

**Black Diamond Realty**

**Mark J. Nesselroad, Broker**

David Lorenze, CCIM, SIOR, Principal & Associate Broker

**FOR LEASE**



**INDUSTRIAL BUILDING**

**1385 Greenbag Road**

**Morgantown, WV 26501**



**Mark J. Nesselroad, Esq., MBA**

Broker

304.413.4350 (Office) | 304.413.0497 (Direct)

[mjnesselroad@blackdiamondrealty.net](mailto:mjnesselroad@blackdiamondrealty.net)

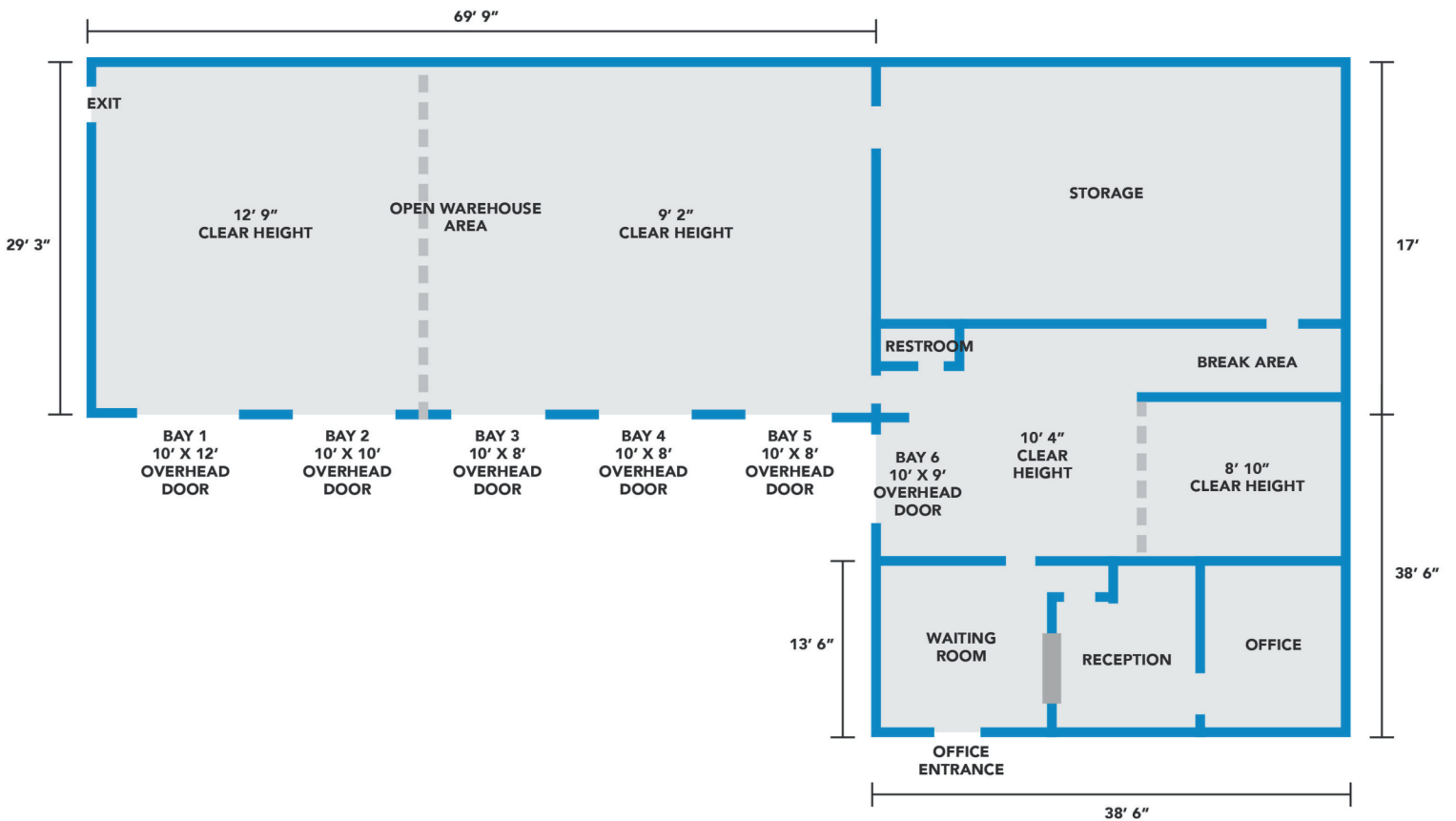
# 1385 Greenbag Road, Morgantown, WV 26501

<b>LEASE RATE</b>	\$8.50 / SQ FT / YEAR
<b>LEASE STRUCTURE</b>	Modified Gross (Tenant Responsible for Utilities)
<b>BUILDING SIZE</b>	4,500 SQ FT
<b>CEILING HEIGHTS</b>	9'2" - 12'9"
<b>OVERHEAD DOORS</b>	6
<b>DISTANCE TO INTERSTATE</b>	1 Mile to I-68, Exit 4

## INDUSTRIAL BUILDING DETAILS

1385 Greenbag Road in Morgantown, WV presents an outstanding industrial opportunity featuring a highly functional layout and excellent accessibility. Formerly an auto repair shop, the property is equipped with six overhead doors—10'x12', 10'x10', 10'x8', 10'x8', 10'x8', and 10'x9'—offering exceptional versatility for automotive, industrial, or service-oriented businesses.

Inside, the building provides shop space with half offering 12'9" clear height and the other half offering 9'2" clear, along with dedicated areas including a waiting area, reception, office, break area, restroom, and storage room to support both operational and customer-facing needs. Conveniently located near major roadways and surrounded by numerous amenities, this property combines functionality and prime positioning—making it an ideal choice for businesses ready to expand in Morgantown. Along Greenbag Road, there is a daily traffic count of 8,149 Vehicles Per Day (Esri and Kalibrate Technologies, 2025).



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