

FOR LEASE
INDUSTRIAL / STORAGE SPACE
MARKETING FLYER



951 CANYON ROAD
MORGANTOWN, WV 26508



951 CANYON ROAD
YOUR NEW LOCATION

INTERSTATE 68
EXIT 7

PIERPONT CENTRE
SHOPPING

MORGANTOWN AIRPORT
MUNICIPAL AIRPORT

RIDGEVIEW BUSINESS PARK
BAKERS RIDGE ROAD

SUNCREST TOWNE CENTRE
SHOPPING, RETAIL AND MORE

MON HEALTH HOSPITAL
1200 J D ANDERSON DRIVE

RUBY MEMORIAL HOSPITAL
WVU MEDICINE

TABLE OF CONTENTS

Property Overview / Specifications

Introduction of property and specifications of the building, utilities, access and directions.

02

Location Analysis / Aerial

Detailed description, and aerial photo of the location and its proximity to surrounding businesses.

04

Demographics / Key Facts

Demographics and key facts pertaining to the property within a three, five and ten mile radius.

06

Floor Plan / Photos

Description, floor plan and interior photos of the available space.

08

Exterior Photos

Exterior photos of the building.

10

Aerial Photos

Aerial photos of the property from various heights and angles.

12

304.413.4350
BlackDiamondRealty.net

Jeff Stenger, Senior Associate
jstenger@blackdiamondrealty.net
M. 301.237.0175



INDUSTRIAL / STORAGE FOR LEASE

951 CANYON ROAD MORGANTOWN, WV 26508

RENTAL RATE / \$6.00 / SQ FT / YEAR

LEASE STRUCTURE / MODIFIED GROSS

TOTAL SPACE AVAILABLE / 1,550 SQ FT

GROSS BUILDING SIZE / 12,850 SQ FT

PROPERTY TYPE / INDUSTRIAL / STORAGE

**PROPERTY HIGHLIGHTS / CLOSE TO MAJOR
TRAFFIC ROUTES (I-68 / I-79), SECURITY
SYSTEM, PRIVATE OFFICE, OPEN WORK
AREA, OVERHEAD DOOR**

Located along Canyon Road, this industrial/storage suite offers a total of approximately 1,550 (+/-) square feet of available space. This finished, climate-controlled area provides a blank canvas for customization. The floor plan includes a private office and a large open area, with an overhead door adding to its versatility.

The property is located just outside the city limits of Morgantown and is situated within close proximity to Interstate 68 (Exit 7), hospitals, restaurants, shopping and more. The property is positioned 2.7 miles to Route 705, 3 miles to I-68, Exit 7, and 4.5 miles to downtown Morgantown and West Virginia University.

FOR LEASE

INDUSTRIAL / STORAGE SPACE - LOCATED 3 MILES TO I-68, EXIT 7
951 CANYON ROAD · MORGANTOWN, WV 26508 · 1,550 (+/-) SQ FT

PROPERTY SPECIFICATIONS

PROPERTY SPECIFICATIONS

The subject building is a single-story structure with 1,550 (+/-) square feet available. The available space currently has a large open area and private office. This space is a climate control storage location that has been finished.

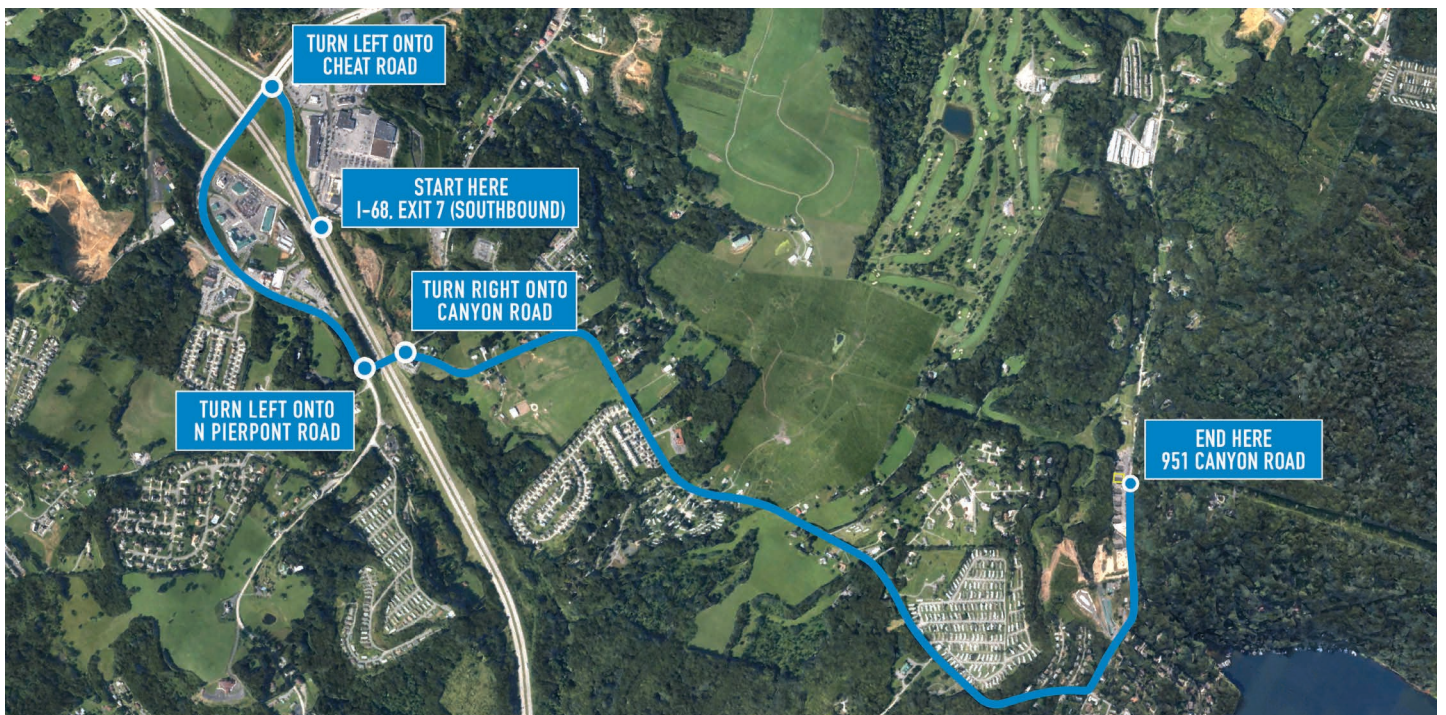
INGRESS / EGRESS / PARKING

This property offers three points of ingress and egress into the parking lot via Canyon Road. The parking lot is shared with the other buildings adjacent to the subject property. Parking is available on a first come, first serve basis. Immediate in front of the building are roughly 12 lined parking spaces via paved lot, although more are available.

UTILITIES

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

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



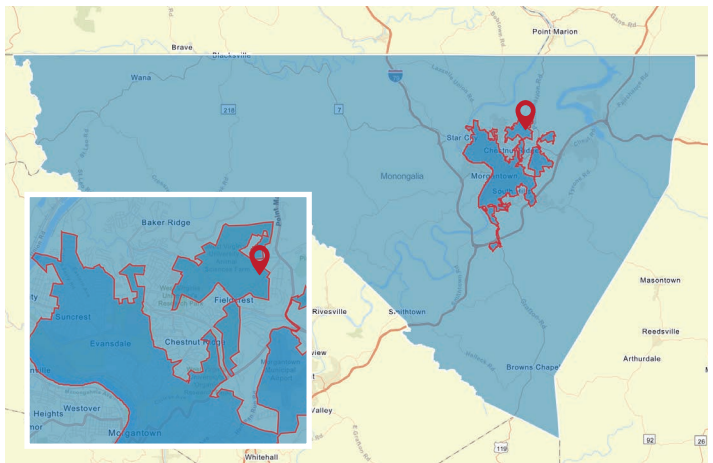
LOCATION TREND ANALYSIS

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.

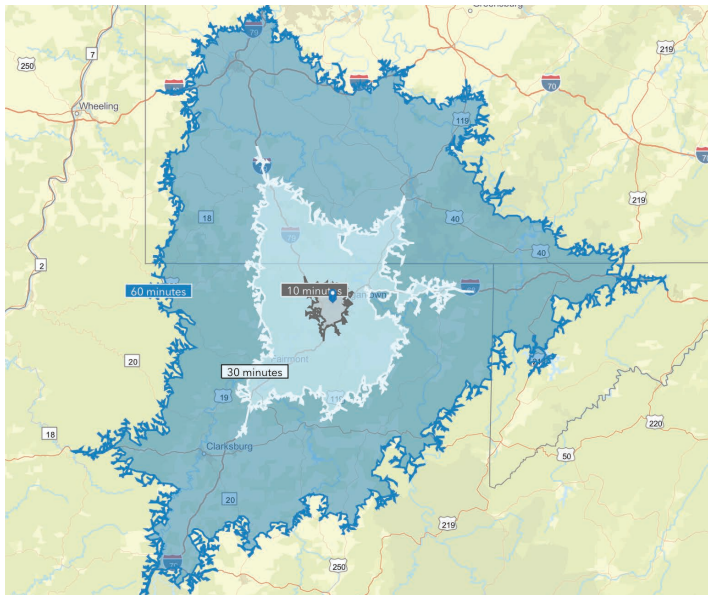
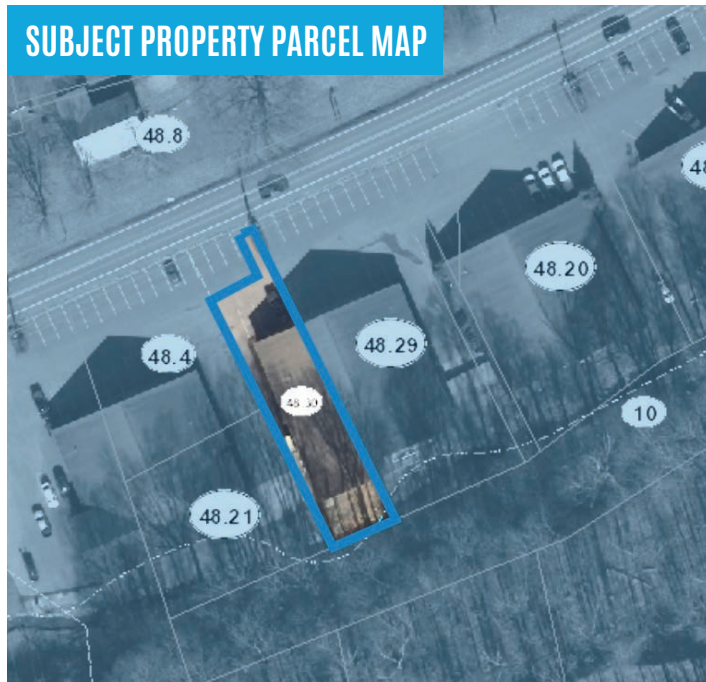
Monongalia County has a total population of 103,960 and a median household income of \$55,376. Total number of businesses is 3,881.

The **City of Morgantown** has a total population of 31,050 and a median household income of \$37,549. Total number of businesses is 1,460.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2021.



Monongalia County, WV Morgantown City Limits Subject Location



Distance to nearby cities: Fairmont, WV - 24 miles, Bridgeport, WV - 38 miles, Washington, PA - 46 miles, Wheeling, WV - 77 miles, Pittsburgh, PA - 74 miles, Charleston, WV - 160 miles.

FOR LEASE

INDUSTRIAL / STORAGE SPACE - LOCATED 3 MILES TO I-68, EXIT 7 951 CANYON ROAD · MORGANTOWN, WV 26508 · 1,550 (+/-) SQ FT

SURROUNDING AMENITIES



The Google aerial above was taken facing south towards Morgantown. Several surrounding businesses have been highlighted with blue numbers. Referenced a yellow star is the subject property, 951 Canyon Road.

- 1 University High School
- 2 Ridgeview Business Park
- 3 The Stick Company, Tetra Tech, Power Ten Training, Nature's Granite & Stone
- 4 Rhino Self Storage
- 5 Canyon Village
- 6 Coombs Farm Drive
- 7 Circle K Gas Station
- 8 Summit Motors
- 9 Pinecrest Townhomes
- 10 Pinnacle Height Apartments
- 11 Clear Spring Townhomes
- 12 The Pines Country Club
- 13 WVU Medicine Information Technology Center
- 14 The Crossings at Morgantown
- 15 Cheat Crossing
- 16 Pierpont Centre, Lowe's, Dollar Tree, Michael's, Ruby Tuesday, McDonald's, Wendy's, IHOP, Holiday Inn Express
- 17 Pierpont Landing
- 18 Morgantown Municipal Airport
- 19 West Run Apartments
- 20 Copper Beach Townhomes
- 21 Mileground
- 22 Sabraton Area
- 23 Bon Vista Villas
- 24 Suncrest Towne Centre
- 25 Mon Health Medical Center
- 26 Milan Pharmaceuticals
- 27 WVU Medicine Children's Hospital, Health Sciences Center
- 28 Suncrest Area
- 29 Evansdale Campus
- 30 Mountaineer Field
- 31 West Virginia University Main Campus
- 32 Morgantown Industrial Park
- 33 Mountaineer Mall
- 34 University Town Center, Walmart, Sams Club, TJ Maxx, Longhorn Steakhouse, Olive Garden, Cheddar's, Target, Dick's Sporting Goods, Best Buy, Chilli's, Regal Cinemas

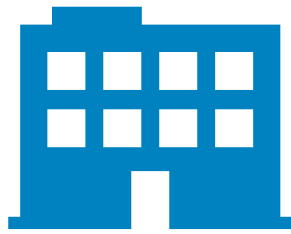
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



21,781

Total Population



884

Businesses



22,544

Daytime Population



\$299,442

Median Home Value



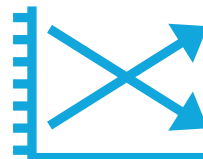
\$51,011

Per Capita Income



\$76,116

Median Household Income



0.88%

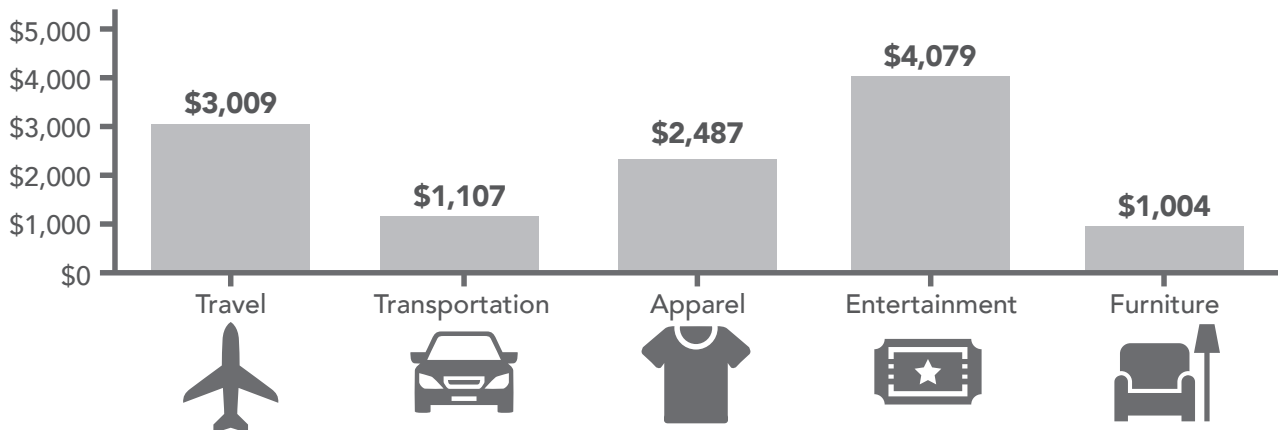
2024-2029 Pop Growth Rate



10,627

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



74,739

Total Population



2,902

Businesses



85,371

Daytime Population



\$283,655

Median Home Value



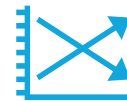
\$39,305

Per Capita Income



\$56,315

Median Household Income



0.34%

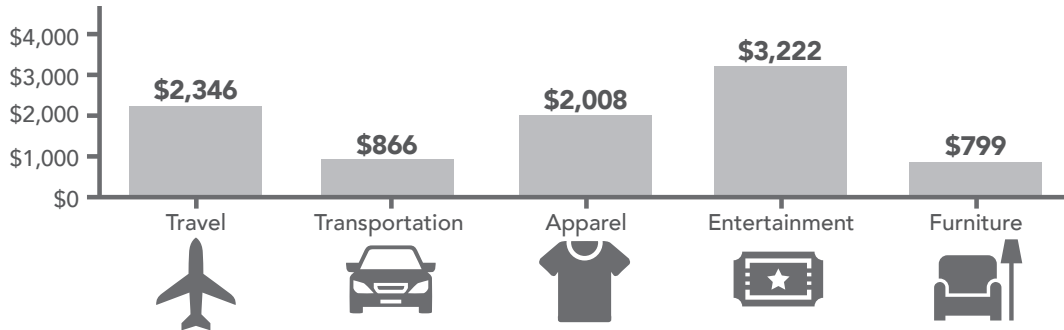
2024-2029 Pop Growth Rate



35,893

Housing Units (2020)

KEY SPENDING FACTS



10 MILE RADIUS



108,754

Total Population



4,120

Businesses



117,125

Daytime Population



\$259,133

Median Home Value



\$39,054

Per Capita Income



\$60,234

Median Household Income



0.28%

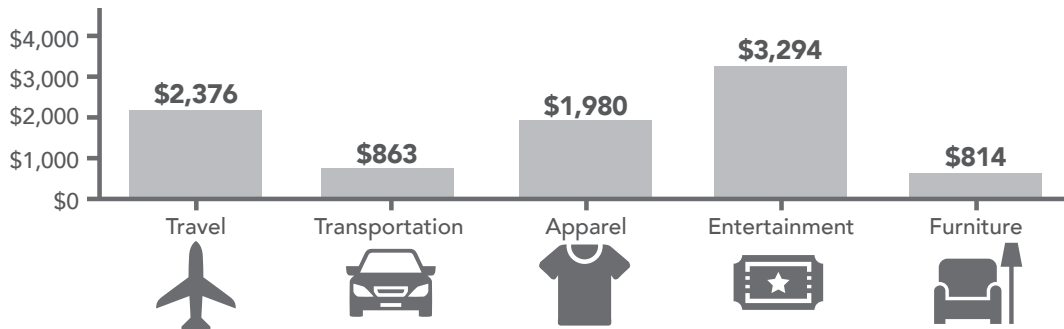
2024-2029 Pop Growth Rate



51,010

Housing Units (2020)

KEY SPENDING FACTS

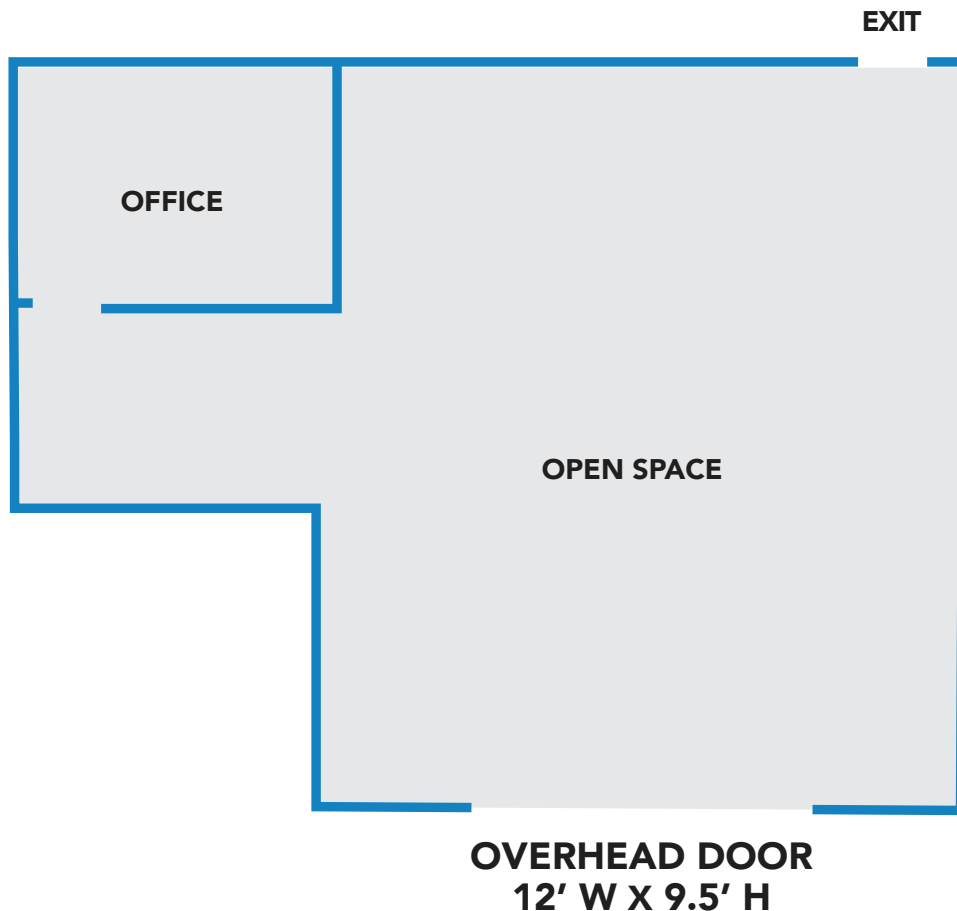


FLOOR PLAN

1,550 SQUARE FEET

The available space offers approximately 1,550 (+/-) square feet. The existing layout includes one entrance/exit on the side of the building and an overhead door measuring 12' W x 9.5' H, adding to its versatility. Inside, there is a large open room and one private office.

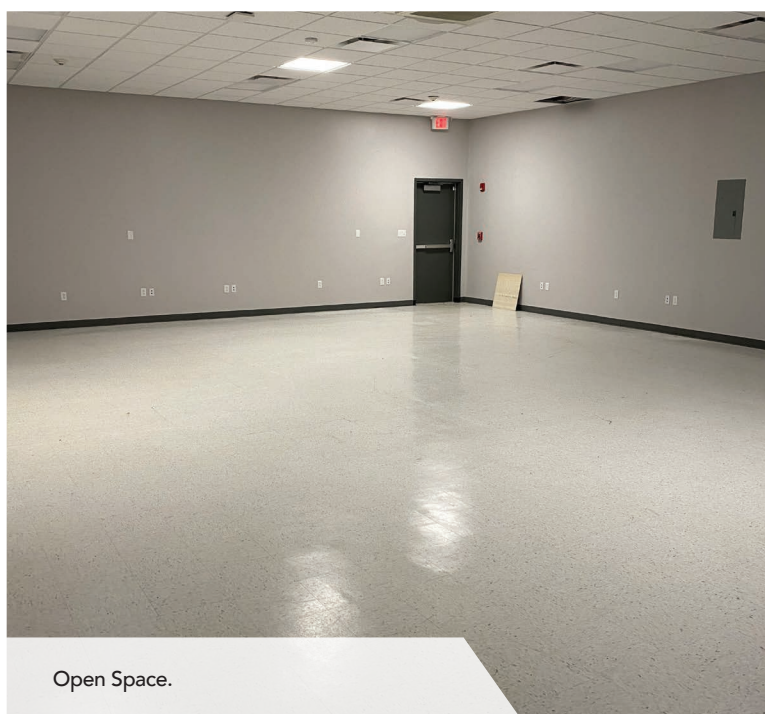
This is a finished, climate-controlled storage space featuring drywall walls, drop ceilings, laminate flooring, and fluorescent lighting.



FOR LEASE

INDUSTRIAL / STORAGE SPACE - LOCATED 3 MILES TO I-68, EXIT 7
951 CANYON ROAD · MORGANTOWN, WV 26508 · 1,550 (+/-) SQ FT

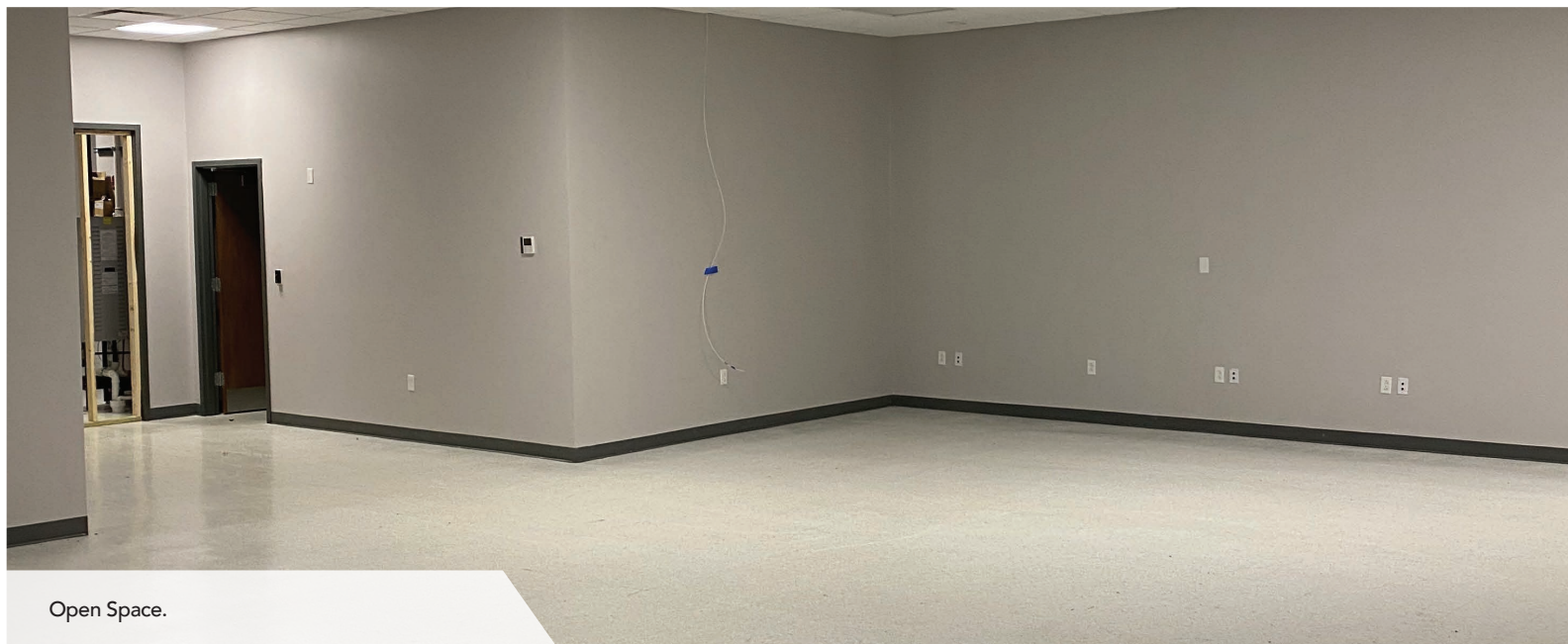
INTERIOR PHOTOS



Open Space.



Office.



Open Space.

EXTERIOR PHOTOS



Exterior of Space.

FOR LEASE
INDUSTRIAL / STORAGE SPACE - LOCATED 3 MILES TO I-68, EXIT 7
951 CANYON ROAD · MORGANTOWN, WV 26508 · 1,550 (+/-) SQ FT



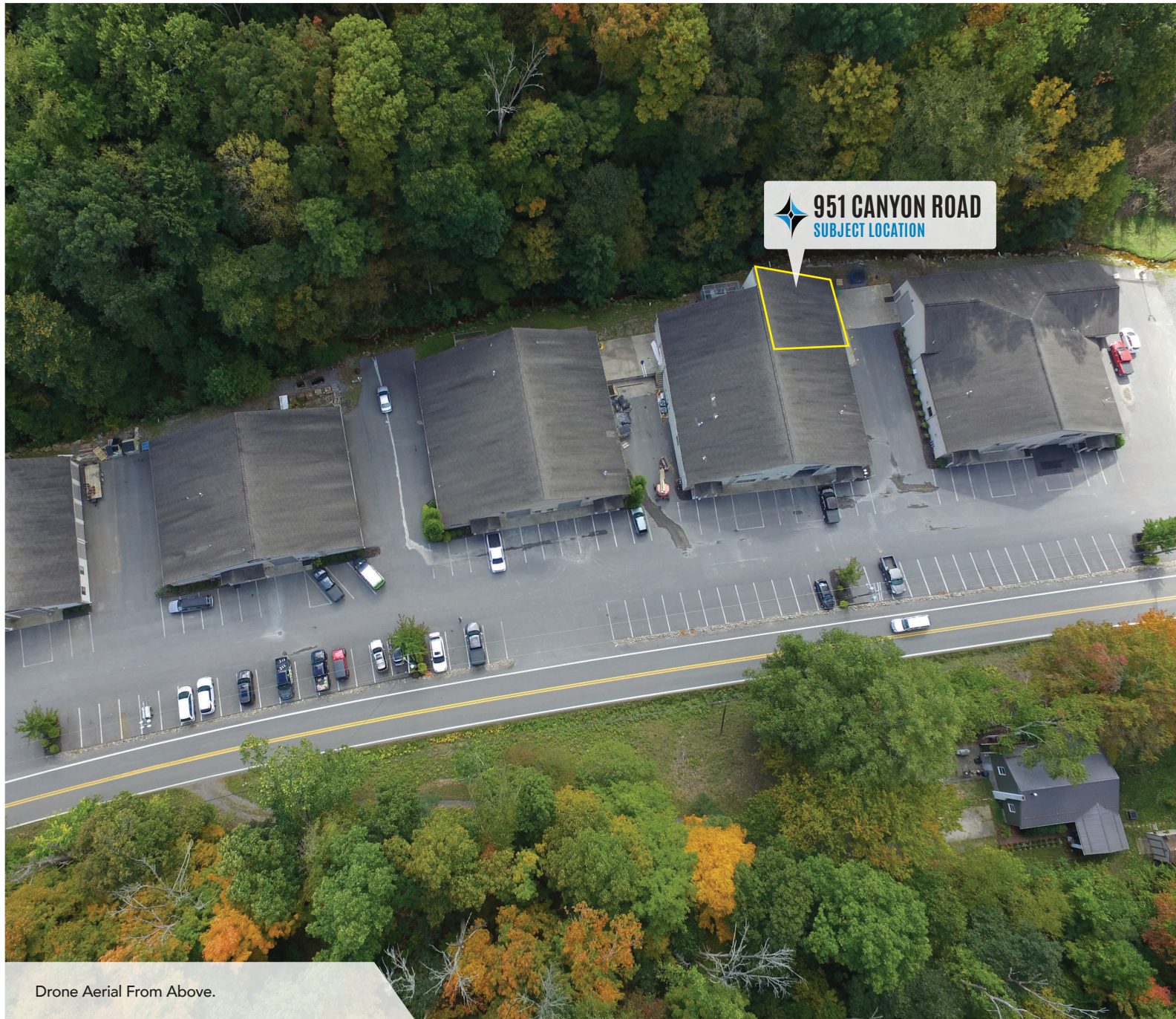
Exterior of Space.

AERIALS



Drone Aerial From Above.

FOR LEASE
INDUSTRIAL / STORAGE SPACE - LOCATED 3 MILES TO I-68, EXIT 7
951 CANYON ROAD · MORGANTOWN, WV 26508 · 1,550 (+/-) SQ FT



Drone Aerial From Above.



CONTACT

BLACK DIAMOND REALTY

1399 Stewartstown Road, Suite 150
Morgantown, WV 26505

P. 304.413.4350 | F. 304.599.3285

BlackDiamondRealty.net

PRIMARY CONTACT

Jeff Stenger, *Senior Associate*

M. 301.237.0175

jstenger@blackdiamondrealty.net