



**FOR SALE / LEASE
/ BUILD-TO-SUIT**
LAND MARKETING FLYER



PHASE I & II

MORGANTOWN INDUSTRIAL PARK

MORGANTOWN, WV 26501



 **PHASE II - 4 PADS**
4 - 25 ACRE PADS

 **PHASE I - 3 PADS**
1.8 - 12 ACRE PADS

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304.413.4350
BlackDiamondRealty.net

David Lorenze, CCIM, SIOR
Principal & Associate Broker
dlorenze@blackdiamondrealty.net
M. 304.685.3092



AERIAL FROM 2025

FOR SALE, LEASE OR BUILD-TO-SUIT

MORGANTOWN INDUSTRIAL PARK MORGANTOWN, WV 26505

SALE PRICE / VARIES

PROPERTY TYPE / LAND

ZONING DESCRIPTION / NO ZONING

PROPERTY HIGHLIGHTS / DIRECT RIVER
AND RAIL ACCESS, EASY ACCESS TO MAJOR
THOROUGHFARES, VARIETY OF OPTIONS

PHASE I

TOTAL NUMBER OF PARCELS / 3

PARCEL SIZE / 1.8 - 12 ACRE PAD

TOTAL ACREAGE / 17.8 ACRES

PHASE II

TOTAL NUMBER OF PARCELS / 4

PARCEL SIZE / 4 - 25 ACRE PADS

TOTAL ACREAGE / 46.2 ACRES

The available pads are located within the Morgantown Industrial Park, one of the most highly visible Business/Industrial developments in Morgantown. Currently available within **Phase I of the Park** are **three pads of land ranging in size from 1.8 acres to 12 acres** with the option to subdivide. **Phase II offers four pads ranging in size from 4 acres to 25 acres.** The park offers direct access to rail and water transportation within a few miles of both I-79 and I-68 and is accessible off River Road or WV Route 45 forming Dupont Road just south of the site at the entrance to the park. The park is in the process of receiving **accessibility upgrades** including a new **\$60 Million bridge** connecting Grafton Road and I-68, Exit 1 to Phase II as well as a new interchange just south of I-79, Exit 152.

The Industrial Park is located outside the city limits of Morgantown on the opposite side of the Monongahela River from the downtown/central business district where there is no zoning. The entrance to the business park is 2.2 miles from I-79, Exit 152, and 5.5 miles from the I-79/I-68 interchange.

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PADS OF LAND - LOCATED 2.2 MILES FROM I-79, EXIT 152

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INDUSTRIAL PARK SPECIFICATIONS

EXISTING BUSINESSES

Within the park there are currently a number of business operations primarily in the form of industrial, light industrial and warehouse/distribution. Businesses within the park include: Mountaintop Beverage LLC, Owens & Minor, SI Group, Clean Earth, Azimuth Incorporated, Penske Trucking, Central Supply, City Plumbing & Heating, Commercial Builders, Core & Main, Easley and Rivers, Fastenal, IBA Molecular, Javins Corporation, Northeast Energy, Noli Enterprises, Republic Services (Allied Waste), and Snoddy Industries.

ACCESSIBILITY

The Morgantown Industrial Park currently offers one point of ingress and egress via a public road (Industrial Park Road). Access to all of the parcels can be achieved by traveling south on Industrial Park Road.

The park is in the process of receiving accessibility upgrades. The state of West Virginia has approved an \$80 Million bridge which will connect from Grafton Road to the southern portion of Phase II offering more direct access from I-68, Exit 1.

A new interchange is also in the works to be added to I-79 just south of the Westover Exit (Exit 152) which will offer direct access to the northern portion of Phase II. Projected dates of completion of these new access points are still to be determined.

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 on 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 107,576 and a median household income of \$62,983. The total number of businesses is 4,046.

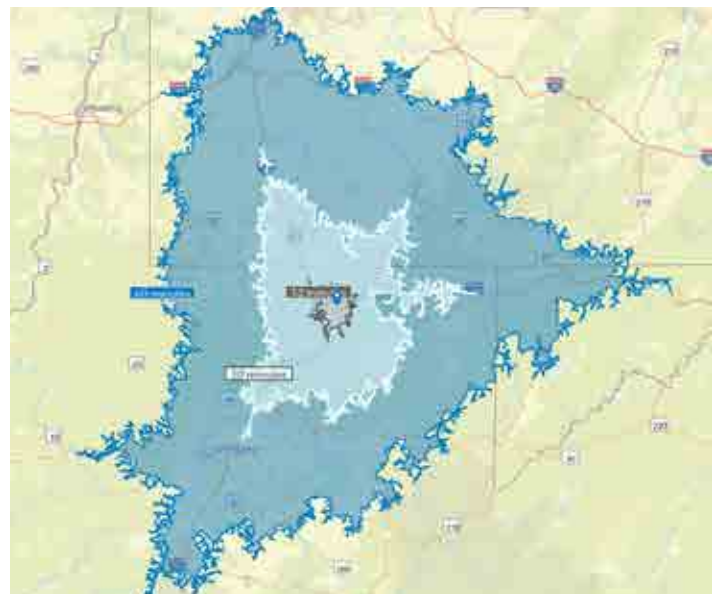
The **City of Morgantown** has a total population of 30,211 and a median household income of \$39,400. The total number of businesses is 1,524.

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



Monongalia County, WV ■ Morgantown City Limits ■ Subject Location

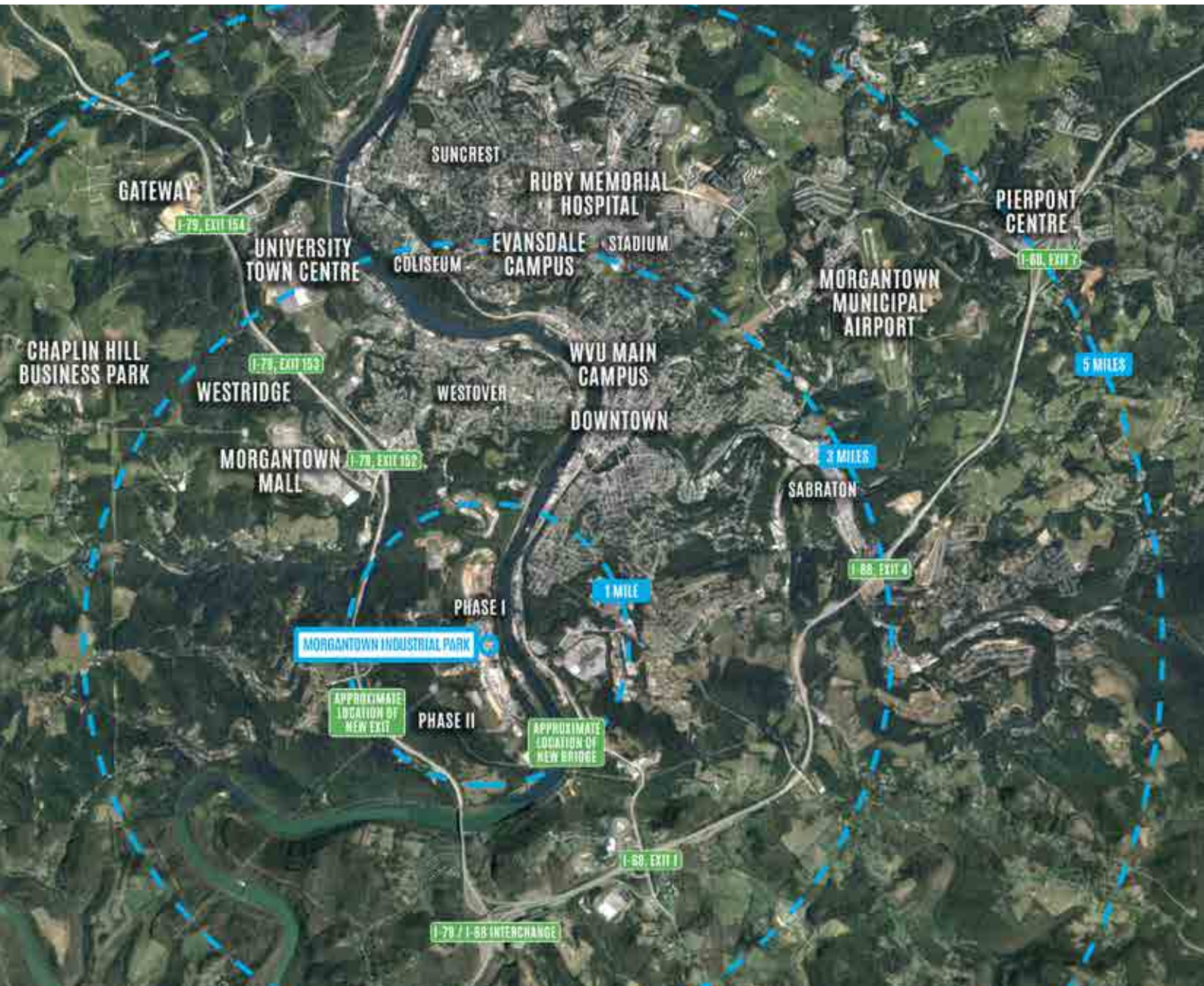
SUBJECT PROPERTY PARCEL MAP



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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PADS OF LAND - LOCATED 2.2 MILES FROM I-79, EXIT 152
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SURROUNDING AMENITIES



DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



40,216

Total
Population



1,973

Businesses



46,792

Daytime
Population



\$217,291

Median Home
Value



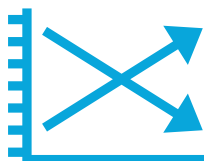
\$28,398

Per Capita
Income



\$42,060

Median Household
Income



-0.09%

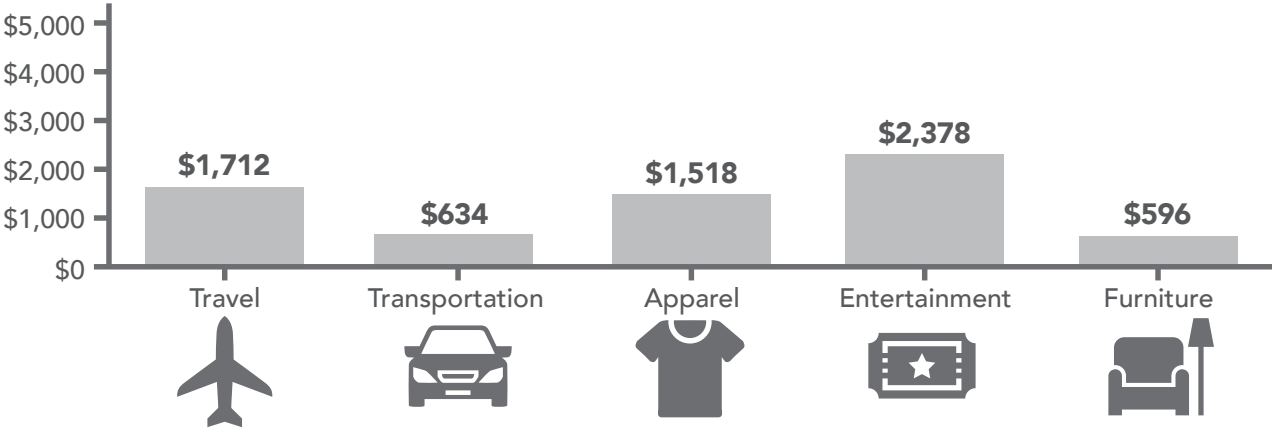
2024-2029
Pop Growth Rate



18,760

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



74,300

Total
Population



3,252

Businesses



94,072

Daytime
Population



\$253,137

Median Home
Value



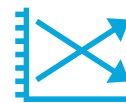
\$35,421

Per Capita
Income



\$53,595

Median
Household
Income



0.31%

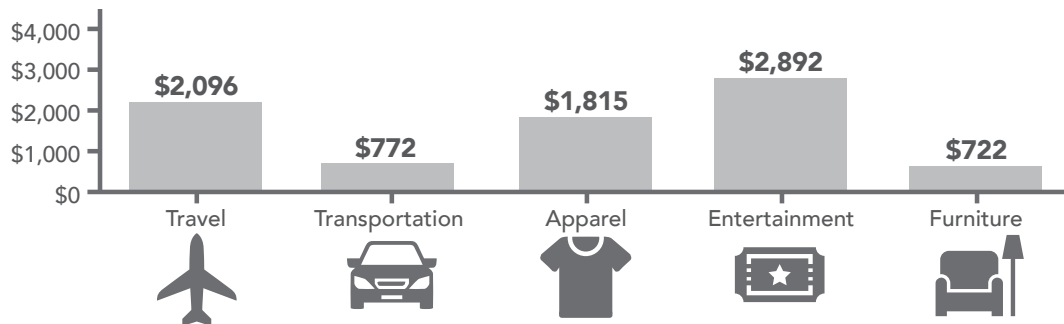
2024-2029
Pop Growth
Rate



35,711

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



110,103

Total
Population



3,983

Businesses



120,884

Daytime
Population



\$263,751

Median Home
Value



\$39,444

Per Capita
Income



\$62,015

Median
Household
Income



0.34%

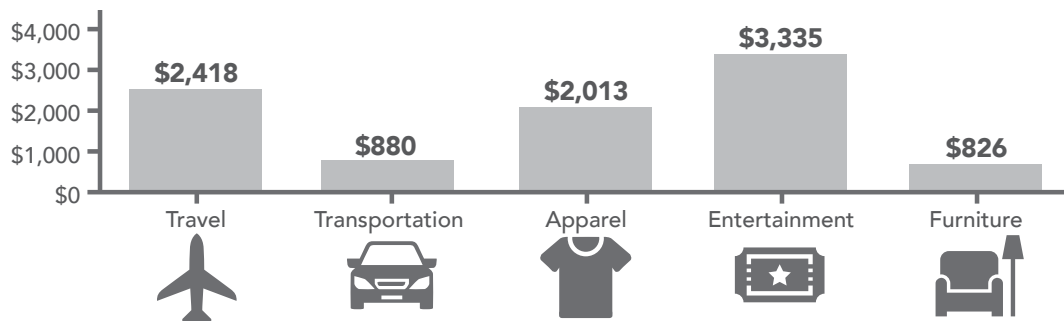
2024-2029
Pop Growth
Rate



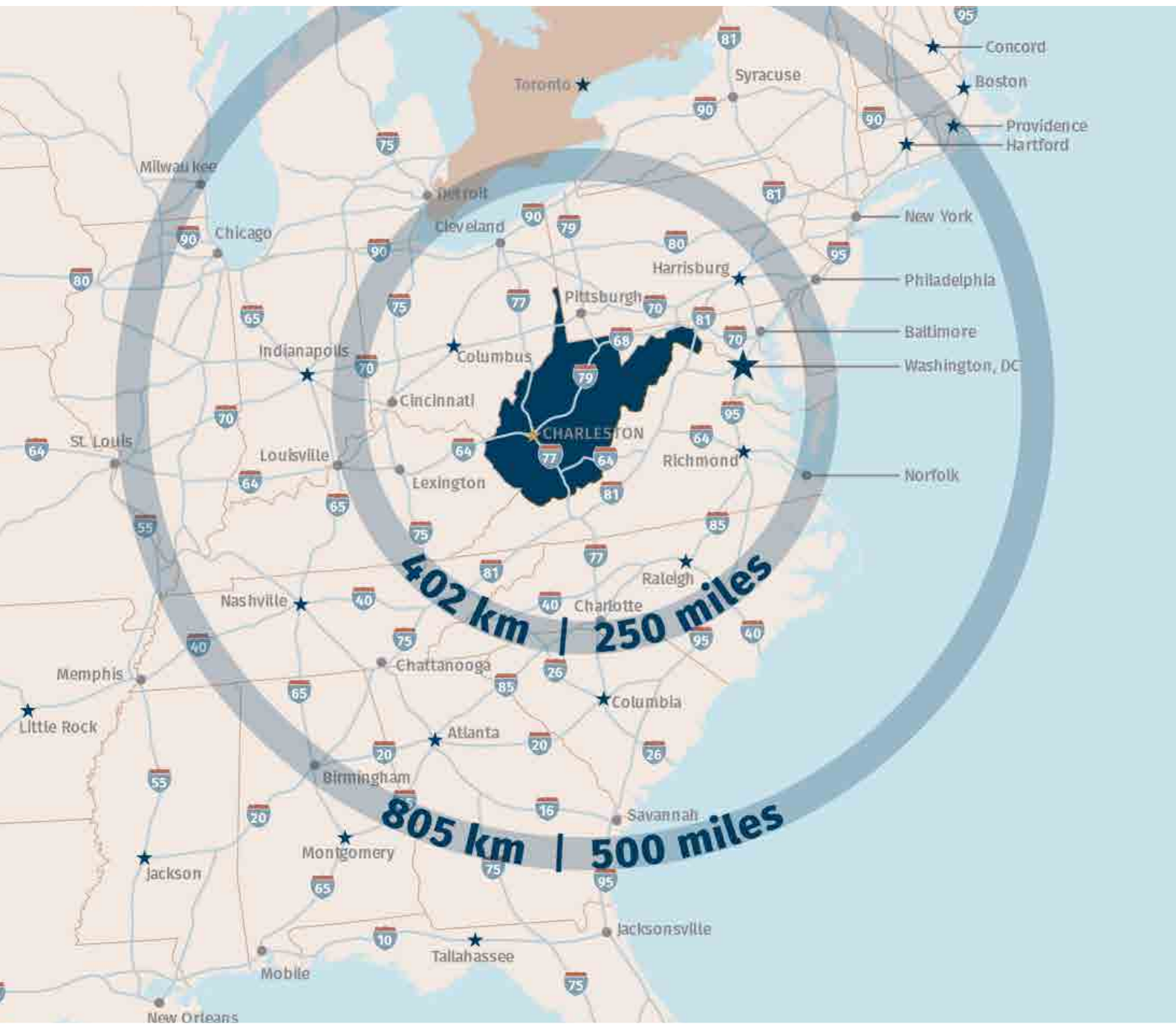
51,215

Housing Units
(2020)

KEY SPENDING FACTS



WEST VIRGINIA, USA



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PADS OF LAND - LOCATED 2.2 MILES FROM I-79, EXIT 152

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WEST VIRGINIA, USA

- Centrally located in the Eastern United States.
- 50% of U.S. population and 30% of Canada population is within 800 km (500 miles).
- Extensive interstate highway system, river transportation and rail network.

ATTRACTIVE FOR INDUSTRY INVESTMENT



MORE THAN
\$10.1 billion
Business Investment
since 2017

WV Department of
Economic Development
Research Division, 2022



1st

**Lowest Turnover
Rate, Manufacturing**
BLS Industry Report, 2020



4th

**Lowest Rates,
Workers Comp**
Oregon Consumer and
Business Services, 2020



10th

Best Business Climate
Business Facilities
2021 State Rankings Report

PRO BUSINESS



MORE THAN
\$1 billion
Rainy Day Fund
WV Budget, 2021



**Business
Franchise Tax**



Right-to-Work State



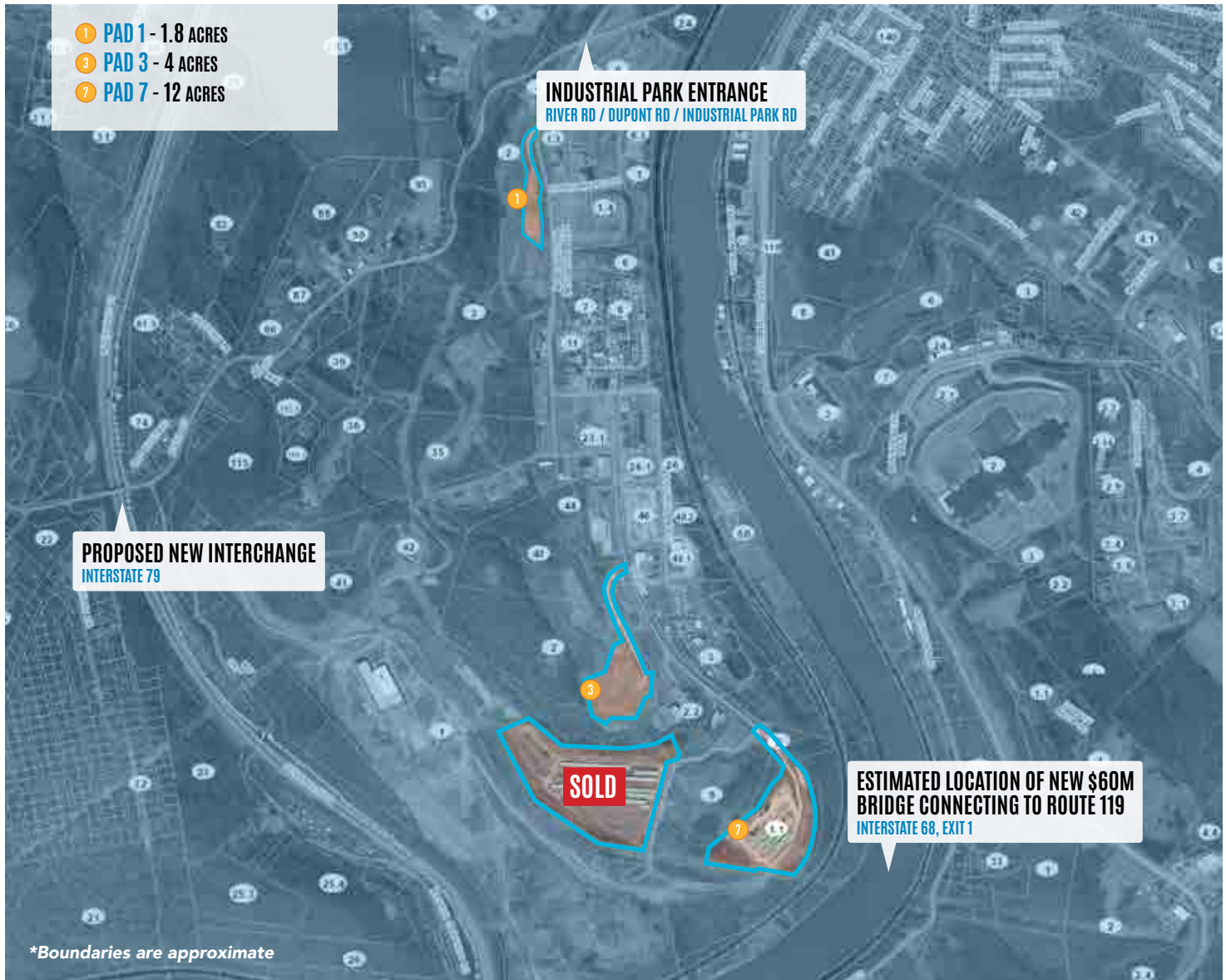
21st

**Lowest Taxes,
Businesses**

Tax Foundation Index, 2021

SOURCE: West Virginia Economic Development, 2022

PHASE I



Within Phase I of the Morgantown Industrial Park, there are three pads currently available ranging in size from 1.8 acres to 12 acres. Pads are available for lease, purchase, build-to-suit and can be subdivided.

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AERIAL PHOTO



AERIAL FROM 2025

PHASE I - PAD 1

1.8 ACRES - \$387,000 [**\$215,000 PER ACRE**]

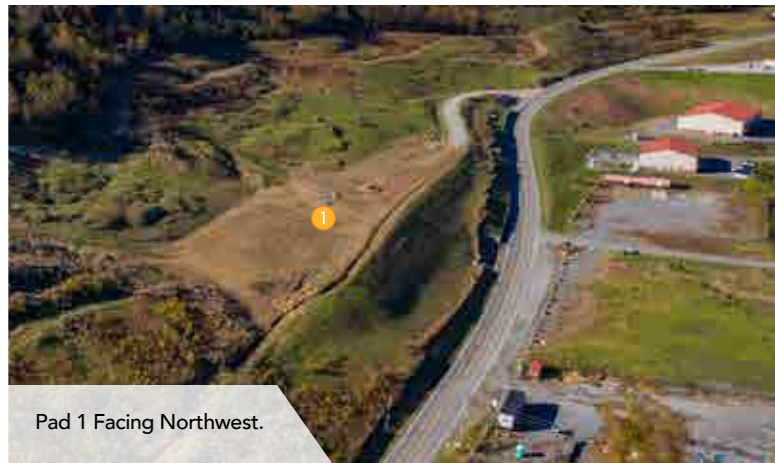
Pad 1 is located near the main entrance of the Industrial Park. Outlined to the right, the site is positioned on the west side of the entrance road, at the intersection of Industrial Park Road and River Road. The site is pad ready at 1.8 usable acres. The site does not currently offer any sidewalks or street lights. Water and sewer are available along the road in front of the pad.



Pad 1 Facing South.



Pad 1 Facing Southwest.



Pad 1 Facing Northwest.

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Pad 1 Facing Northeast.

PHASE I - PAD 3

4 ACRES - \$800,000 [**\$200,000 PER ACRE**]

Pad 3 is located near the southern end of the Industrial Park, approximately 1.2 miles from the main entrance. The site location is outlined to the right. Access to the site is currently achieved by entering a shared gravel drive. The drive is currently shared with an existing business. The existing pad has a minimum usable area of 4 (+/-) acres. The option to subdivide is possible.

There is a currently a road maintenance agreement in place with this pad paying monthly assessment based on the amount of road utilized in obtaining access to the individual property. The site does not currently offer any sidewalks or street lights. Water/sewer, electric and gas are available to the site and will be supplied by the city. All utilities will require extension to the site.



Pad 3 Facing Northwest.



Pad 3 Facing East.



Pad 3 Facing West.

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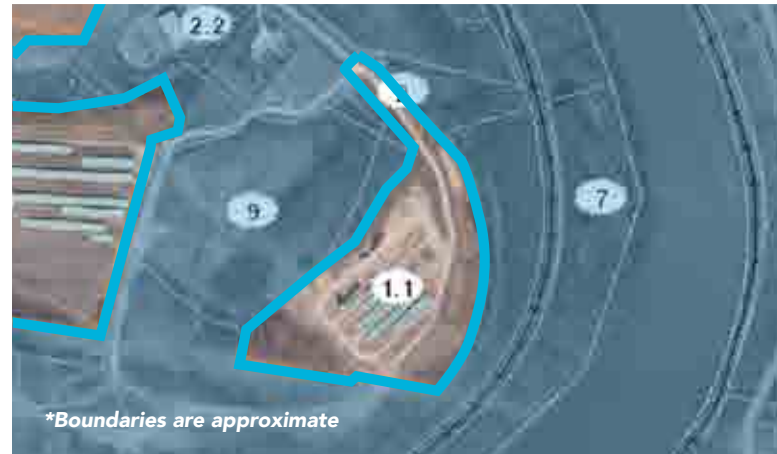


Pad 3 Facing Northeast.

PHASE I - PAD 7

12 (+/-) ACRES

Pad 7 is located near the southern end of the Industrial Park, approximately 1.4 miles from the main entrance. The site location is outlined in blue to the right. Access to the site is currently achieved by turning right off of the main road before entering Phase II. The pad was previously used as storage for pipeline equipment. The existing pad is flat and has a minimum usable area of 8 acres. The option to subdivide is possible.



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Pad 7 Facing North.

PHASE II



Phase II of the Morgantown Industrial Park offers four parcels, three of which are currently pad ready. Parcels/Pads range in size from 4 acres to 25 acres. Pad D is expected to be ready by the end of 2025. The pads are elevated and visible from the interstate.

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AERIAL PHOTO



AERIAL FROM 2025

PHASE II - PAD A

PAD A - 4 ACRES

Pad A is located at the northern most point of Phase II, the second to last pad when driving from Phase I to Phase II. Outlined in white on the site plan to the right and blue on the site plan on the following page, the pad is positioned on the east side of the access road. The site is pad ready.



Pad A Facing Southeast.



Pad A Facing North.

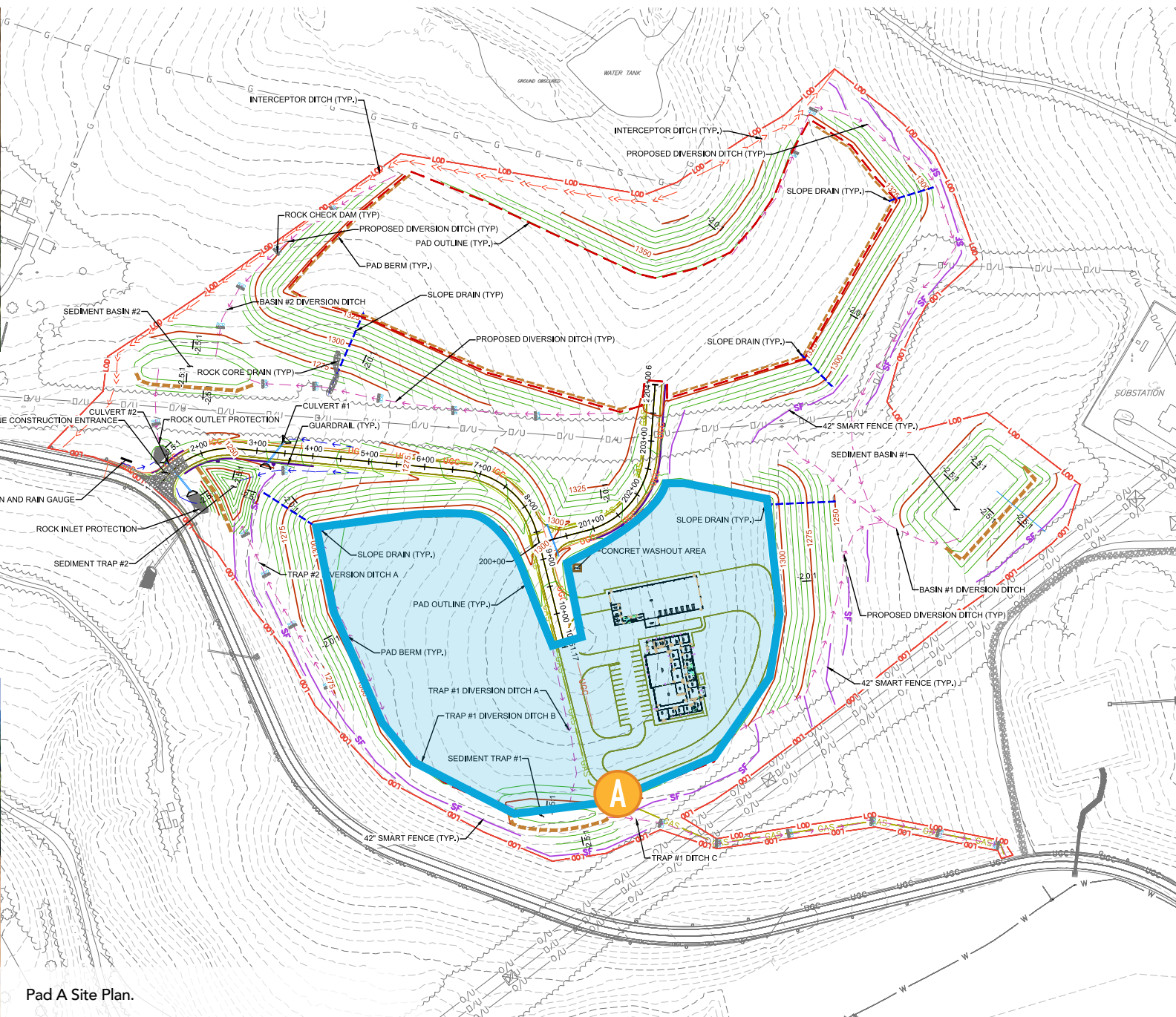


Pad A Facing West.

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Pad A Site Plan.

PHASE II - PAD B

PAD B - 7.2 ACRES

Pad B is located at the northern most point of Phase II, the second to last pad when driving from Phase I to Phase II. Outlined in white on the site plan to the right, the site is positioned on the east side of the access road. The site is pad ready.



Pad B Facing Southeast.



Pad B Facing North.

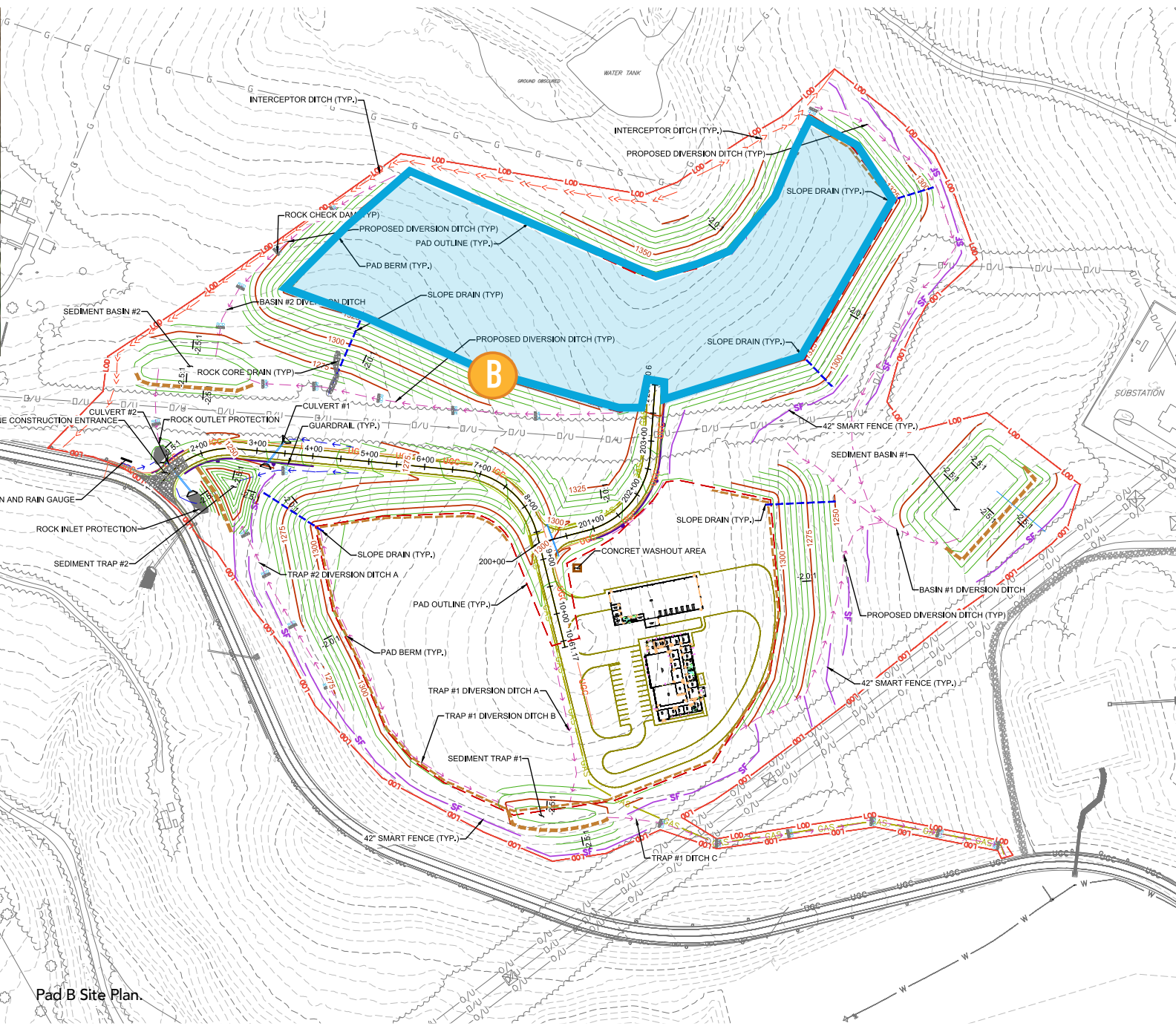


Pad B Facing West.

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Pad B Site Plan.

PHASE II - PAD C

PAD C - 10 ACRES

Pad C is located near the middle of Phase II, the third pad when driving from Phase I to Phase II. Outlined in white on the site plan to the right, the site is positioned on the west side of the access road. This site is pad ready.



Pad C Facing South.



Pad C Facing Southeast.



Pad C Facing West.

FOR SALE / LEASE / BUILD-TO-SUIT

PADS OF LAND - LOCATED 2.2 MILES FROM I-79, EXIT 152

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Pad C Facing North.

PHASE II - PAD D

PAD D - 22-25 ACRES

Pad D is located near the middle of Phase II, the second pad when driving from Phase I to Phase II. Outlined in white on the site plan to the right, the site is positioned on the west side of the access road. The site is expected to be pad ready by the end of 2025. This pad will be 22-25 acres.



Pad D Facing Northwest.



Pad D Facing South.



Pad D Facing Northeast.

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Pad D Facing North.

IMPROVED ACCESSIBILITY

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.wdtv.com/2024/09/03/contract-awarded-new-access-road-morgantown-industrial-park/>

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TRAFFIC RENDERINGS (I-79)



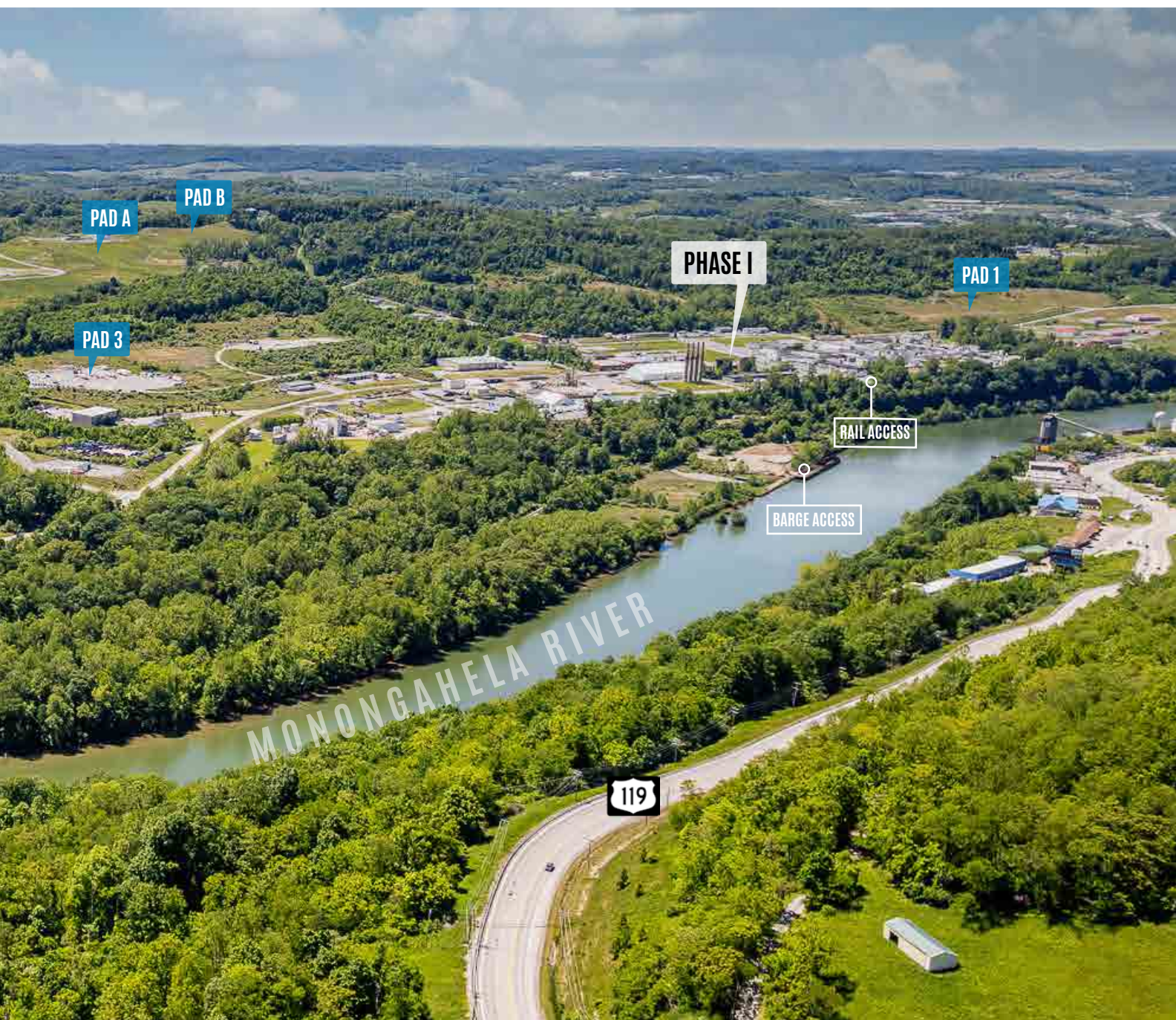
AERIAL



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PADS OF LAND - LOCATED 2.2 MILES FROM I-79, EXIT 152

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FEATURE VIDEOS

VIDEO #1



VIEW THIS VIDEO AT: <https://vimeo.com/1093170527>

OR SCAN THE QR CODE TO VIEW:



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VIDEO #2



VIEW THIS VIDEO AT: <https://vimeo.com/1093770243>

OR SCAN THE QR CODE TO VIEW:





CONTACT

BLACK DIAMOND REALTY

1399 Stewartstown Road, Suite 150
Morgantown, WV 26505

P. 304.413.4350 | **F.** 304.599.3285

BlackDiamondRealty.net

PRIMARY CONTACT

David Lorenze, CCIM, SIOR

Principal & Associate Broker

M. 304.685.3092

dlorenze@blackdiamondrealty.net