



Mark J. Nesselroad, Broker

# 981 Canyon Road

Morgantown, WV 26508



## PROPERTY HIGHLIGHTS

# Industrial

PROPERTY TYPE

# 2,710

SQUARE FEET

# \$13.00

PER SQ FT

# Modified Gross

LEASE STRUCTURE

981 Canyon Road offers a total of 2,710 (+/-) square feet of versatile space, including 1,470 (+/-) square feet of warehouse/industrial area and 1,240 (+/-) square feet of additional space. Currently under construction, this property allows tenants to customize the layout to fit their operational needs. The warehouse section is equipped with one 10' x 14' overhead door, providing convenient access and efficient loading options. Located just outside Morgantown, the site provides easy access to major routes while offering a modern, professional setting. This property is perfect for industrial users seeking new, flexible space in a growing area. Along Canyon Road, there is a daily traffic count of 2,700 Vehicles Per Day (Esri and Kalibrate Technologies, 2025).



**Jeff Stenger**

Senior Associate / Salesperson

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