



FOR SALE
INDUSTRIAL BUILDINGS
MARKETING FLYER



247 & 249 S. PLANT STREET
MORGANTOWN, WV 26501



WESTWOOD MIDDLE SCHOOL

PHASE I

MOUNTAINEER MALL

◆ 247, 249 S. PLANT STREET

PHASE II



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Description and aerial photo of the location and its proximity to surrounding businesses.

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Floor Plan: 247 S. Plant Street

Description, floor plan and photos of 247 S. Plant Street.

08

Floor Plan: 249 S. Plant Street

Description, floor plan and photos of 249 S. Plant Street.

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Improved Accessibility / Aerial Photos

Aerial of the new bridge location and aerials of the property from various heights and angles.

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DOWNTOWN MORGANTOWN

MORGANTOWN WATER TREATMENT PLANT

249 S. PLANT STREET

INDUSTRIAL BUILDINGS FOR SALE

247 & 249 S. PLANT STREET MORGANTOWN, WV 26501

SALE PRICE / \$1,600,000 (BOTH BUILDINGS)

GROSS BUILDING SIZE / 13,440 SQ FT

GROSS LOT SIZE / 1.65 ACRES (ESTIMATED)

PROPERTY TYPE / INDUSTRIAL

ZONING DESCRIPTION / NO ZONING

OPTIONS TO INDIVIDUAL BUILDINGS / YES

247 S. PLANT STREET

SALE PRICE / \$571,500

GROSS BUILDING SIZE / 4,800 SQ FT

249 S. PLANT STREET

SALE PRICE / \$1,028,500

GROSS BUILDING SIZE / 8,640 SQ FT

Two industrial buildings for sale within Morgantown Industrial Park, Phase I in Morgantown, WV.

247 S. Plant Street:

- 4,800 (+/-) square feet of mostly open warehouse space
- Interior ceiling height: 16' 6" at the eaves
- Two 14' x 14' overhead doors along the front side facing the parking lot

249 S. Plant Street:

- 8,640 (+/-) square feet across two buildings
- Security systems in both front and back building

Front Building:

- Interior ceiling height: 16' 6" at the eaves
- Three 14' x 14' overhead doors

Back Building:

- Two large open areas (one industrial, one storage)
- Interior ceiling height: 16' 6" at the eaves
- Two 14' x 14' overhead doors

FOR SALE

INDUSTRIAL BUILDINGS - LOCATED 2.2 MILES FROM I-79, EXIT 152

247 & 249 S. PLANT STREET · MORGANTOWN, WV 26501 • 13,440 SQ FT • 1.65 ACRES

INDUSTRIAL PARK SPECIFICATIONS

LEGAL DESCRIPTION / ZONING

- Outside city limits of Morgantown
- Parcels 26.3 and 48.2 (portion of) , Tax Map 13G, Grant District, Monongalia County
- Deed Book 1733, Page 475 and Deed Book 1784, Page 677
- No zoning regulations

UTILITIES

All public utilities are available to the site.

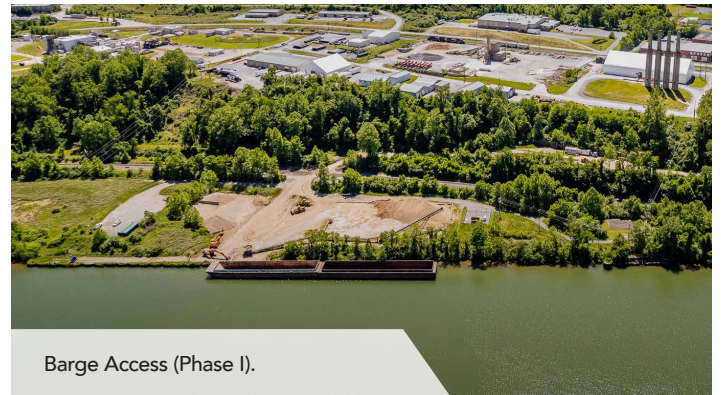
UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Dominion
Water	Morgantown Utility Board (MUB)
Sewer	Morgantown Utility Board (MUB)
Trash	Republic
Cable/Internet	Comcast

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 50% 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 (Phase I).



Rail Access (Phase I).

LOCATION ANALYSIS

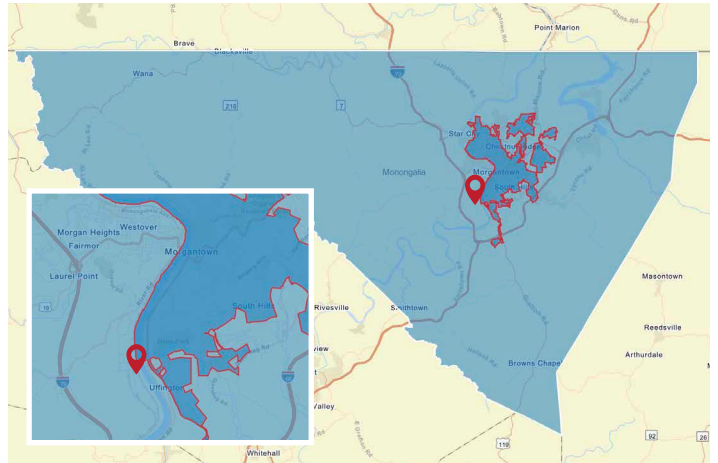
Monongalia County lies in north central West Virginia with Morgantown as the county seat and home of West Virginia University. The Morgantown MSA regularly ranks a variety of lists pointing to the area's accomplishments in terms of growth, business development, workforce cultivation and more. Morgantown's 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 106,376 and a median household income of \$65,213. Total number of businesses is 3,875.

The **City of Morgantown** has a total population of 29,856 and a median household income of \$43,620. Total number of businesses is 1,441.

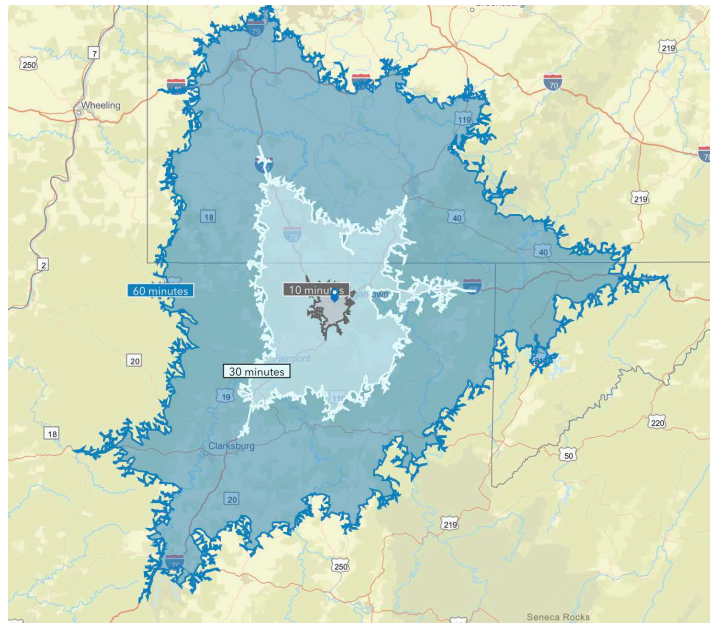
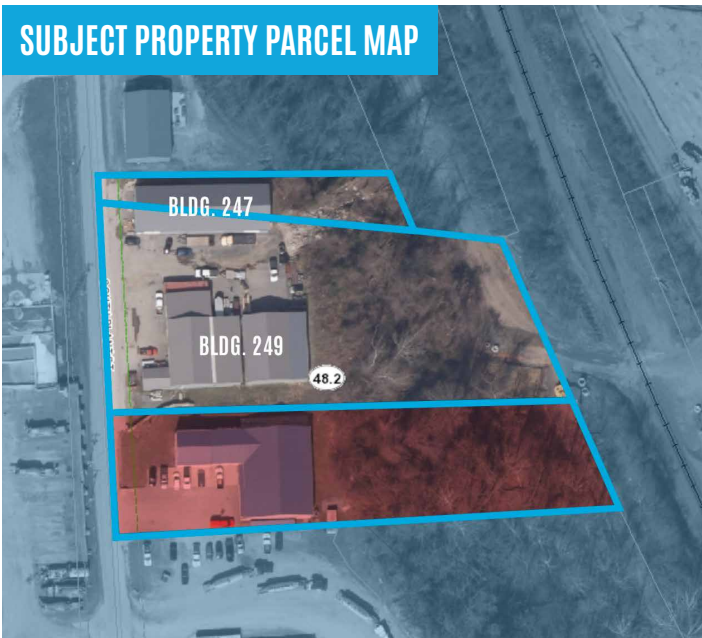
See 3, 5 and 10-mile radius demographics on Page 6.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2025.



Monongalia County, WV ■ Morgantown City Limits 📍 Subject Location

SUBJECT PROPERTY PARCEL MAP



Distance to nearby cities: Fairmont, WV - 21 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 highlights several of the most popular surrounding locations. The subject property has been referenced with a yellow star, 249, 247 S. Plant Street.

- 1 Azimuth Inc.
- 2 Commercial Builders
- 3 Gerrick Electric
- 4 Black Diamond Equipment Rentals
- 5 Javins Corporation
- 6 Addivant USA (North Plant)
- 7 Leam Drilling Systems
- 8 Pro Directional
- 9 Waterfront Hotel
- 10 Downtown Morgantown
- 11 West Virginia University Main Campus
- 12 Westover
- 13 Morgantown Water Treatment Plant
- 14 Roto Rooter
- 15 WVU Laundry
- 16 Central Supply
- 17 Drill Spec Services
- 18 Core & Main
- 19 Excel Site Rentals
- 20 Addivant USA (South Plant)
- 21 Mountaineer Mall

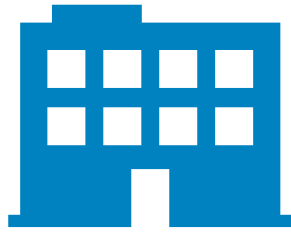
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



32,856

Total Population



1,637

Businesses



36,733

Daytime Population



\$221,722

Median Home Value



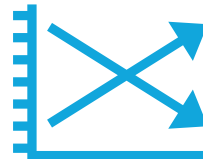
\$29,733

Per Capita Income



\$48,677

Median Household Income



0.4%

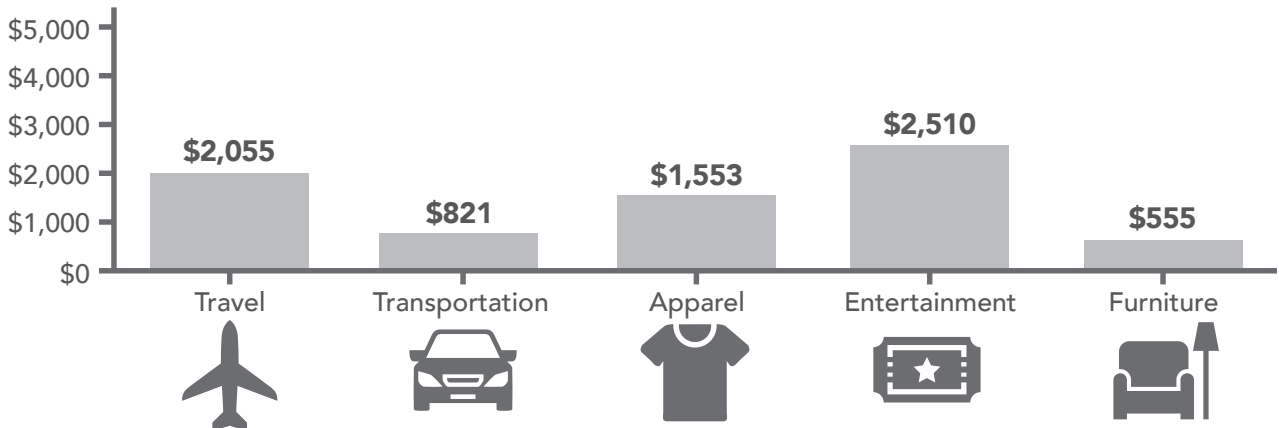
2025-2030 Pop Growth Rate



15,128

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 2025, 2030. Spending facts are average annual dollar per household.

5 MILE RADIUS



71,054

Total Population



3,148

Businesses



90,620

Daytime Population



\$268,501

Median Home Value



\$36,580

Per Capita Income



\$55,617

Median Household Income



0.4%

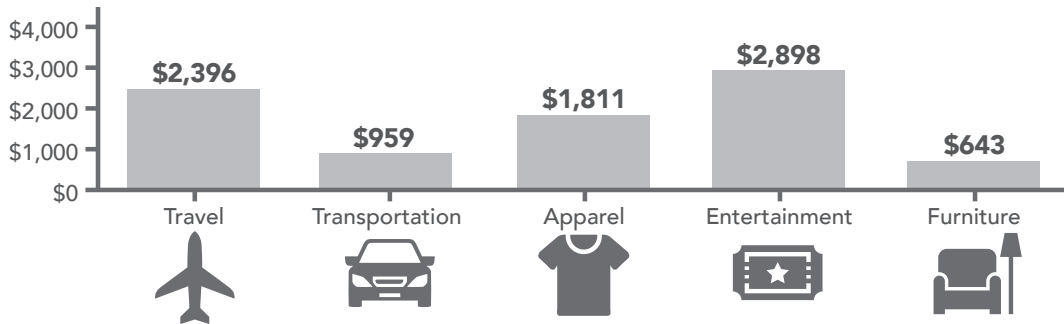
2025-2030 Pop Growth Rate



34,540

Housing Units (2020)

KEY SPENDING FACTS



10 MILE RADIUS



109,095

Total Population



3,918

Businesses



119,073

Daytime Population



\$278,228

Median Home Value



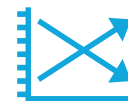
\$41,556

Per Capita Income



\$64,339

Median Household Income



0.4%

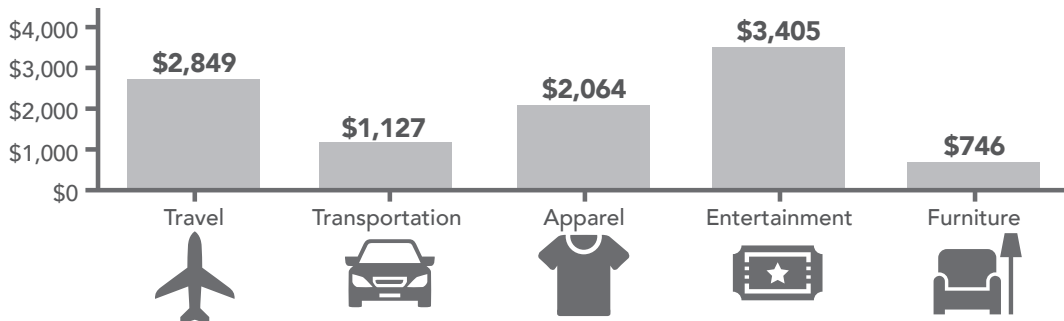
2025-2030 Pop Growth Rate



51,306

Housing Units (2020)

KEY SPENDING FACTS

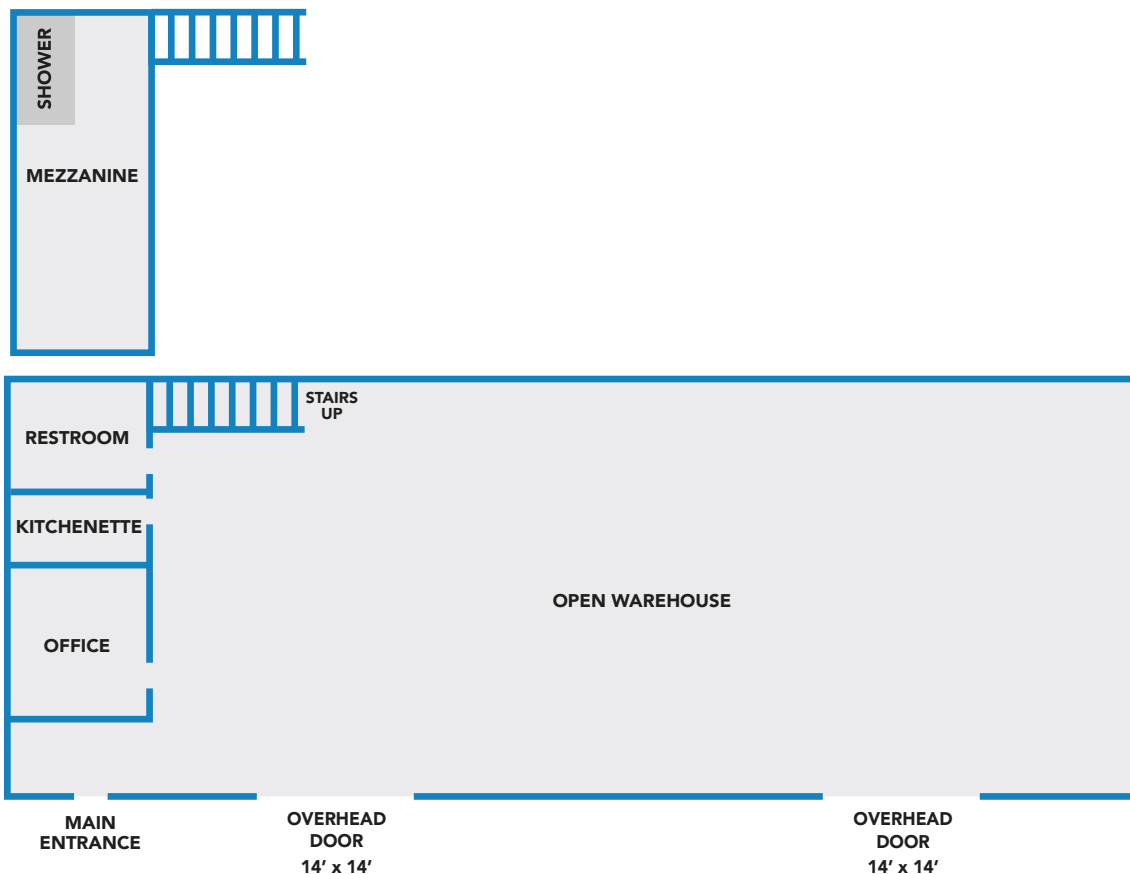


FLOOR PLAN

247 S. PLANT STREET

- Built in 2018
- 4,800 (+/-) square feet of mostly open warehouse space
- Front building includes:
 - Large open warehouse area
 - Office
 - Restroom
 - Kitchenette
 - Upper-level mezzanine with shower

- Interior ceiling height: 16' 6" at the eaves
- Two 14' x 14' overhead doors along the front side facing the parking lot
- Building finishes:
 - Combination of metal, open stud, and drywall walls
 - Concrete flooring
 - Fluorescent lighting



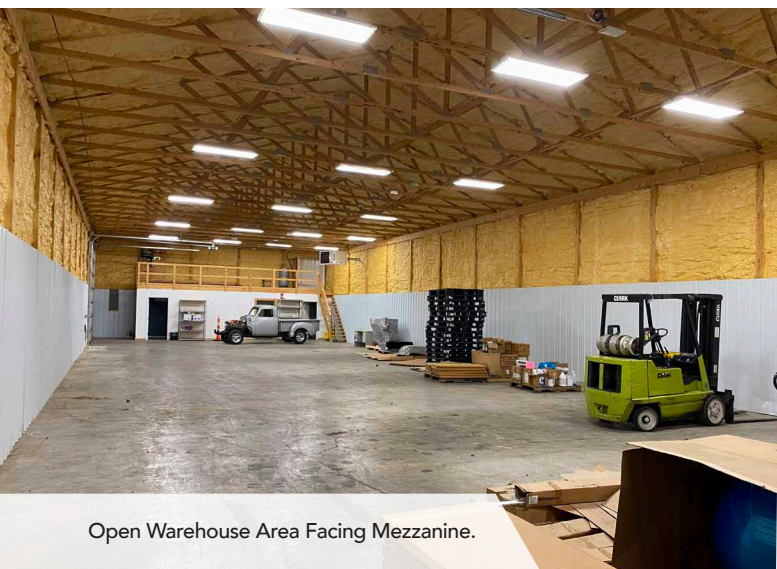
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247 & 249 S. PLANT STREET · MORGANTOWN, WV 26501 • 13,440 SQ FT • 1.65 ACRES

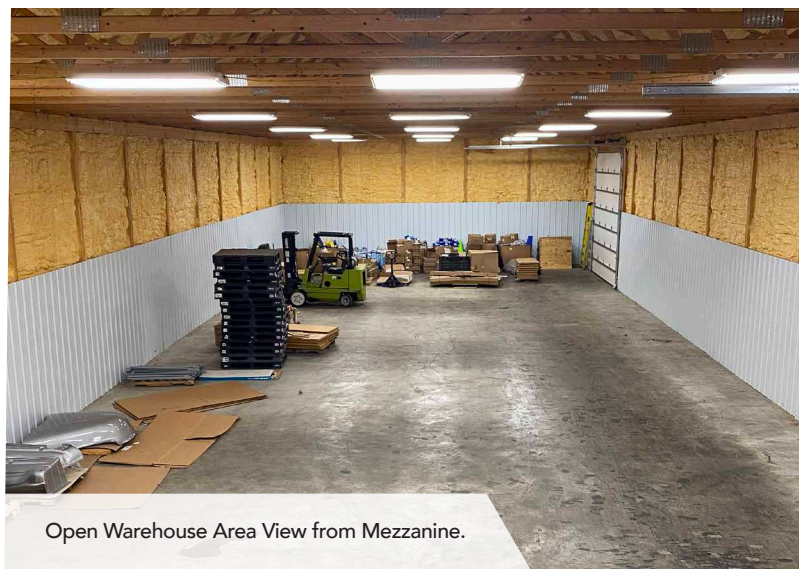
INTERIOR PHOTOS



Open Warehouse Area.



Open Warehouse Area Facing Mezzanine.



Open Warehouse Area View from Mezzanine.

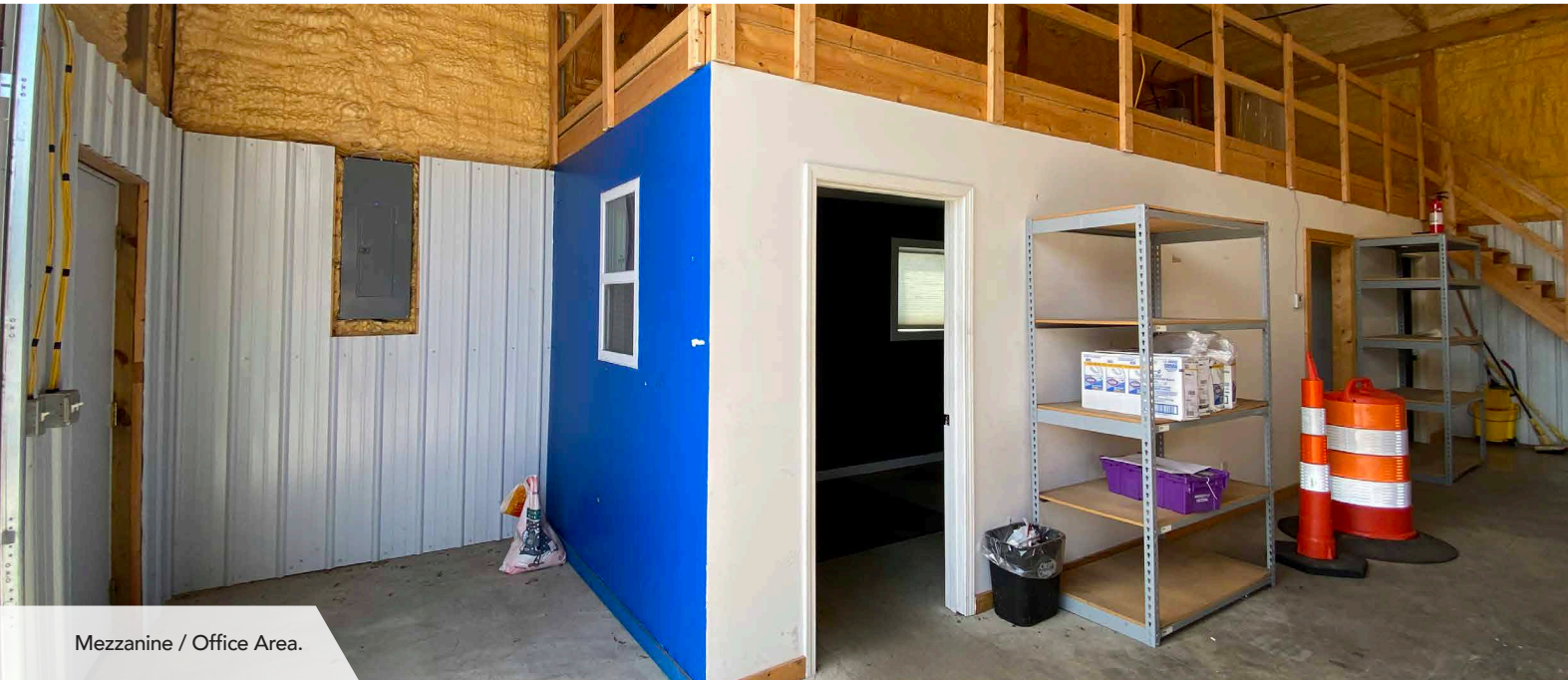
INTERIOR PHOTOS



Upper Level Mezzanine.

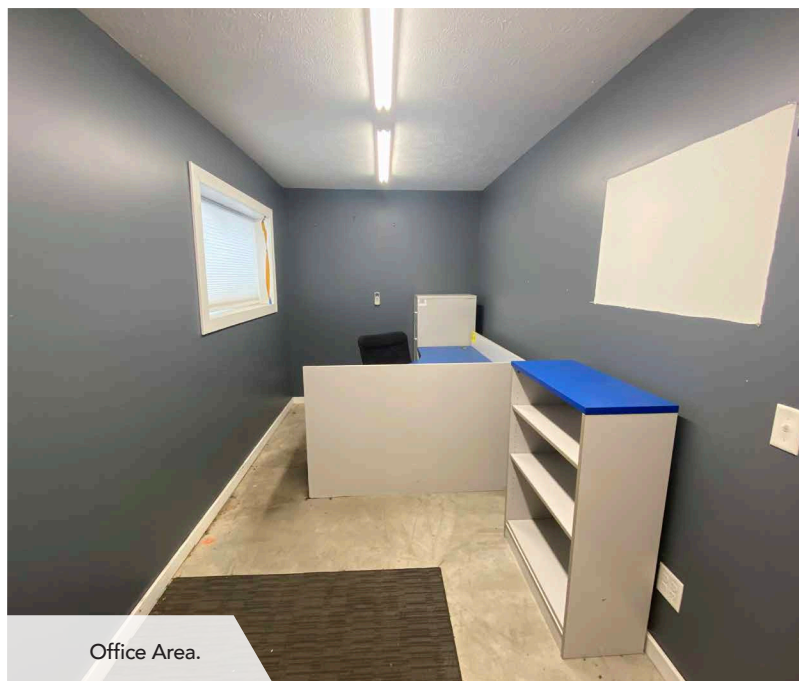


Upper Level Mezzanine.



Mezzanine / Office Area.

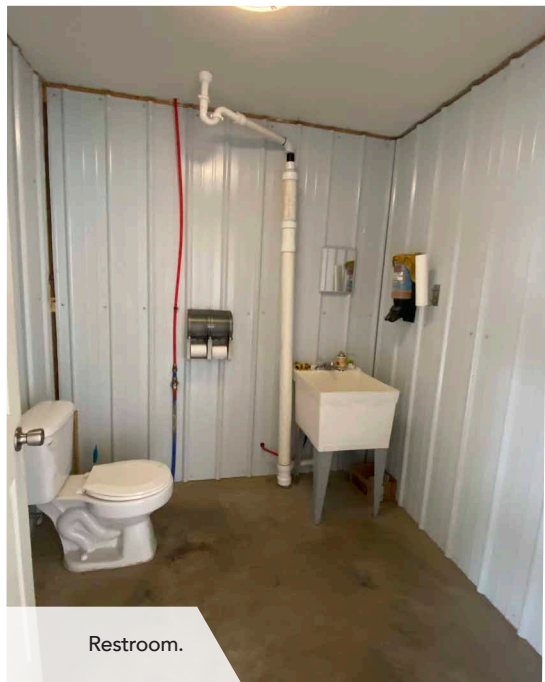
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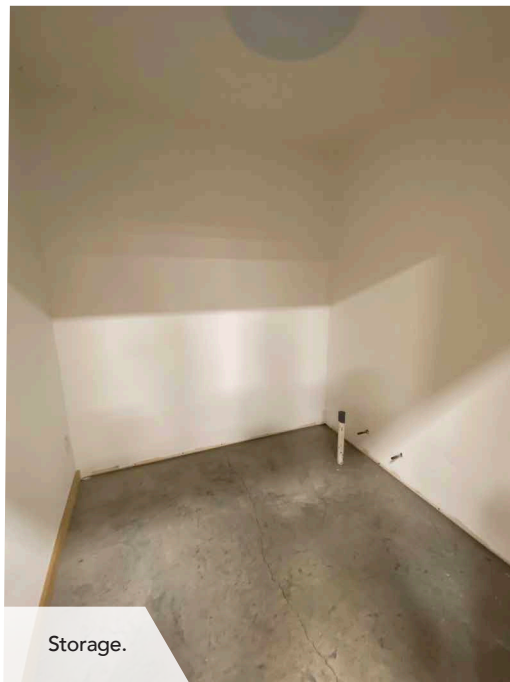
Office Area.



Office Area.



Restroom.



Storage.



Shower.

FLOOR PLAN

249 S. PLANT STREET

- Built in 2017
- Total size: 8,640 (+/-) square feet across two buildings

Front Building (4,800 +/- SQ FT)

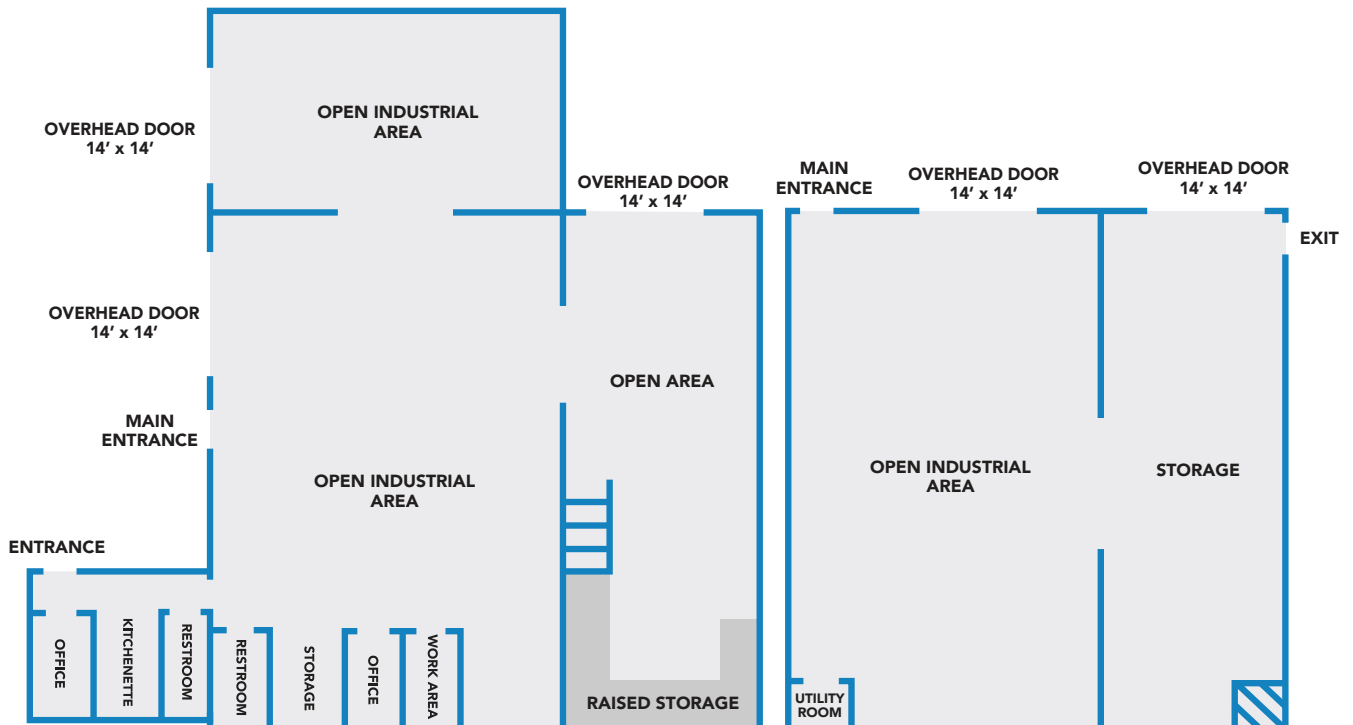
- Three large open industrial areas
- Work room
- Two offices
- Storage area
- Kitchenette
- Two restrooms
- Interior ceiling height: 16' 6" at the eaves
- Security system in place
- Three 14' x 14' overhead doors

Back Building (3,840 +/- SQ FT)

- Two large open areas (one industrial, one storage)
- Interior ceiling height: 16' 6" at the eaves
- Security system in place
- Two 14' x 14' overhead doors

Finishes (both buildings)

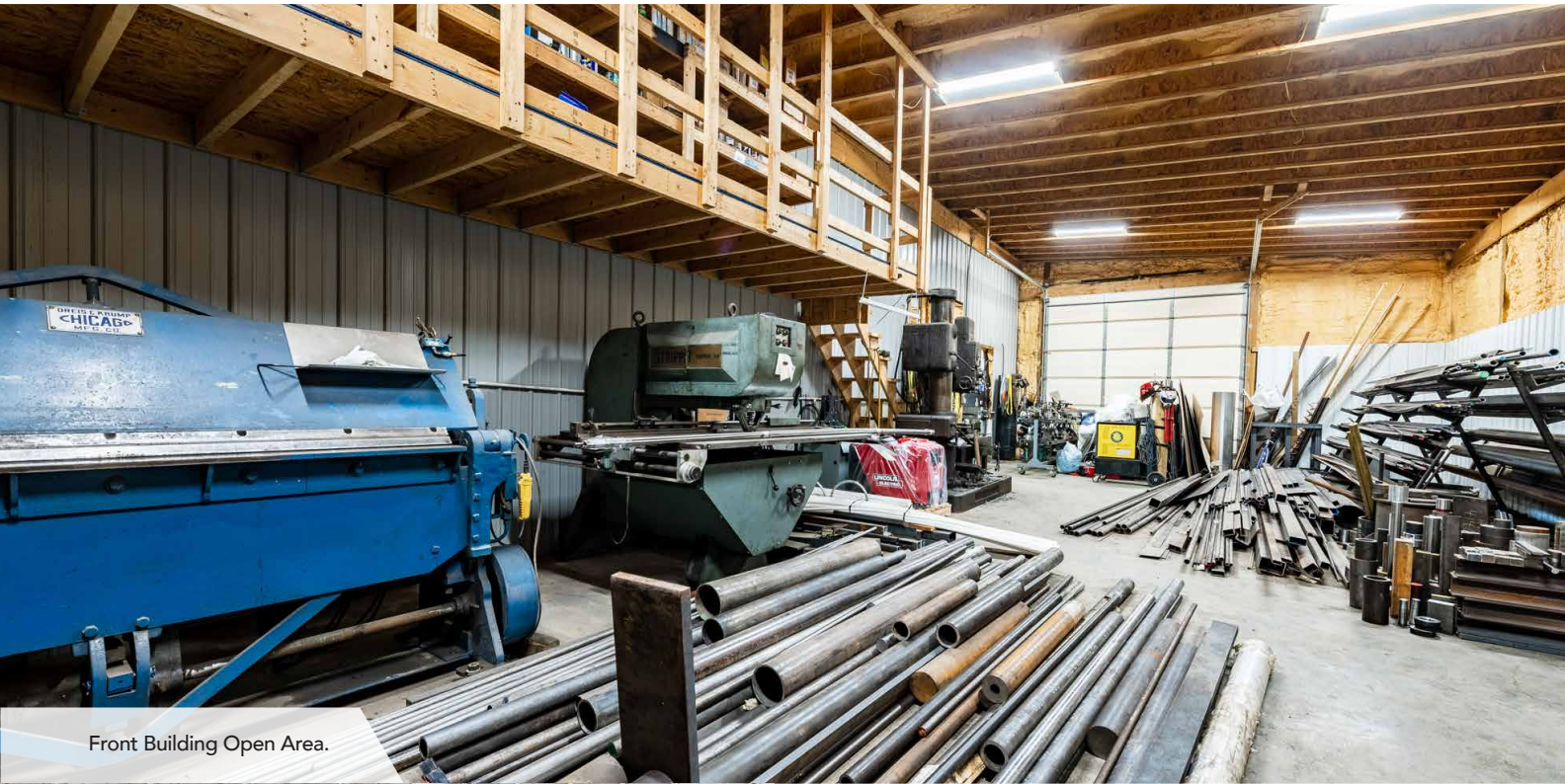
- Combination of metal, plywood, and drywall walls
- Concrete and carpet flooring
- Fluorescent lighting



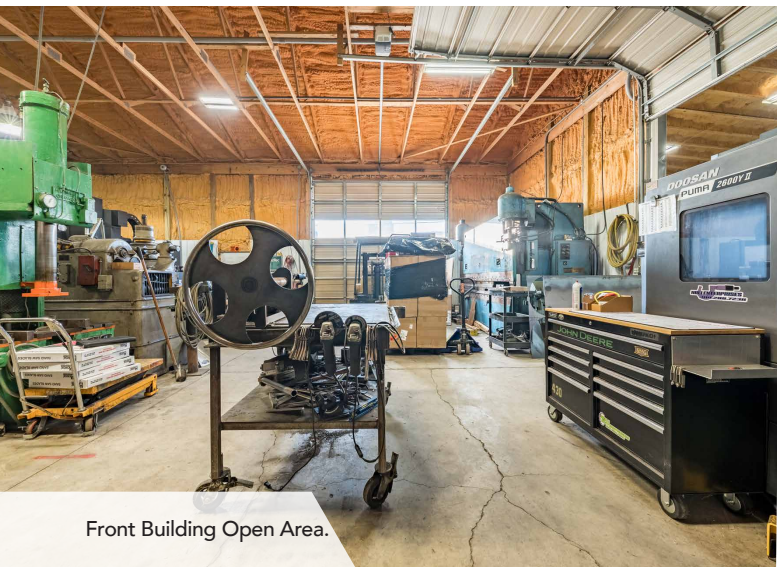
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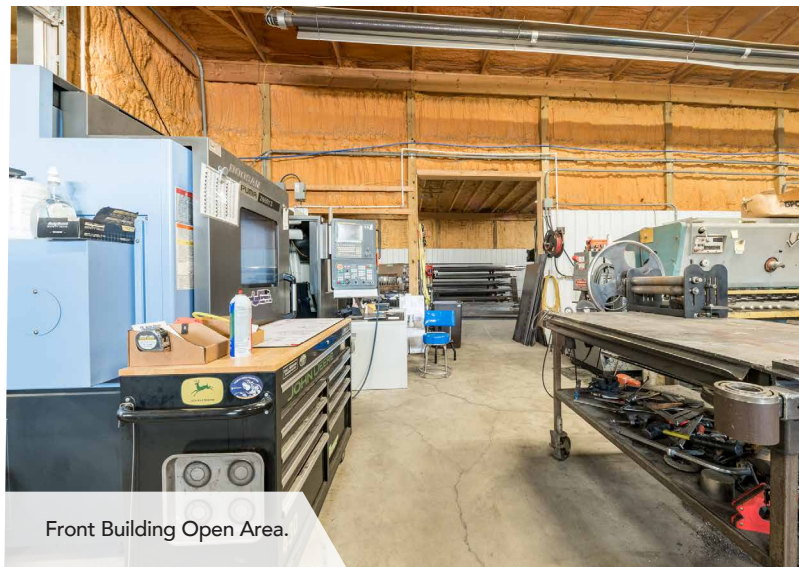
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Front Building Open Area.

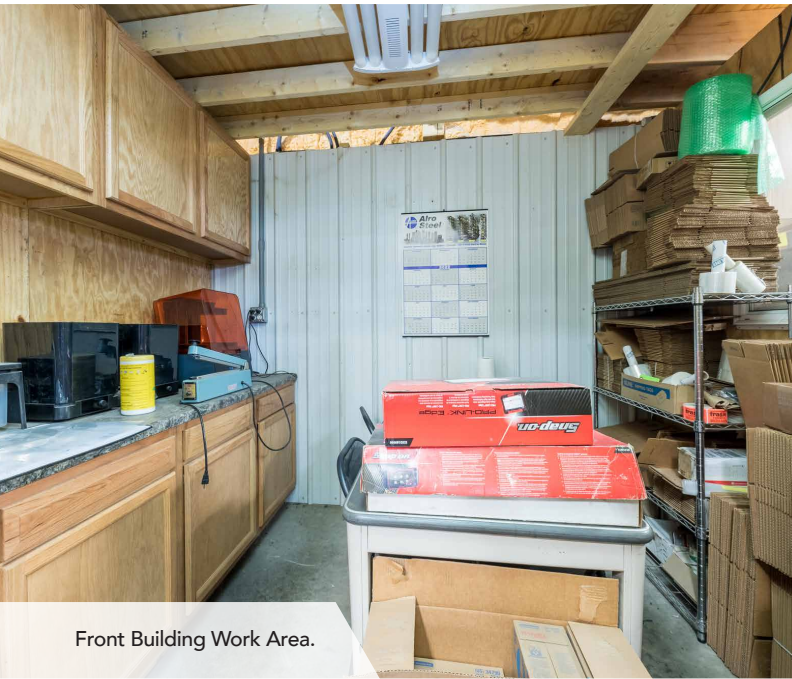


Front Building Open Area.



Front Building Open Area.

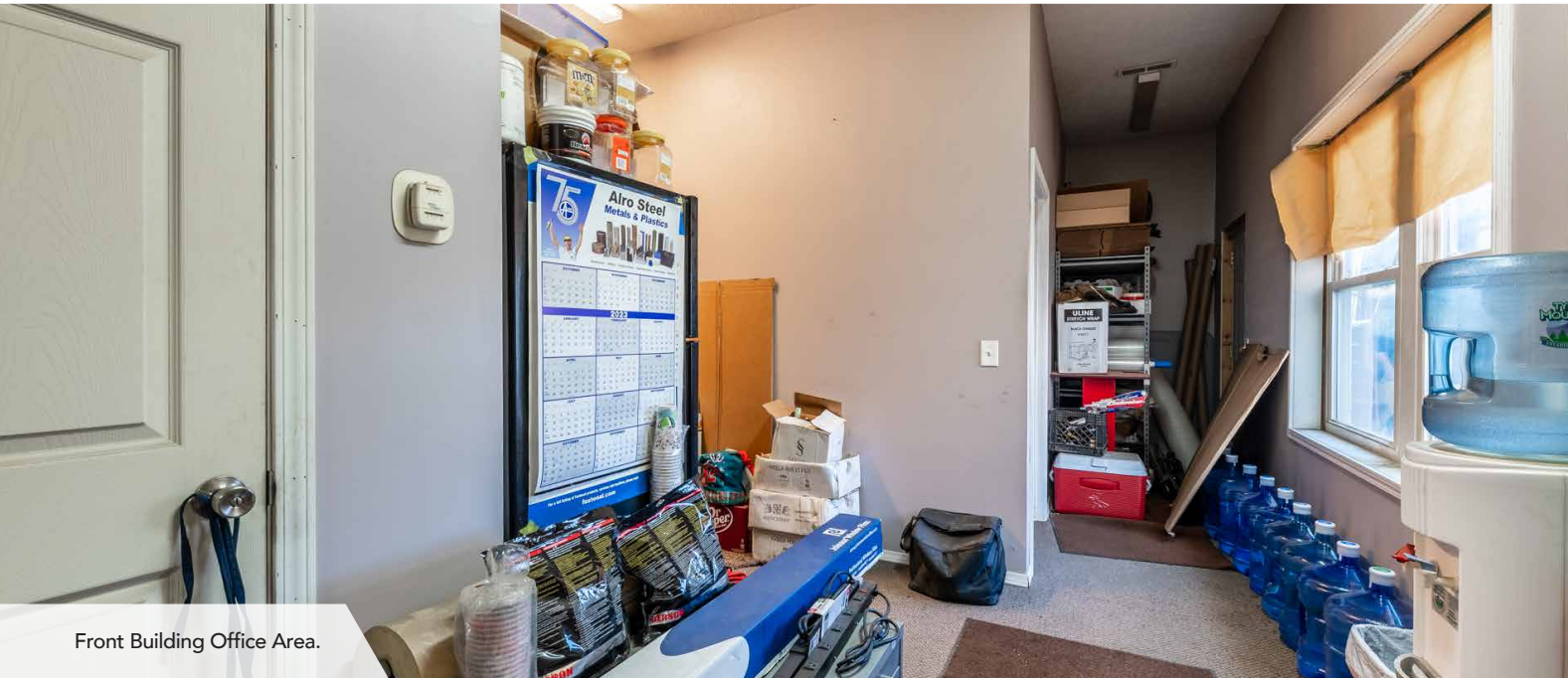
INTERIOR PHOTOS



Front Building Work Area.



Front Building.

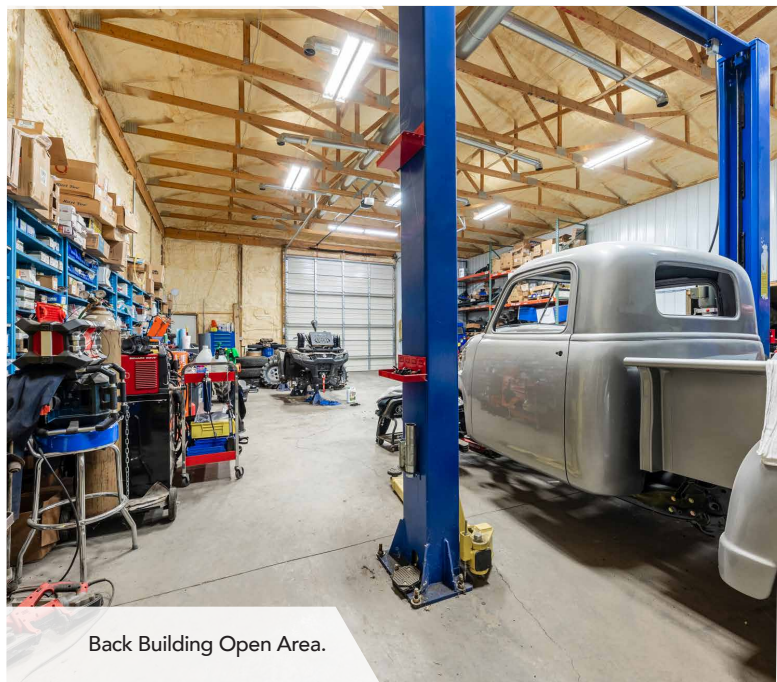


Front Building Office Area.

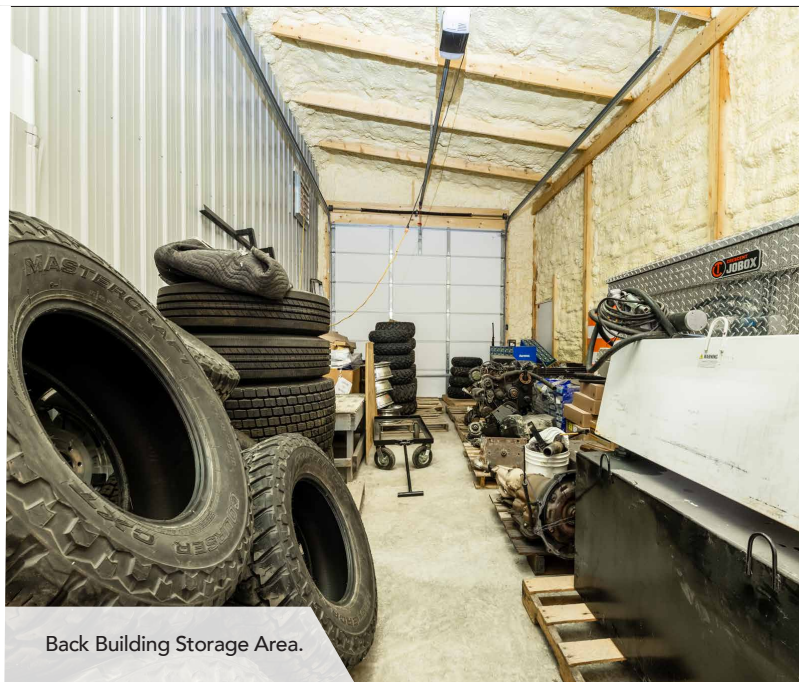
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Back Building Open Area.



Back Building Open Area.



Back Building Storage Area.

EXTERIOR PHOTOS

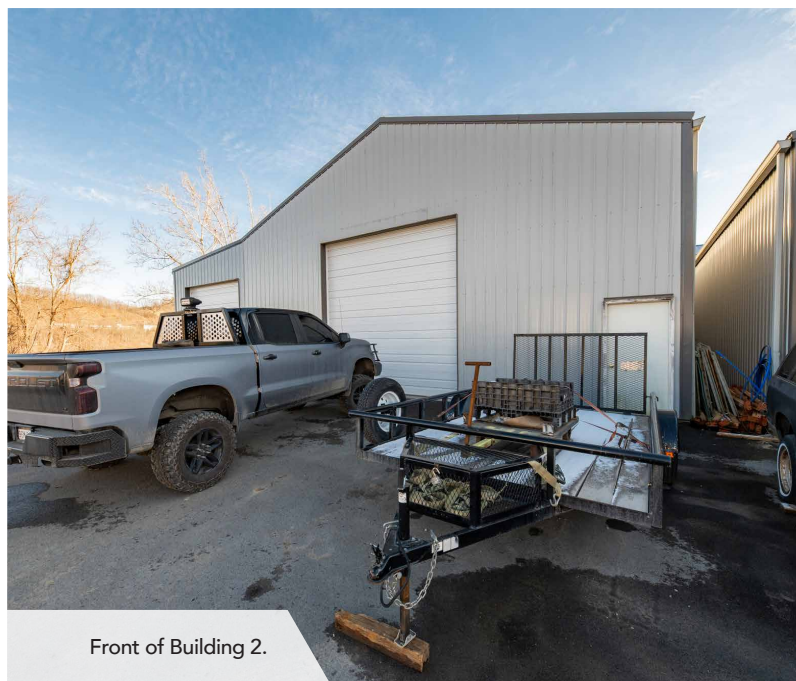


Exterior Front of the Front Building.

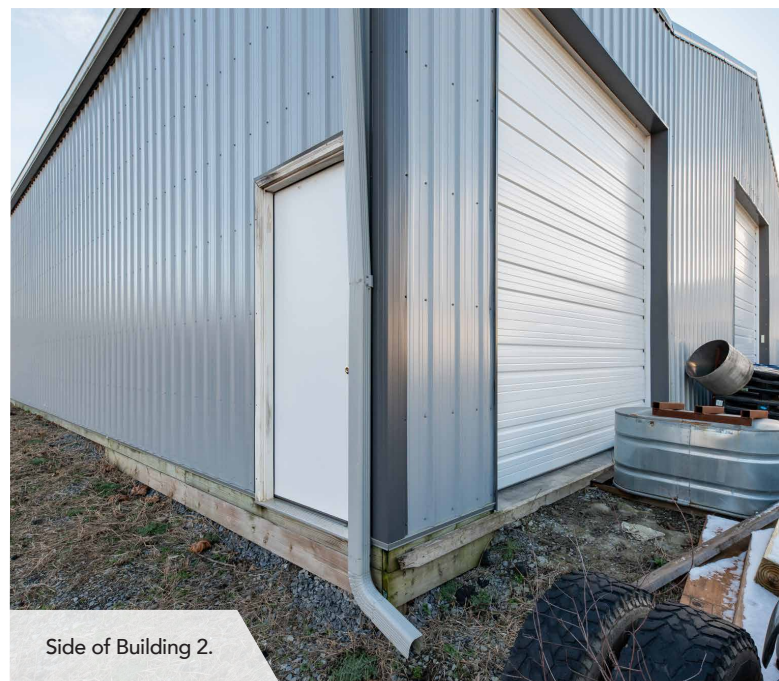


Front and Side of the Front Building.

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Front of Building 2.



Side of Building 2.



Front and Side of the Front Building.

ACCESSIBILITY UPGRADES

NEW BRIDGE PROJECT

The West Virginia Division of Highways approved an \$80 Million bridge which will connect the industrial park with US 119 (Grafton Road) and Interstate 68 by crossing the Monongahela River, which will improve access to the park and prioritize community safety.

The expansion of Mountaintop Beverage will bring an estimated 400 trucks per day to the park. The bridge and

new, two-lane access road will alleviate any additional traffic congestion by diverting the large trucks away from River Road and the community of Westover.

The new access road will improve the industrial park's existing Rail Street, cross the river on a multi-span bridge and connect with US 119 near Scott Avenue. A connection with Smithtown Road will also be provided.



Source: <https://www.wdvt.com/2024/09/03/contract-awarded-new-access-road-morgantown-industrial-park/>

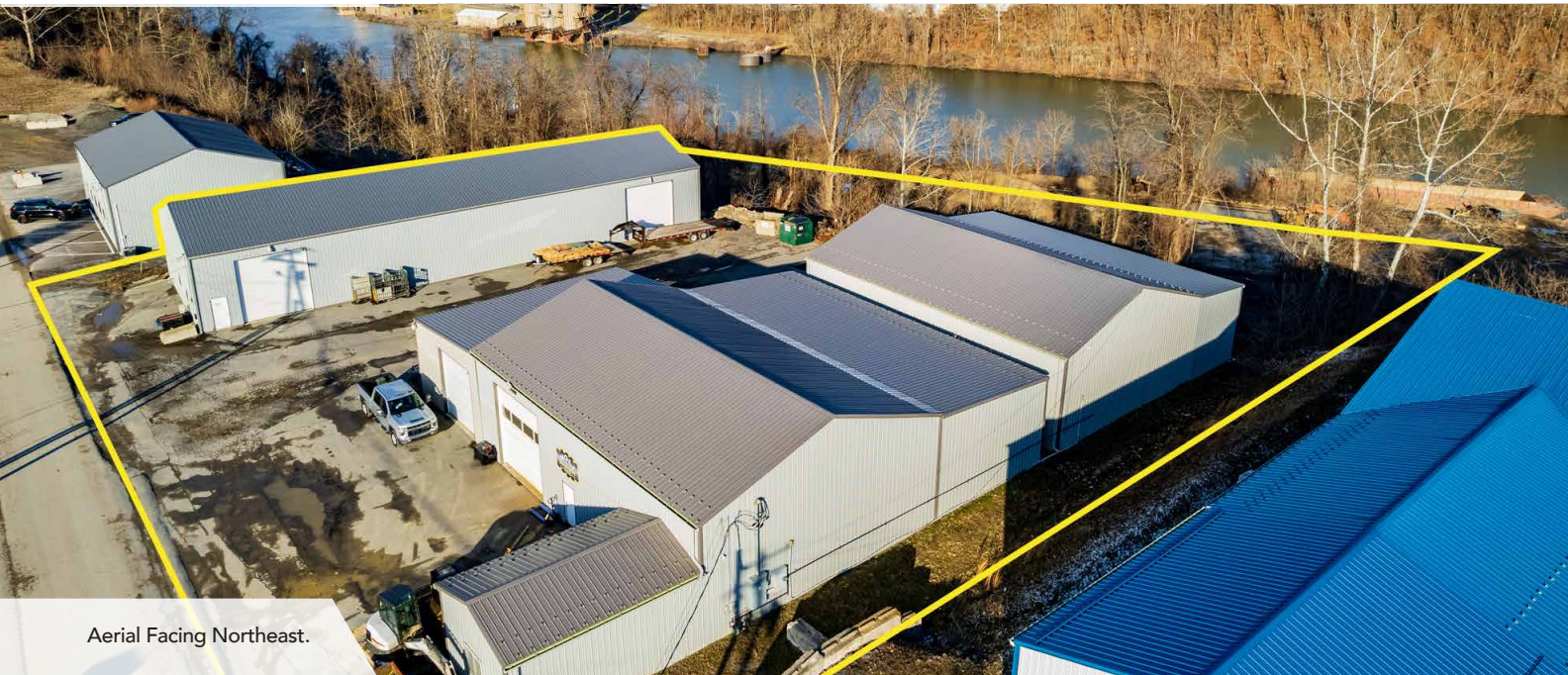
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AERIALS



Aerial Facing Southeast.



Aerial Facing Northeast.

AERIALS



Aerial Facing Northeast Towards Downtown Morgantown.

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Aerial Facing Southeast.

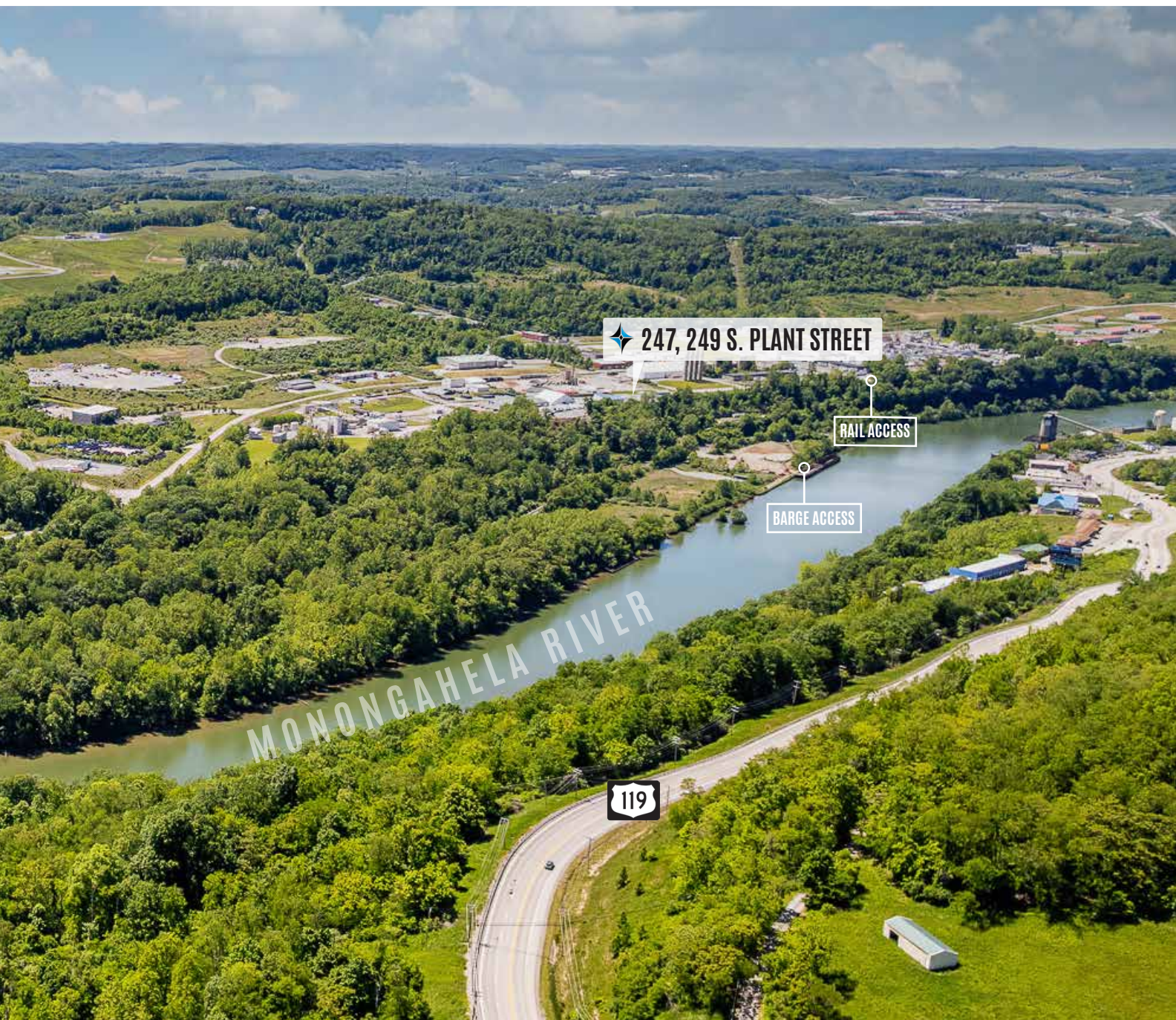


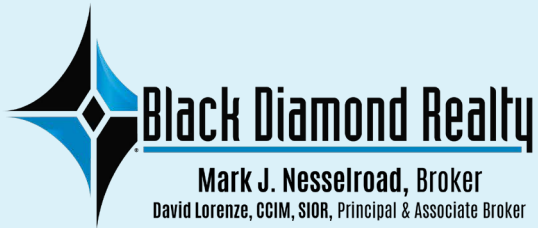
Aerial Facing West.

AERIAL



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