



Black Diamond Realty

Mark J. Nesselroad, Broker

David Lorenze, CCIM, SIOR, Principal & Associate Broker

FOR LEASE



INDUSTRIAL / GARAGE SPACE

42 Birch Hollow Road
Morgantown, WV 26508



Katie Gyorko

Associate / Salesperson

304.413.4350 (Office) | 724.984.3792 (Cell)

kgyorko@blackdiamondrealty.net

42 Birch Hollow Road, Morgantown, WV 26508

LEASE RATE

\$3,000 / MONTH

TOTAL SPACE AVAILABLE

2,100 SQ FT

OVERHEAD DOORS

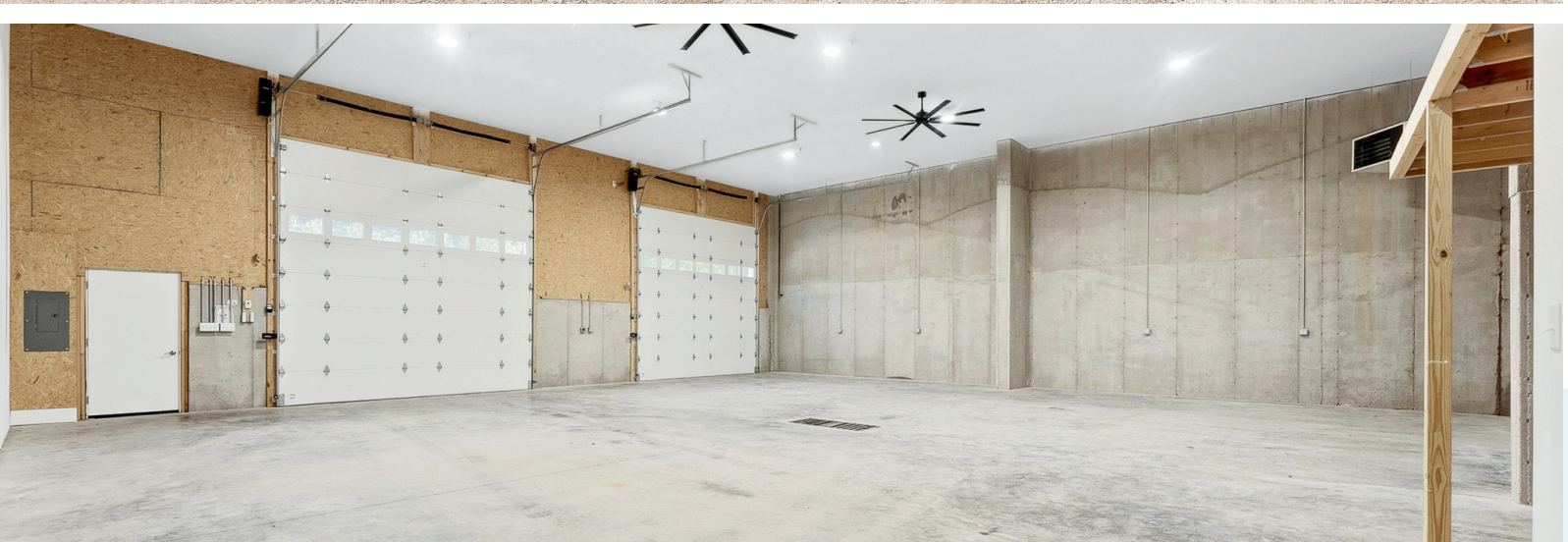
(2) 18' FT OVERHEAD DOORS

DISTANCE TO HIGHWAY

1.1 Miles From Route 43, Exit 1

SPACE DETAILS

42 Birch Hollow Road offers approximately 2,100 (+/-) square feet of garage space, providing a versatile option for storage, equipment, automotive, or other commercial uses. The space features two 18-foot overhead doors, offering convenient access for larger vehicles and equipment. A full bathroom with a shower adds convenience for occupants and users of the space. The owner will retain the two spaces on the right side of the building. The available garage space is offered for lease at \$3,000 per month, plus electric, water, and gas.



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