



FOR SALE / LEASE
INDUSTRIAL
MARKETING FLYER



2101-2105 PLEASANT VALLEY ROAD
PLEASANT VALLEY, WV 26554

EXIT 136

EXIT 135

EAST FAIRMONT HIGH SCHOOL

LESLIE EQUIPMENT

MID ATLANTIC FABRICATION



2101-2105 PLEASANT VALLEY ROAD

FAIRMONT MUNICIPAL-FRANKMAN FIELD

EXIT 133



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INDUSTRIAL PROPERTY FOR SALE / LEASE

2101-2105 PLEASANT VALLEY ROAD PLEASANT VALLEY, WV 26554

SALE PRICE / \$2,900,000

RENTAL RATE / \$8.90 / SQ FT / YEAR

LEASE STRUCTURE / NNN

GROSS BUILDING SIZE / 30,039 SQ FT

GROSS LOT SIZE / 6.60 ACRES

CEILING HEIGHT / 10' 11" - 21' 6"

ZONING / MIXED-USE, NO B&O TAX

**PROPERTY FEATURES / QUICK INTERSTATE
ACCESS, INTERSTATE VISIBILITY, THREE-
PHASE ELECTRIC, 5-TON CRANES (2),
OUTDOOR LAYDOWN YARD, ABILITY TO
EXPAND, MULTIPLE OVERHEAD DOORS**

The property at 2101-2105 Pleasant Valley Road is situated within 0.25 mile of I-79, Exit 133 (Kingmont Road). This industrial site offers an elevated lot with two buildings on 6.60 (+/-) acres. Building 2101 is an industrial building offering 2,600 (+/-) square feet of open warehouse space with varying ceiling heights. Building 2103 is an industrial building offering 27,439 (+/-) square feet of open warehouse space with office and a range of 10' 11" to 21' 6" ceiling heights. The property allows for an additional 2 (+/-) acres of laydown yard, if desired. 2105 was formerly an office building which has been removed and is currently utilized as part of the storage yard.

The property is located in a developing area of Marion County just 0.25 mile off I-79, Exit 133. This location provides a number of commercial service oriented and light industrial uses. Along I-79 there is a traffic count of 48,663 vehicles per day. (This data is provided by Esri, Esri and Kalibrate Technologies 2024)

FOR SALE / LEASE

INDUSTRIAL PROPERTY - LOCATED 0.25 MILE FROM I-79, EXIT 133

2101-2105 PLEASANT VALLEY ROAD · PLEASANT VALLEY, WV 26554 · 30,039 (+/-) GROSS SQUARE FEET · 6.60 (+/-) ACRE

PROPERTY SPECIFICATIONS

PROPERTY SPECIFICATIONS

2101 BUILDING:

The building located at 2101 Pleasant Valley Road offers 2,600 (+/-) square feet of industrial space. The building offers 200 square feet of office space on the second floor. The building offers three bay doors with one drive through bay. The drive-through bay has two 14' x 16' overhead doors and the third door measures 10' x 10'.

2103 BUILDING:

The industrial building located at 2103 Pleasant Valley Road offers 27,439 (+/-) square feet across two floors. This building was built in 1978 with additional bays being added through 1989 and 1998. The building offers 26,083 (+/-) square feet of industrial space across five bays on the ground floor, and 1,356 (+/-) square feet of office space on the second floor. The building is constructed on reinforced concrete, has metal walls and a metal roof. The walls are fibreglass insulated with vinyl backing and column spacing is 20' x 40' clear span. HVAC is suspended gas radiant heaters. The building has two 5-ton, height under crane hooks, one located in Bay 1 and the second located in Bay 2. Bays 1-3 all have crane rails. See details of Bays 1-5 below.

BAY	SIZE	CRANES	OVERHEAD DOOR	CEILING HEIGHT
1	4,800 SF	(1) 5-TON	(1) 12' X 14'	17'-6" AT EAVES 19'-6" AT CENTER
2	7,200 SF	(1) 5-TON	(1) 14' X 16'	18'-6" AT EAVES 21'-6" AT CENTER
3	7,200 SF	NO	(1) 14' X 16'	18'-6" AT EAVES 21'-6" AT CENTER
4	4,950 SF	NO	(1) 12' X 12'	13'-8"
4 KICK OUT	493 SF	NO	(1) 10' X 8'	13'-8"
5	1,440 SF	NO	(1) 11' X 10' SLIDING DOOR	10'-11"

UTILITIES

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

UTILITY	PROVIDER
Electric	Allegheny Power / First Energy
Natural Gas	Equitable and Dominion Hope
Water	City of Fairmont
Sewer	Kingmill Public Service District
Trash	Republic
Cable/Internet	Multiple Providers

INGRESS / EGRESS / DIRECTIONS / PARKING

This location currently offers two points of ingress and egress via Pleasant Valley Road. From the I-79, Exit 133 southbound ramp, turn left onto Kingmont Road and continue to Pleasant Valley Road. At Pleasant Valley Road, turn left and continue 0.25 mile to the subject property on the right.

LEGAL DESCRIPTION / ZONING

Located within the city limits of Pleasant Valley, this property is positioned in the Pleasant Valley District of Marion County. The site is comprised of two tax parcels consisting of a total area of 6.603 (+/-) acres. The property is identified as District 22, Tax Map 17, Parcels 26 (0.53 acre) and 27 (6.073 acres). This can be referenced in Deed Book 1264, Page 95 and 98. The property is zoned Commercial/Mixed Use.

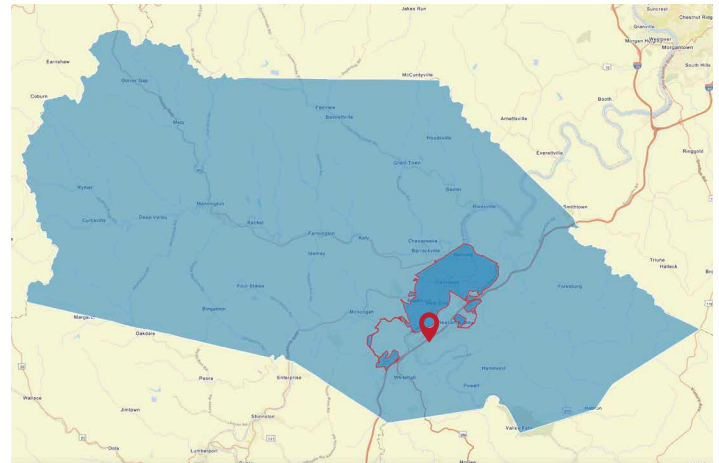
LOCATION ANALYSIS

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.

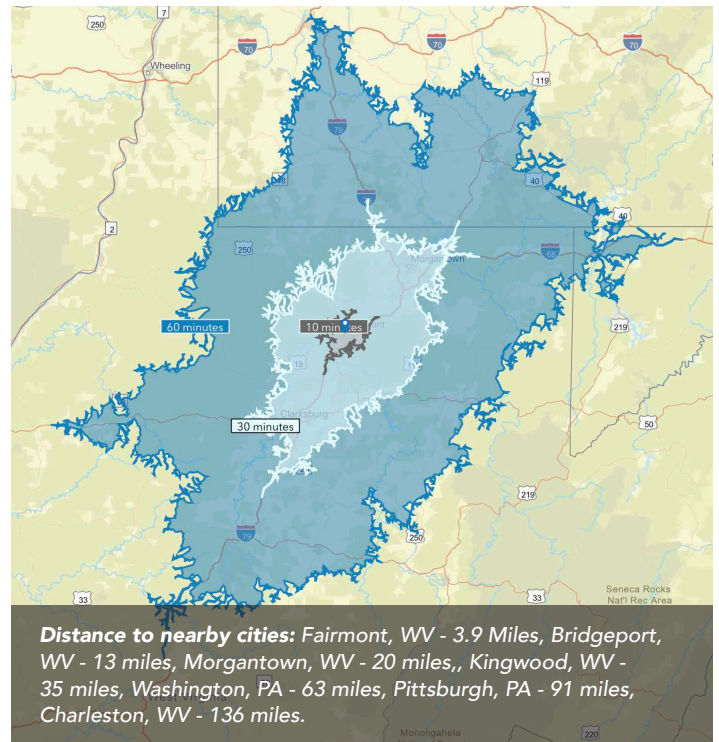
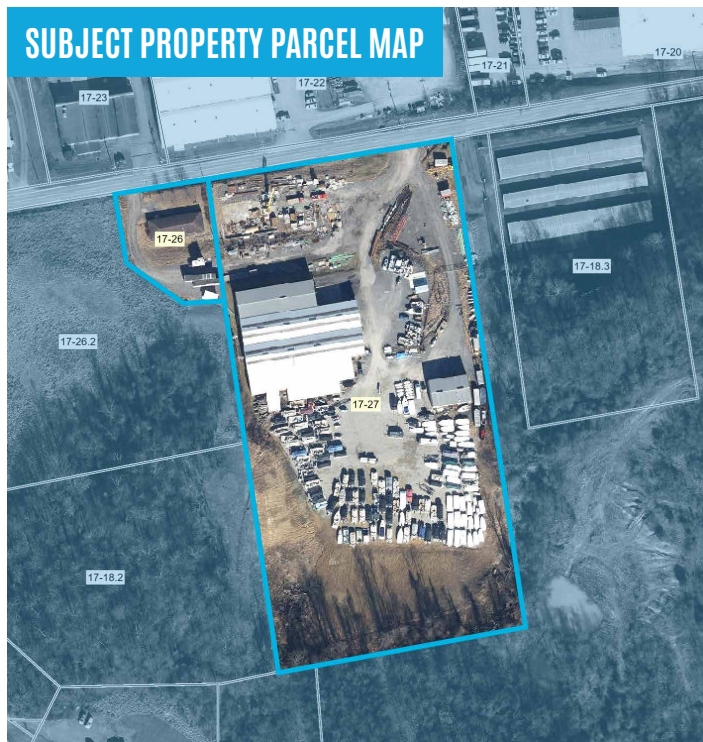
Marion County has a total population of 55,640 and a median household income of \$57,402. Total number of businesses is 1,685.

The **City of Fairmont** has a total population of 18,187 and a median household income of \$51,167. Total number of businesses is 808.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2024.



Marion County, WV Fairmont City Limits Subject Location



FOR SALE / LEASE

INDUSTRIAL PROPERTY - LOCATED 0.25 MILE FROM I-79, EXIT 133

2101-2105 PLEASANT VALLEY ROAD · PLEASANT VALLEY, WV 26554 · 30,039 (+/-) GROSS SQUARE FEET · 6.60 (+/-) ACRE

SURROUNDING AMENITIES



The aerial above highlights several of the most popular surrounding locations. The subject property has been referenced with a yellow star. The site is located along Pleasant Valley Road, 0.25 mile off I-79, Exit 133.

● Along I-79 there is a traffic count of 48,663 vehicles per day. (This data is provided by Esri, Esri and Kalibrate Technologies 2024)

* Aerial above taken in 2018.

- | | | |
|----------------------------------|--------------------------------------|---------------------------------------|
| 1 Francis Enterprises | 14 Holiday Inn Express & Suites | 25 Burger King |
| 2 Industrial Building Sale/Lease | 15 Cracker Barrel | 26 Dan Cava Toyota World |
| 3 Family Carpet | 16 East Fairmont High School | 27 Robert H. Mollohan Research Center |
| 4 Wades Garage | 17 Quality Inn | 28 NASA IV&V Facility |
| 5 Leslie Equipment | 18 Fairmont Municipal-Frankman Field | 29 Mon Power |
| 6 O.C. Cluss Lumber | 19 Middletown Tractor Sales | 30 Walmart Supercenter |
| 7 Ruskin Manufacturing | 20 Copper House Grill | 31 Middletown Mall |
| 8 Sunbelt Rentals | 21 Shell Gas Station | 32 Applebee's |
| 9 UPS Customer Center | 22 Wilson Ford Lincoln | 33 Fairfield Inn & Suites |
| 10 U-Store | 23 Buick GMC | 34 Fairmont General Healthplex |
| 11 Superior Laundries | 24 Trailer City | |
| 12 Hampton Inn | | |
| 13 Exxon Gas Station | | |

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



22,592

Total
Population



1,050

Businesses



25,811

Daytime
Population



\$179,538

Median Home
Value



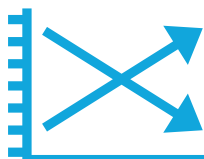
\$34,401

Per Capita
Income



\$58,594

Median Household
Income



-0.19%

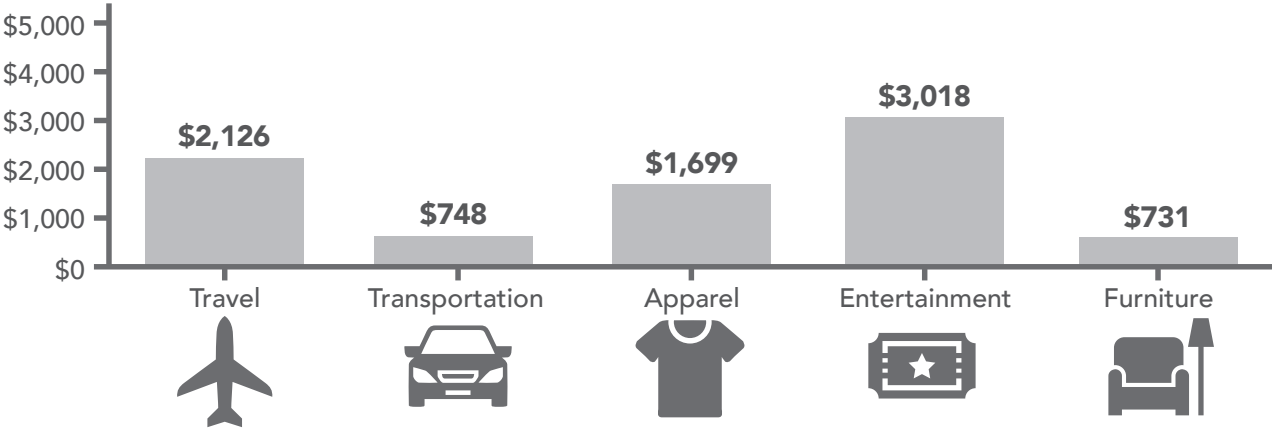
2024-2029
Pop Growth Rate



10,727

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



37,861

Total
Population



1,394

Businesses



38,640

Daytime
Population



\$164,220

Median Home
Value



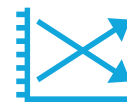
\$32,454

Per Capita
Income



\$56,481

Median
Household
Income



-0.15%

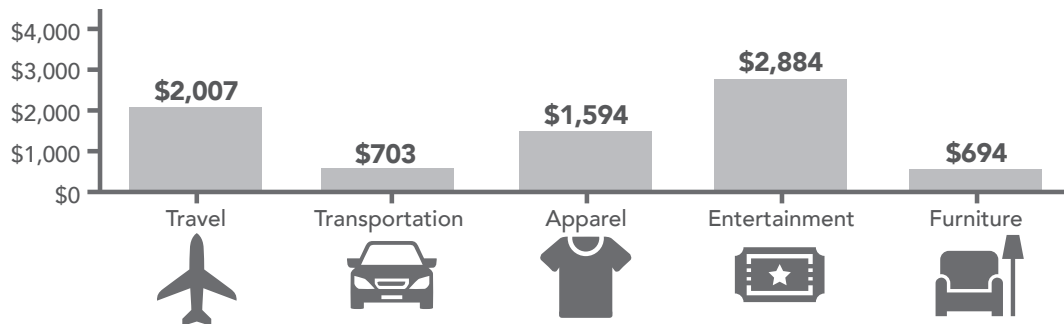
2024-2029
Pop Growth
Rate



18,011

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



65,523

Total
Population



2,006

Businesses



64,188

Daytime
Population



\$166,153

Median Home
Value



\$33,526

Per Capita
Income



\$58,590

Median
Household
Income



-0.20%

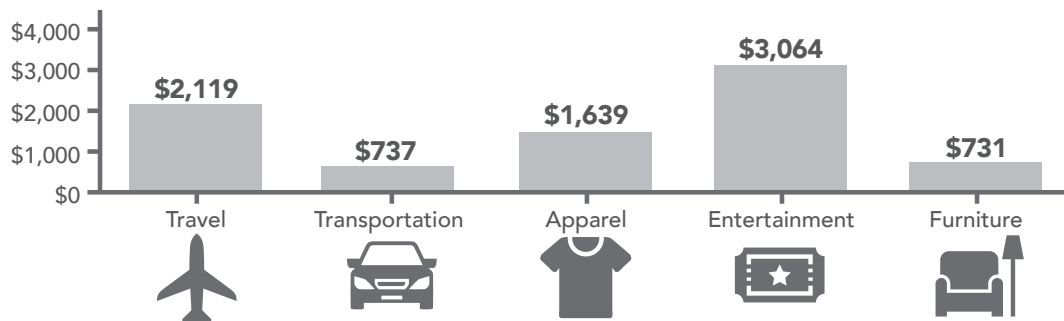
2020-2023
Pop Growth
Rate



30,368

Housing Units
(2020)

KEY SPENDING FACTS



BUILDING 2101

2,600 SQUARE FEET

The industrial building located at 2101 Pleasant Valley Road offers 2,600 (+/-) square feet. There is 2,400 (+/-) square feet of industrial space on the ground floor, and 200 (+/-) square feet of office space on the second floor. Access to

the office space can be achieved by an exterior staircase on the south (back side) of the building. The building offers two man doors and three overhead bay doors. Two bay doors measure 14' x 16' and one door measures 10' x 10'.



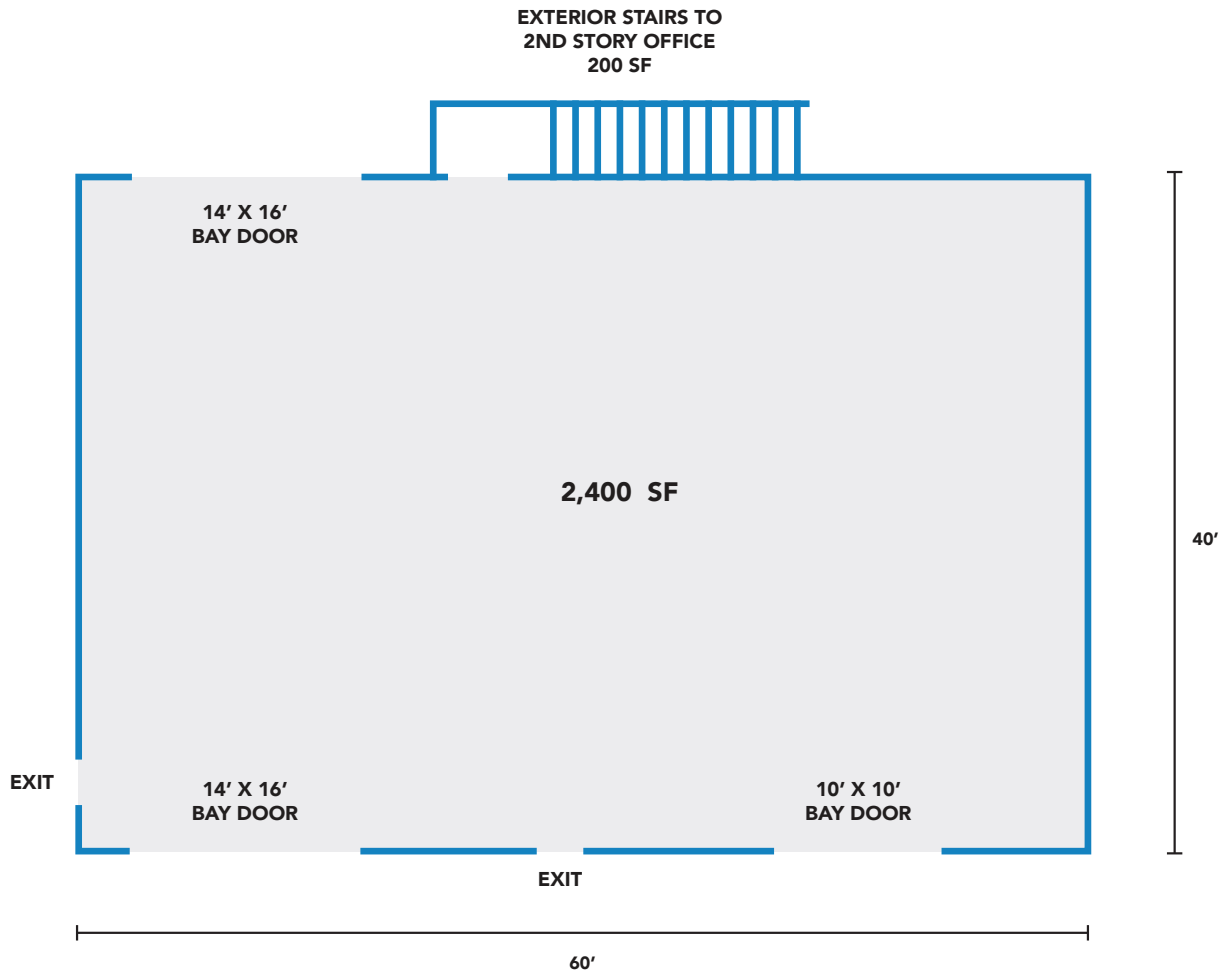
Building 2101 Exterior.

FOR SALE / LEASE

INDUSTRIAL PROPERTY - LOCATED 0.25 MILE FROM I-79, EXIT 133

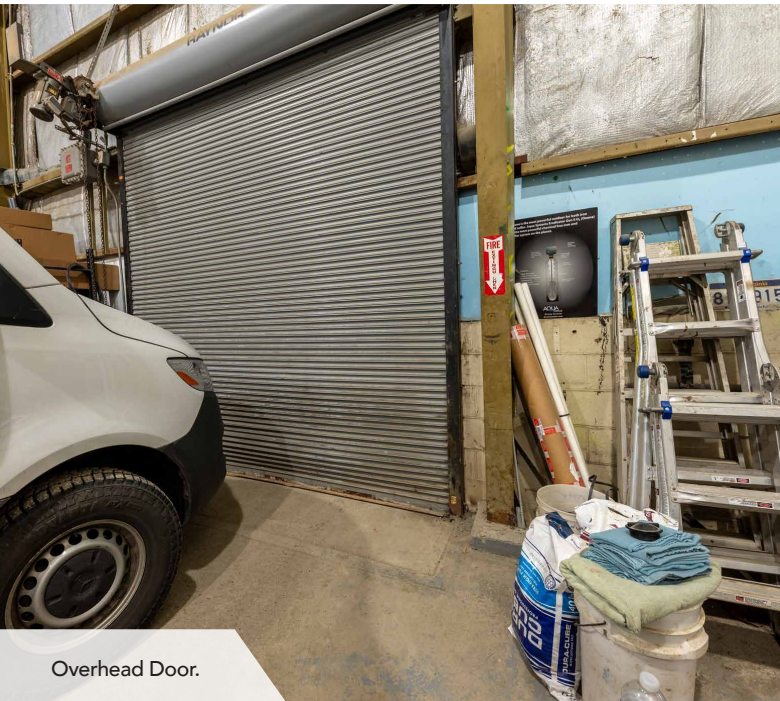
2101-2105 PLEASANT VALLEY ROAD · PLEASANT VALLEY, WV 26554 · 30,039 (+/-) GROSS SQUARE FEET · 6.60 (+/-) ACRE

FLOOR PLAN



**Office space not pictured above.*

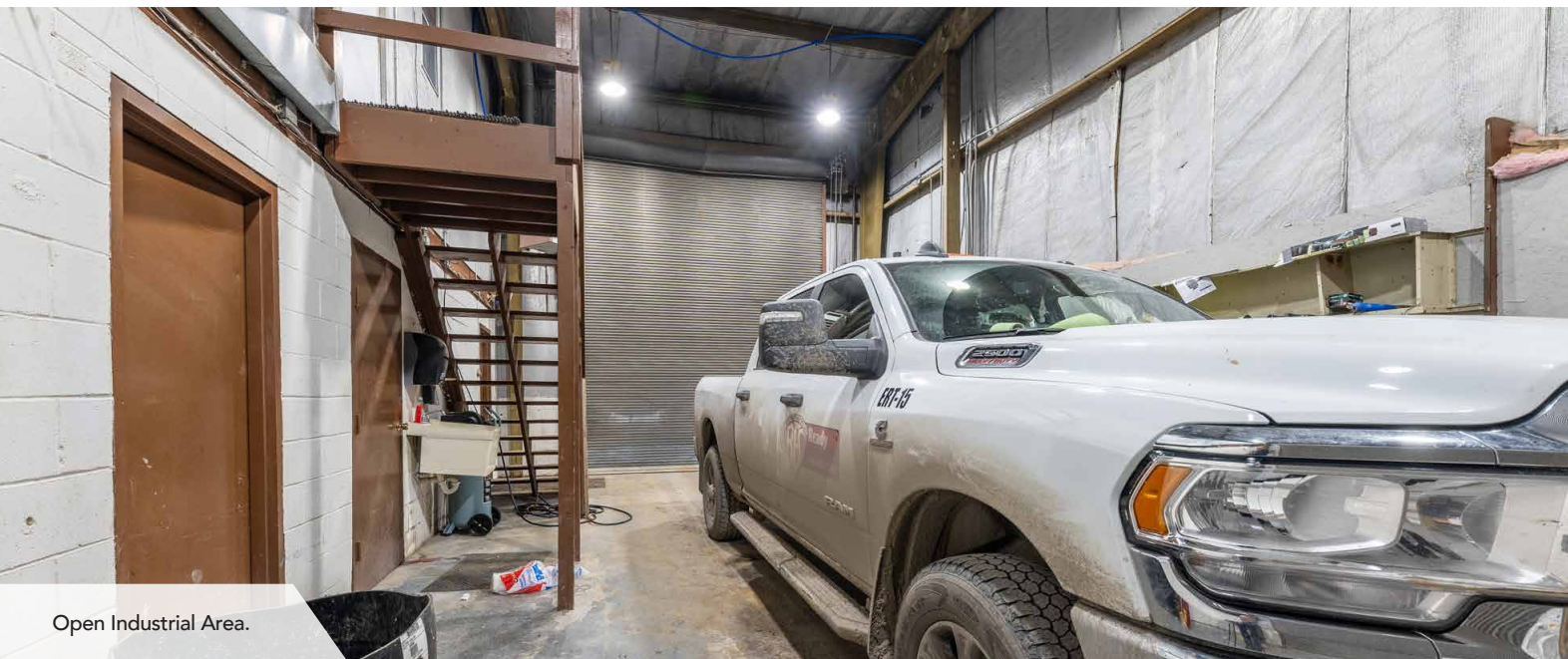
BUILDING 2101 - INTERIOR PHOTOS



Overhead Door.



Open Industrial Area.



Open Industrial Area.

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INDUSTRIAL PROPERTY - LOCATED 0.25 MILE FROM I-79, EXIT 133

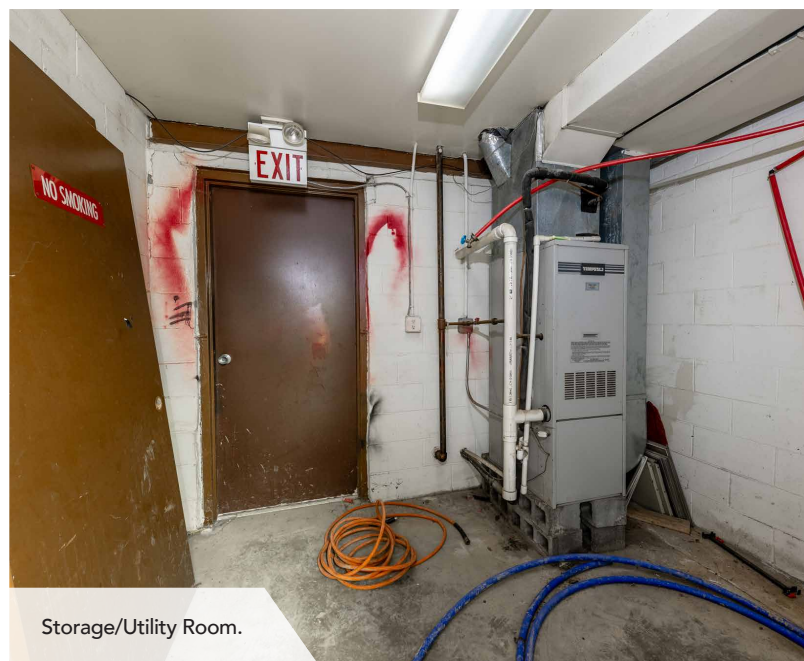
2101-2105 PLEASANT VALLEY ROAD · PLEASANT VALLEY, WV 26554 · 30,039 (+/-) GROSS SQUARE FEET · 6.60 (+/-) ACRE



Second Floor Office.



Second Floor Office.



Storage/Utility Room.

BUILDING 2103

27,439 SQUARE FEET

The industrial building located at 2103 Pleasant Valley Road offers 27,439 (+/-) square feet. There is 26,083 (+/-) square feet of industrial space across five bays on the ground floor, and 1,356 square feet of office space on the second floor. The industrial space is sectioned off into five bays. Bays 1, 2 and 3 offer railings for cranes with one 5-ton crane being in Bay 1 and one 5-ton crane being in Bay 2. Each Bay

offers access to the adjacent bay by either man door or wide opening. The 1,356 (+/-) square feet of office space is split up in two locations. 708 (+/-) square feet is located in the rear of Bay 1 and 648 (+/-) square feet located in the rear of Bay 3. Each bay also offers access to the exterior by either man door, overhead bay door or sliding bay door.



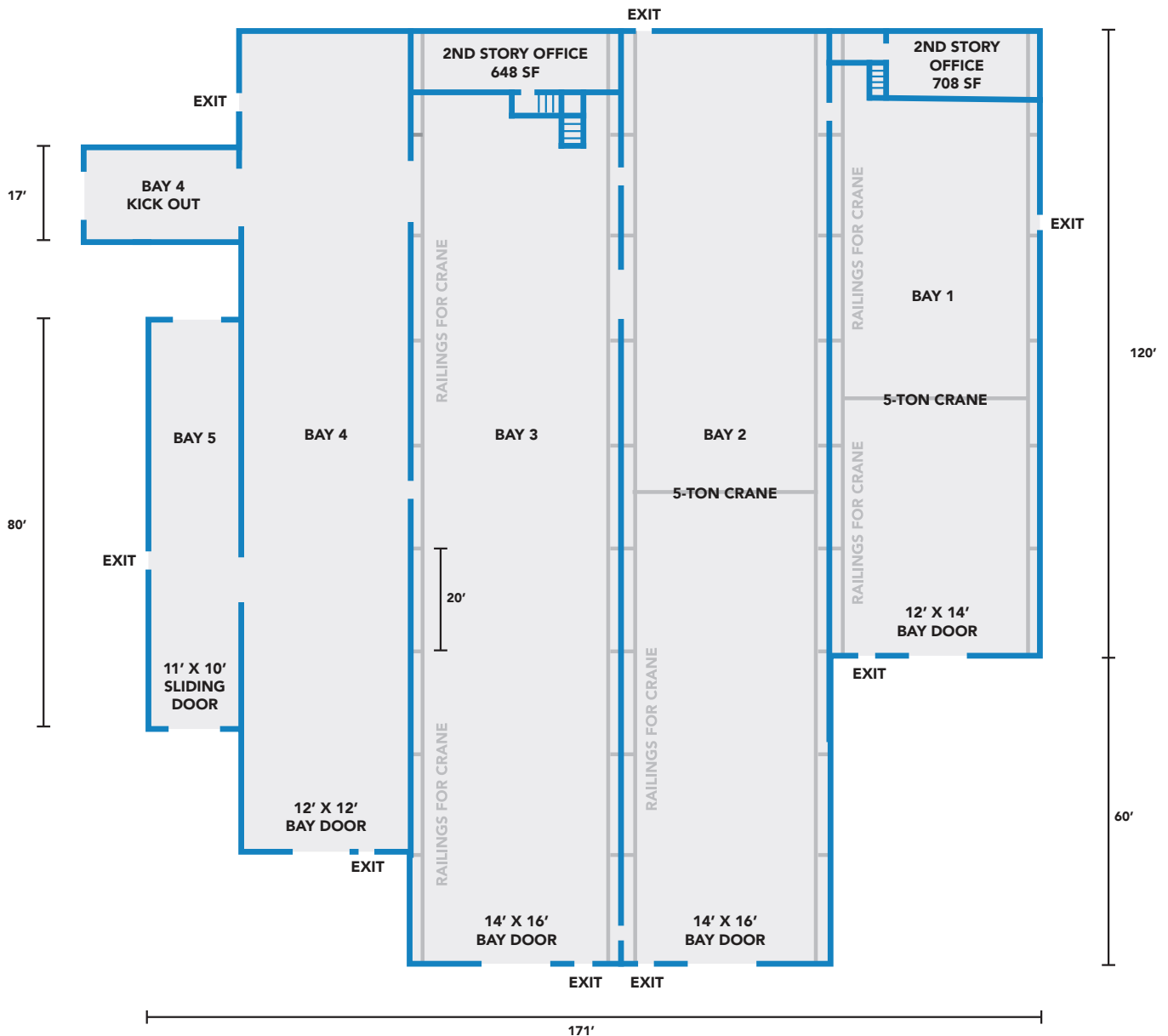
Building 2103 Exterior.

FOR SALE / LEASE

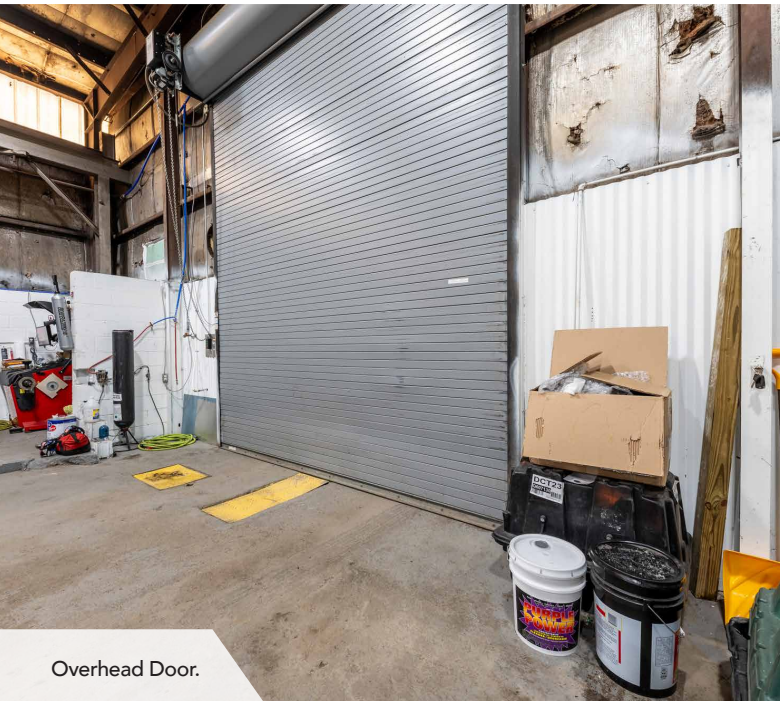
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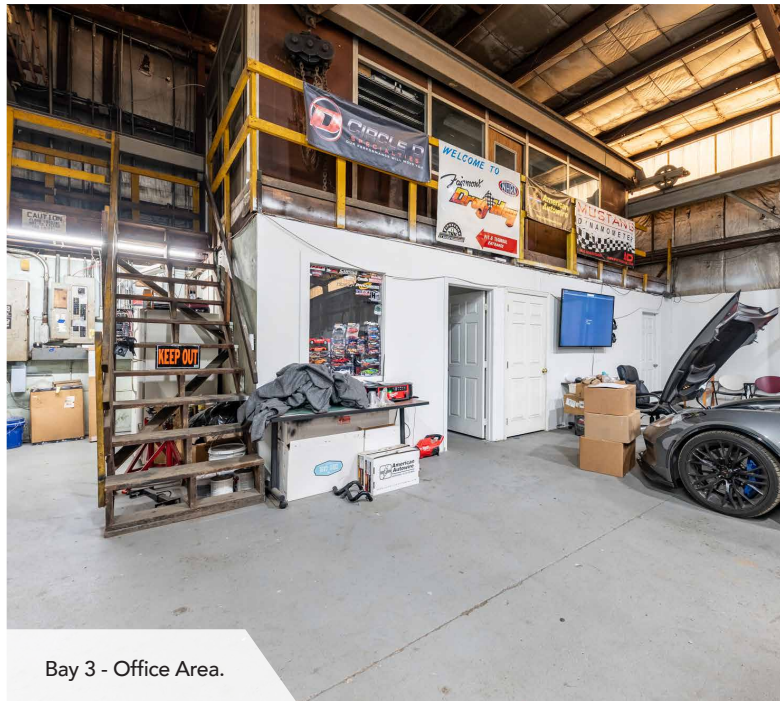
FLOOR PLAN



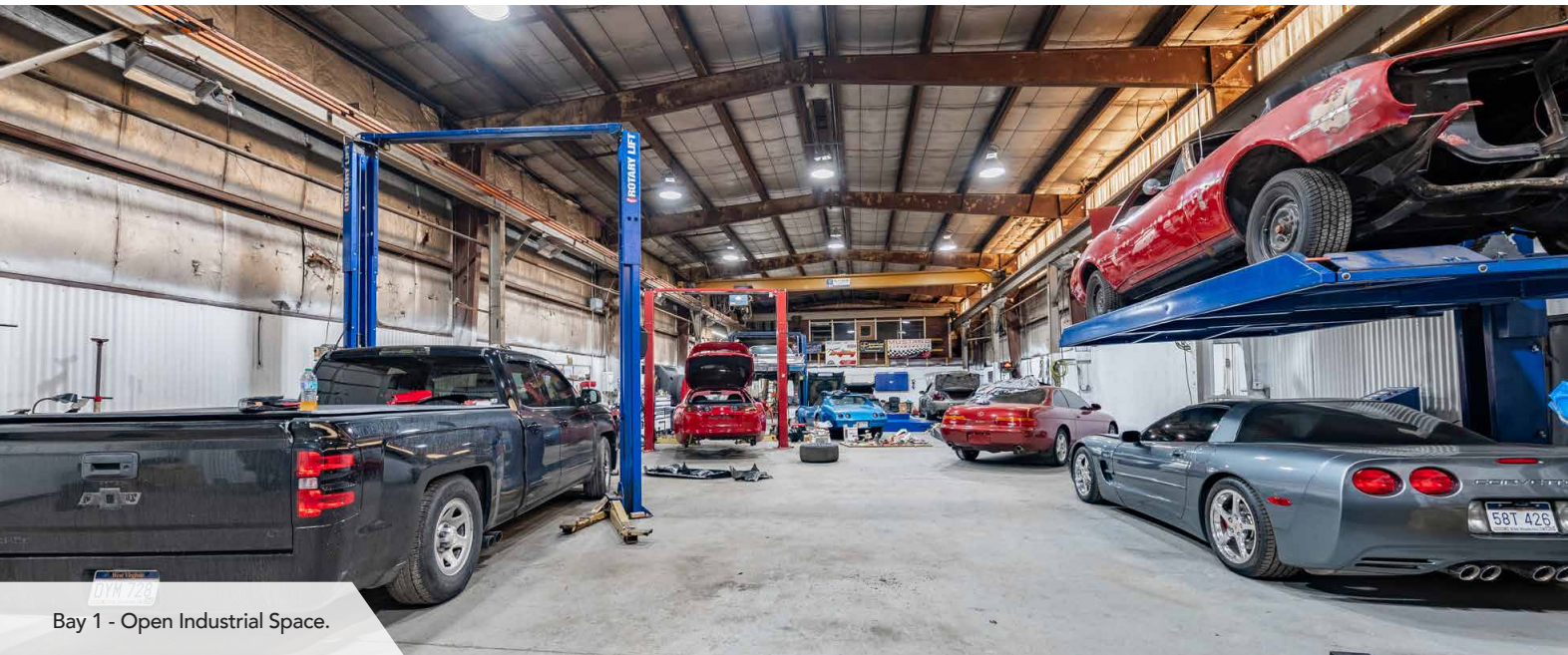
BUILDING 2103 - INTERIOR PHOTOS



Overhead Door.



Bay 3 - Office Area.

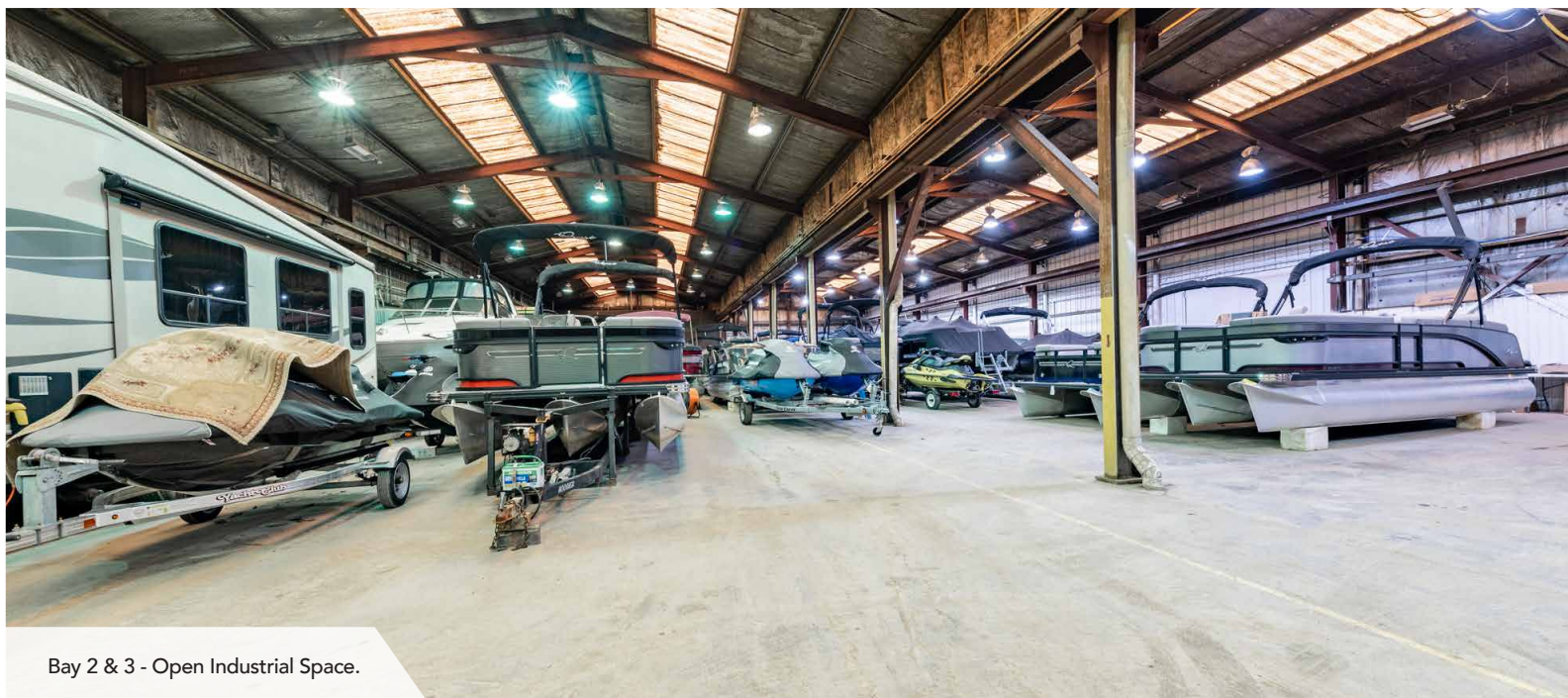


Bay 1 - Open Industrial Space.

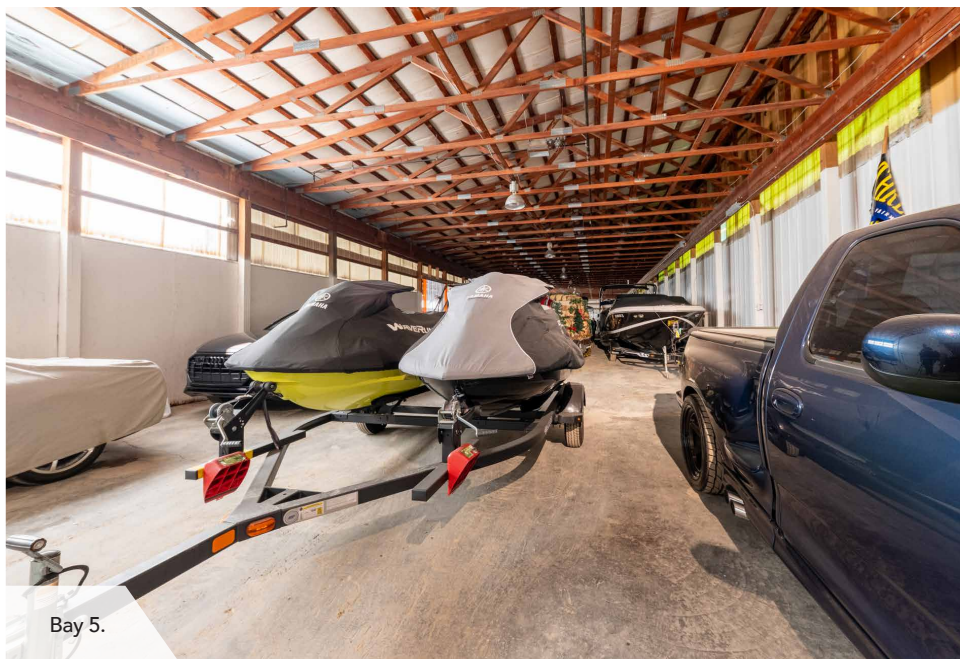
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INDUSTRIAL PROPERTY - LOCATED 0.25 MILE FROM I-79, EXIT 133

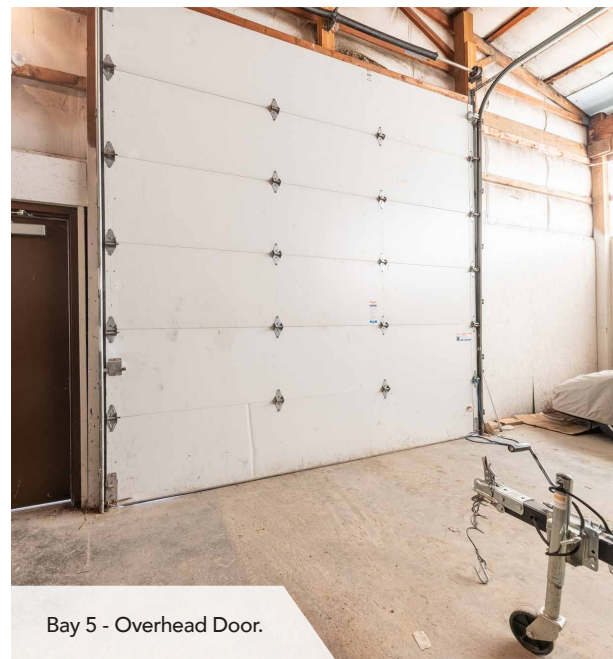
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Bay 2 & 3 - Open Industrial Space.

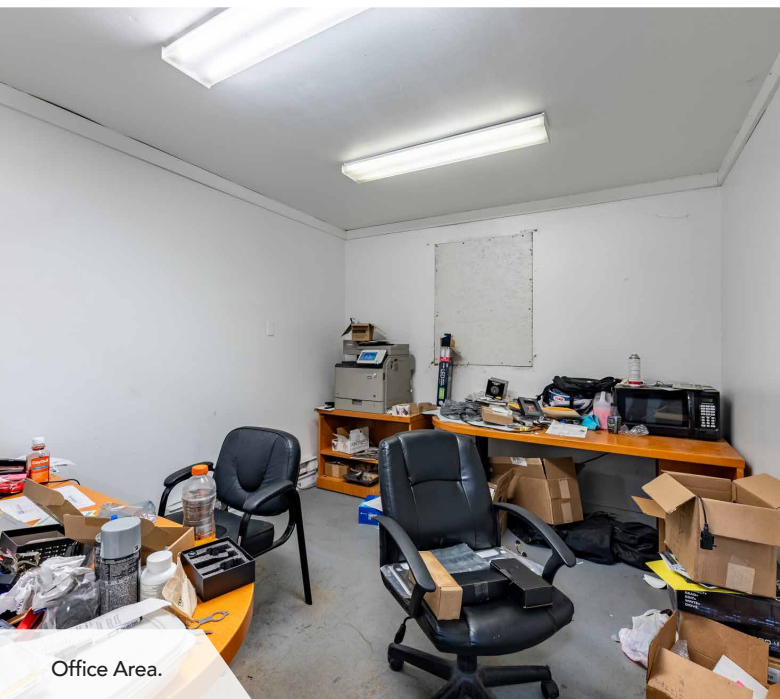


Bay 5.

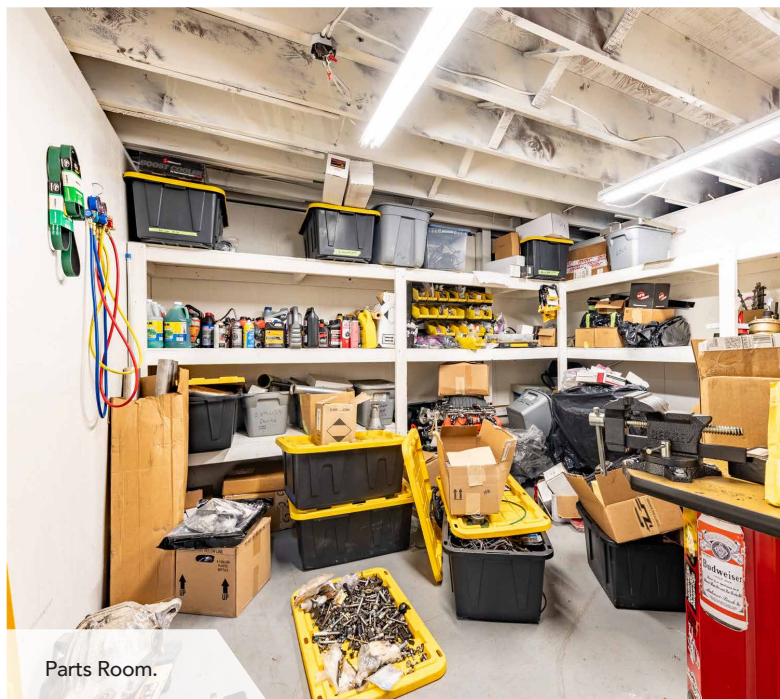


Bay 5 - Overhead Door.

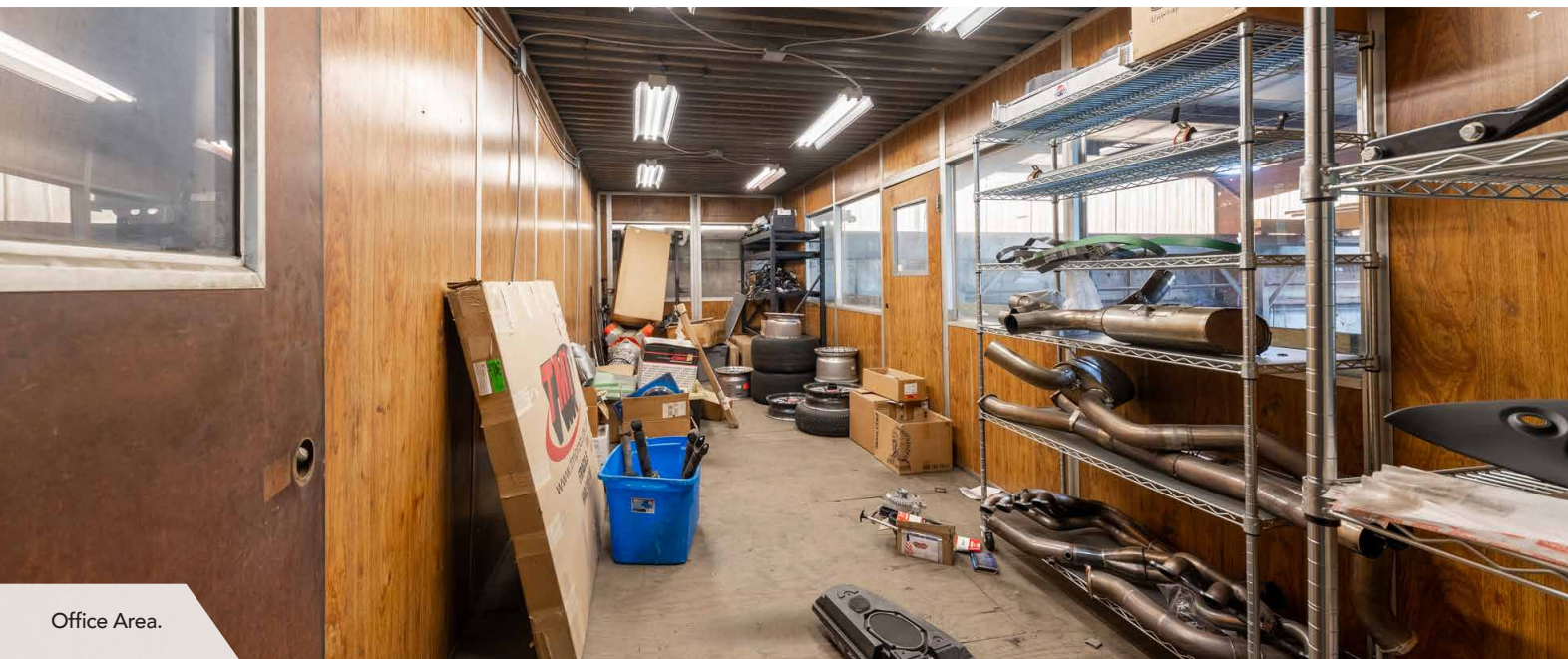
BUILDING 2103 - INTERIOR PHOTOS



Office Area.



Parts Room.

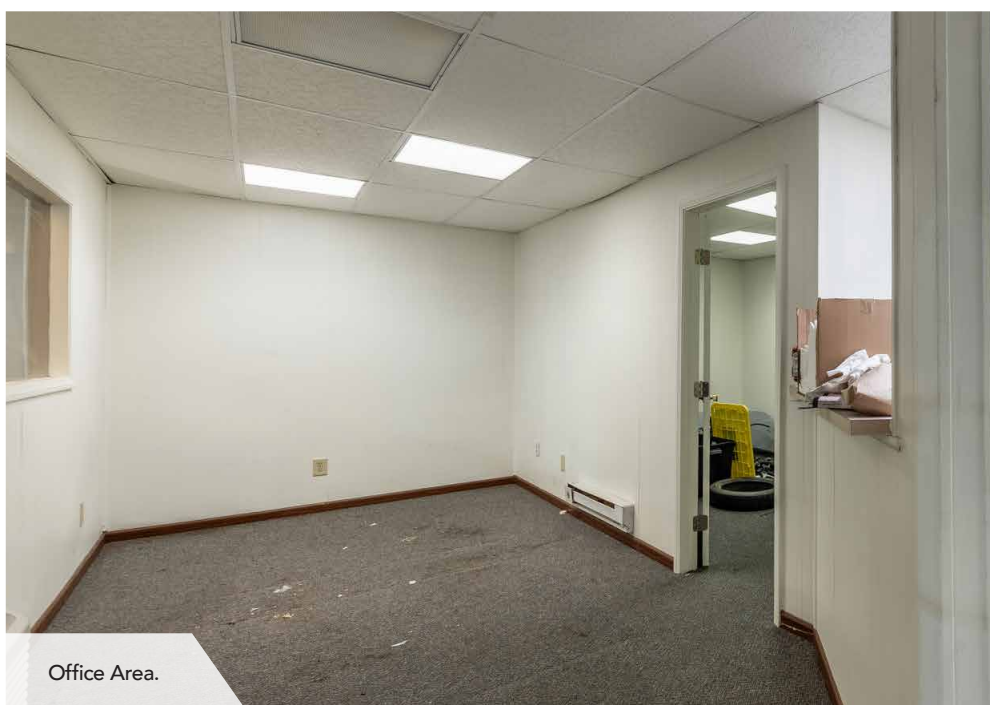


Office Area.

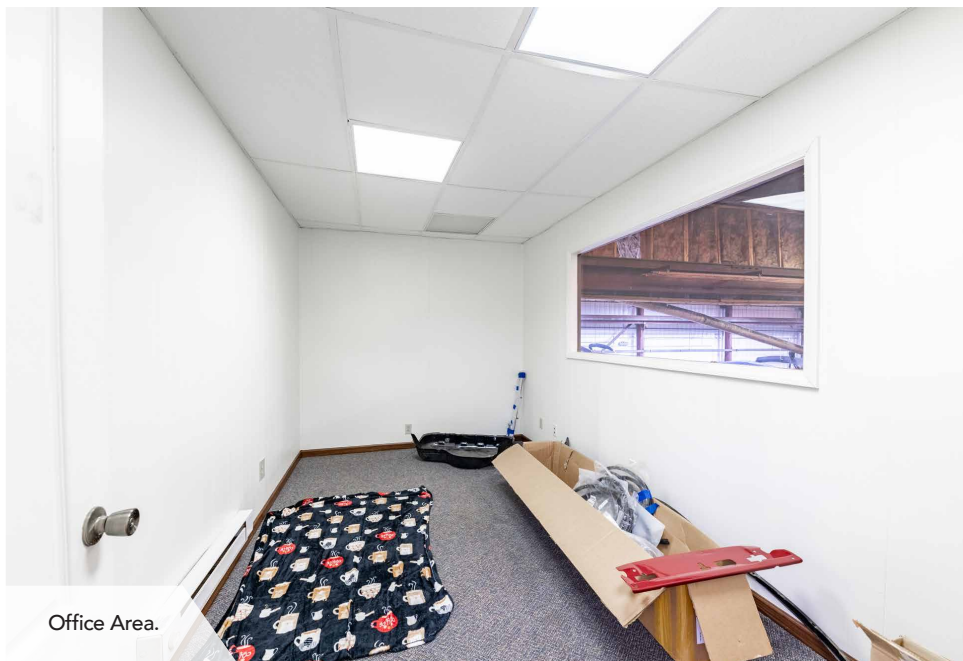
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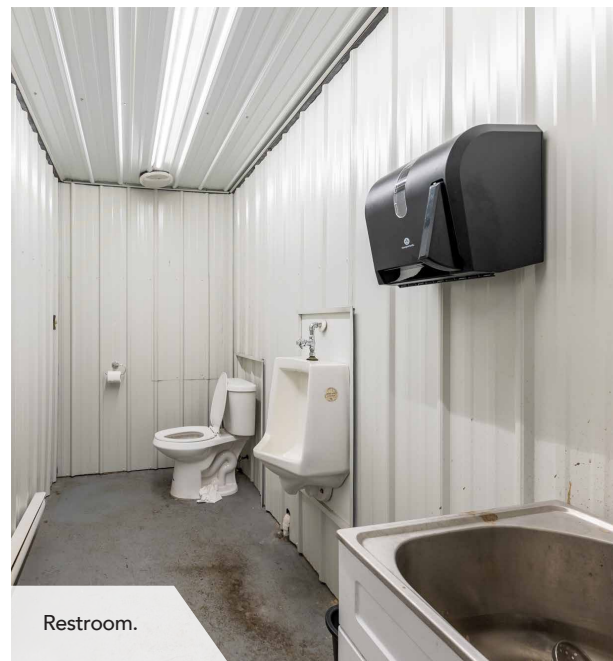
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Office Area.



Office Area.



Restroom.

EXTERIOR PHOTOS



Exterior of Building 2103.



Exterior of Building 2103.

FOR SALE / LEASE

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2101-2105 PLEASANT VALLEY ROAD · PLEASANT VALLEY, WV 26554 · 30,039 (+/-) GROSS SQUARE FEET · 6.60 (+/-) ACRE



Exterior of Building 2101.



Exterior of Building 2103.



Back Storage Yard.

AERIALS



Aerial Facing South Towards I-79, Exit 133.

FOR SALE / LEASE

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Aerial Facing East.



Aerial from Above.



Aerial View from Pleasant Valley Road.



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