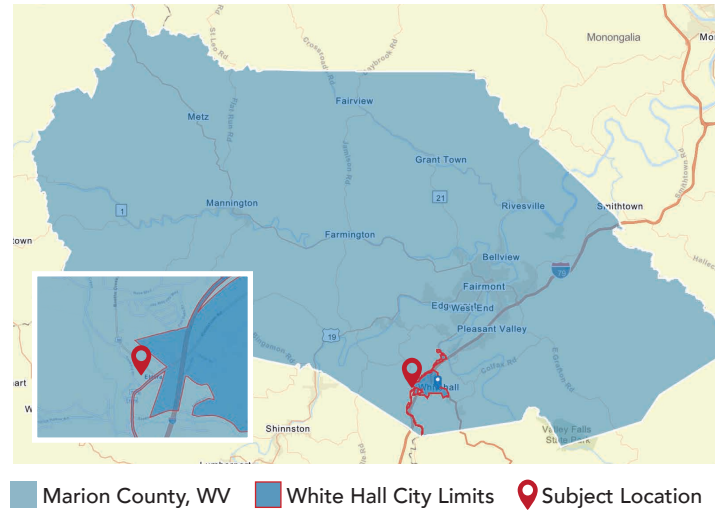
LOCATION ANALYSIS

Marion County is located in the north-central part of West Virginia with Fairmont as the county seat and home of Fairmont State University. With a 120-acre main campus, Fairmont State University is a key part of the state's growing high technology corridor. Coal production has remained strong and the oil and gas industries are making substantial investments in the county. With a strong emphasis on education and technology, the future for Marion County is bright.

Marion County has a total population of 55,586 and a median household income of \$53,483. Total number of businesses is 1,679.

The **Town of White Hall** has a total population of 718 and a median household income of \$100,771. Total number of businesses is 200.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2023.



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AERIAL PHOTO



The aerial above was taken facing west. Several of the most popular surrounding locations have been highlighted. Referenced with a yellow star, 15 Industrial Park Road is located approximately 0.3 mile from I-79 (Exit 132).

● Along Fairmont Ave, there is a daily traffic count of 29,365 vehicles per day (WVDOH, 2014).

*Note that White Hall Blvd becomes Fairmont Avenue at Holbert Road alongside Tygart Valley River.

- 1 MPE Rentals
- 2 Mon Health Equipment & Supplies
- 3 WCO Flooring America
- 4 UPS Worldwide Express Freight Center
- 5 White Hall Pharmacy
- 6 Pickup City Inc
- 7 Walmart Supercenter
- 8 McDonald's
- 9 Urse Dodge Chrysler Jeep Ram
- 10 Cummins Sales and Service
- 11 Jarco Enterprises
- 12 Sherwin-Williams Paint Store
- 13 Hardee's
- 14 DQ Grill & Chill Restaurant
- 15 Firehouse Subs
- 16 Middletown Commons
- 17 Applebee's
- 18 Fairfield Inn & Suites
- 19 Dan Cava Toyota World
- 20 Robert H. Mollohan Research Center
- 21 Pierpont Community & Technical College
- 22 Alan B. Mollohan Innovation Center
- 23 NASA IV&V Facility
- 24 Mon Power
- 25 Fairmont Tool
- 26 Architectural Interior Products
- 27 Pepsi-Cola
- 28 Applied Industrial Technologies
- 29 Capital Doors
- 30 Lyon Conklin & Co Inc

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



9,907

Total Population



553

Businesses



10,500

Daytime Population



\$200,589

Median Home Value



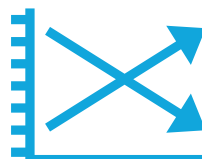
\$38,314

Per Capita Income



\$64,794

Median Household Income



0.10%

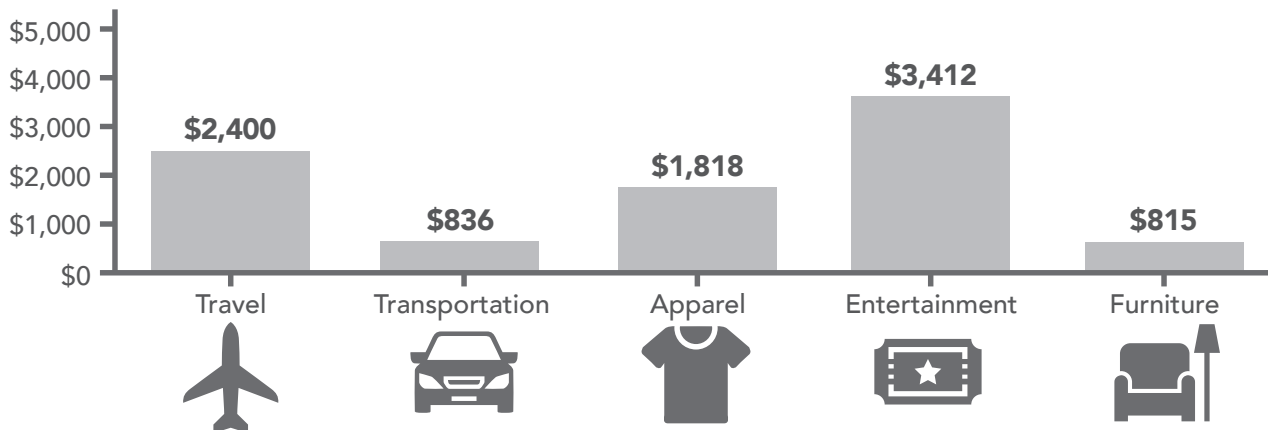
2024-2029 Pop Growth Rate



4,624

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



27,492

Total Population



973

Businesses



35,441

Daytime Population



\$184,271

Median Home Value



\$35,441

Per Capita Income



\$62,253

Median Household Income



-0.13%

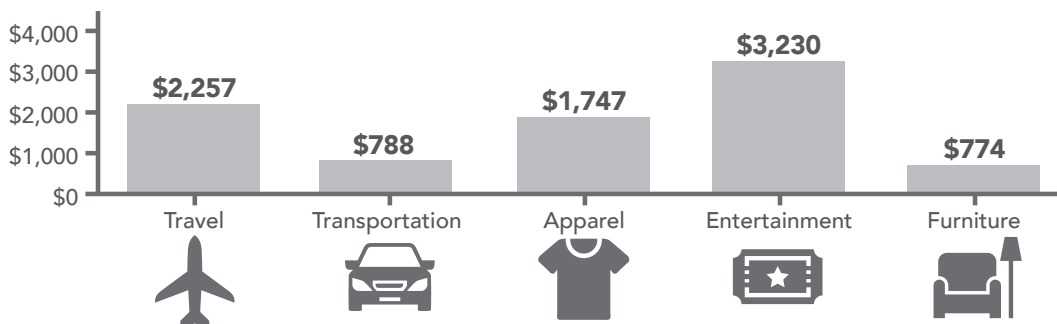
2024-2029 Pop Growth Rate



12,535

Housing Units (2020)

KEY SPENDING FACTS



10 MILE RADIUS



76,224

Total Population



2,499

Businesses



75,745

Daytime Population



\$174,957

Median Home Value



\$35,482

Per Capita Income



\$61,282

Median Household Income



-0.26%

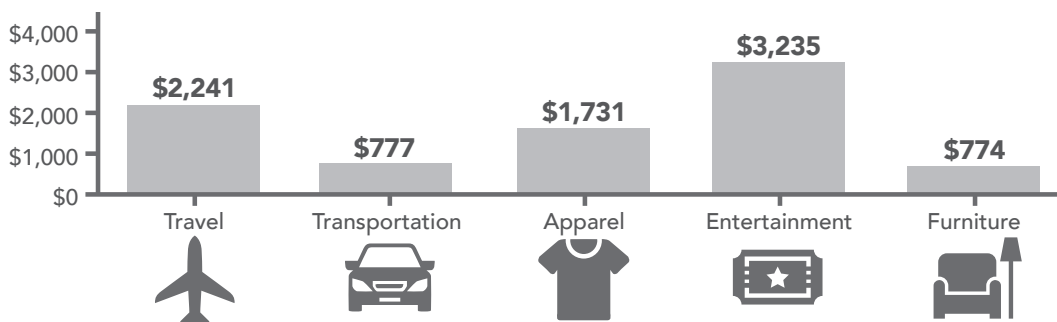
2024-2029 Pop Growth Rate



35,407

Housing Units (2020)

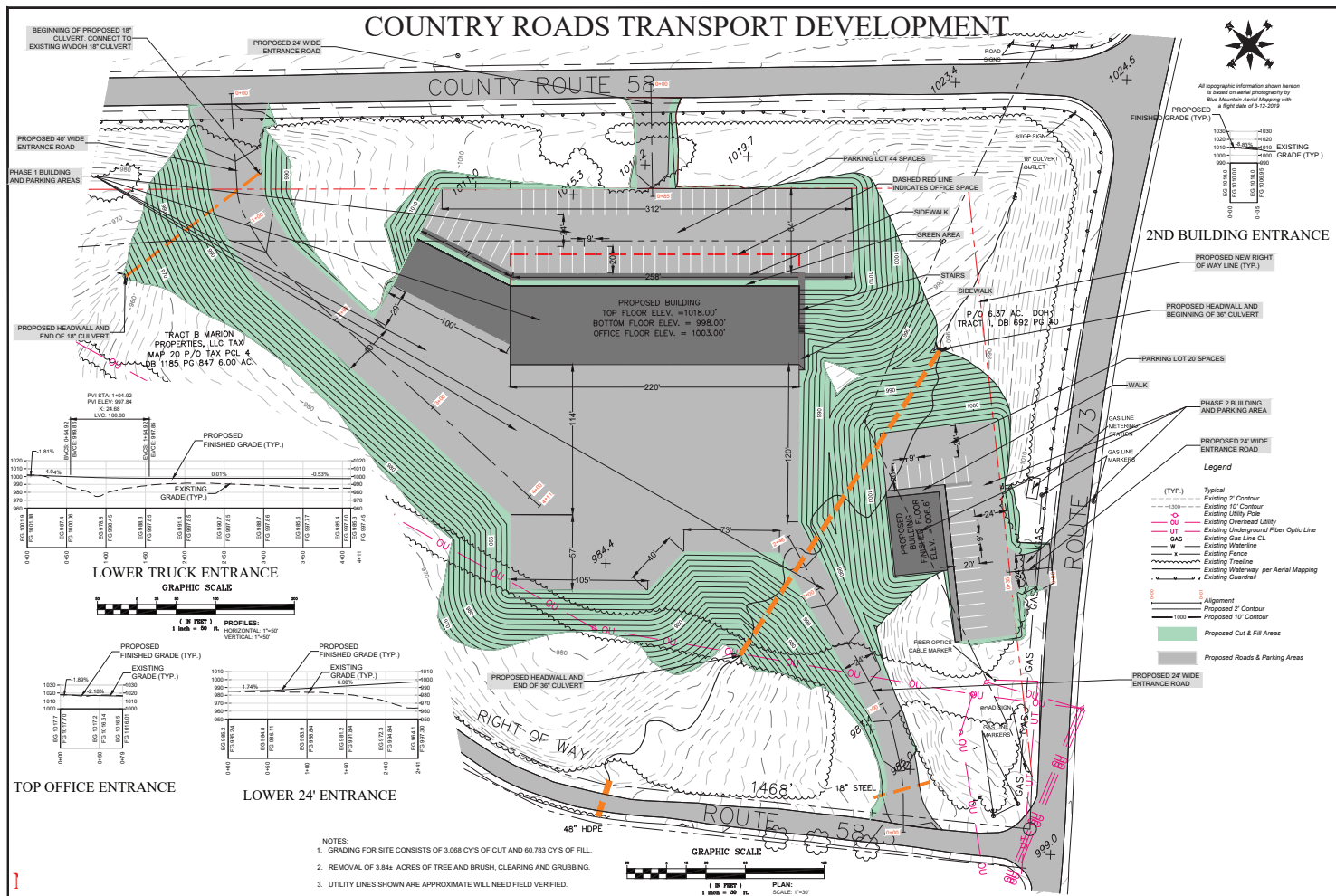
KEY SPENDING FACTS



SITE PLAN

15 INDUSTRIAL PARK ROAD

Below shows the site plan for 15 Industrial Park Road, this is for preliminary design, not for construction. There will be two brand new industrial buildings built on the land. The main building offers a substantial footprint, with options ranging from 26,400 (+/-) to 32,200 (+/-) square feet across two floors. A second building will provide 8,400 (+/-) square feet of flexible space, with 4,200 (+/-) square feet per floor.



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Aerial View Facing East.



Aerial View Facing South.



Aerial View Facing North.

GROUND PHOTOS



Ground Photo.

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Ground Photo.



Ground Photo.

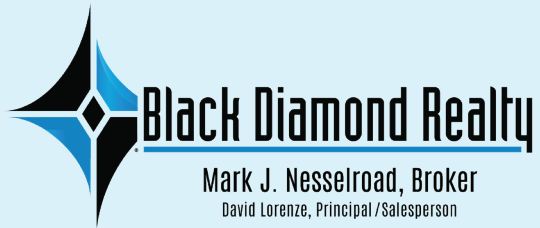
AERIALS



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Aerial Facing West.



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