

FOR LEASE
INDUSTRIAL BUILDING
MARKETING FLYER



1700 GRAFTON ROAD
MORGANTOWN, WV 26508



RIDGEDALE ELEMENTARY SCHOOL

ROUTE 119

1700 GRAFTON ROAD

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INDUSTRIAL BUILDING FOR LEASE

1700 GRAFTON ROAD MORGANTOWN, WV 26508

LEASE RATE / \$14.00 SQ FT / YEAR

LEASE STRUCTURE / NNN

GROSS BUILDING SIZE / 12,000 (+/-) SQ FT

INDIVIDUAL BAY SIZE / 2,400 (+/-) SQ FT

CEILING HEIGHT / 20 FEET

CITY LIMITS / OUTSIDE

ZONING / NO ZONING

**PROPERTY FEATURES / FIVE OVERHEAD
DOORS, STORAGE YARD AVAILABLE,
QUICK INTERSTATE ACCESS, RESTROOM,
OFFICE, HIGH CEILINGS**

Located along Grafton Road, 2.2 miles south of I-68, Exit 1, this property offers a newly built (2024) 12,000 (+/-) square foot industrial building on 2.5 (+/-) acres. The building is divided into five suites which can be leased together or separately. Suite 104 is fully leased leaving four remaining suites. Each bay offers 2,400 (+/-) square feet, one 14'x14' overhead door, two man doors (one at the front and one at the back of the building), one office, one restroom and one utility closet. The ceiling height is 20' at the eaves.

This property is located just 2.2 miles off I-68, Exit 1, and 2.8 miles from the I-68/I-79 interchange. Along Grafton Road, there is a traffic count of 10,112 vehicles per day (2021). Source: ©2023 Kalibrate Technologies (Q4 2023).

FOR LEASE

NEWLY BUILT INDUSTRIAL BUILDING - LOCATED 2.2 MILES TO I-68, EXIT 1
1700 GRAFTON ROAD · MORGANTOWN, WV 26508 · 2,400-9,600 (+/-) SQ FT

PROPERTY SPECIFICATIONS

SPECIFICATIONS

Construction on this building began Q1 2024 and is still in progress, the subject building offers a total of 12,000 (+/-) square feet and is wood frame construction with a metal exterior and roof. Each bay is separately metered. Once completed, the flooring will be concrete.

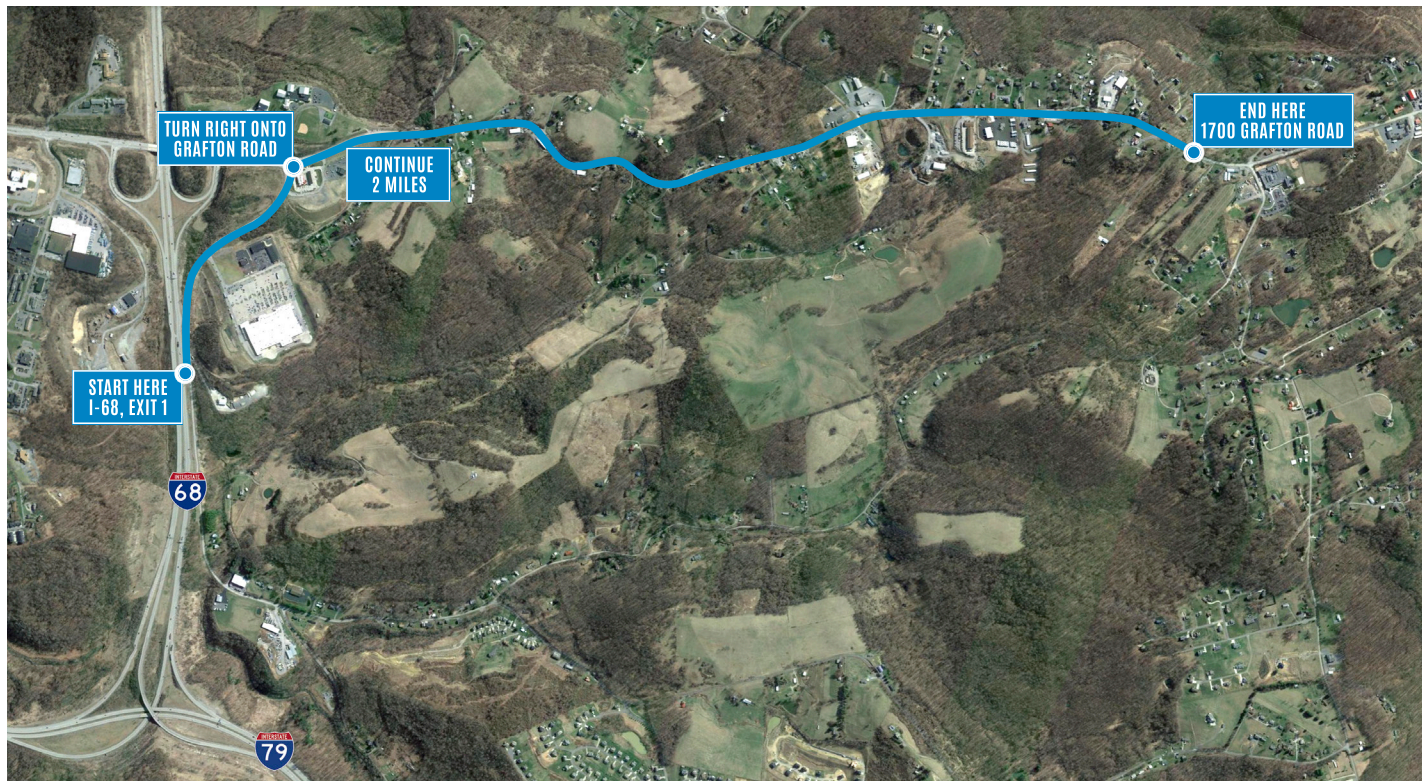
INGRESS / EGRESS / DIRECTIONS

The property offers one point of ingress and egress via Grafton Road. The parking lot is currently being developed, but when complete will include parking for roughly ten vehicles. There will be two spots available per bay. Additional yard space will be available. See directions from I-68, Exit 1 below.

UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	N/A
Water	Clinton Water Association
Sewer	Septic
Trash	Republic
Cable/Internet	Multiple Providers



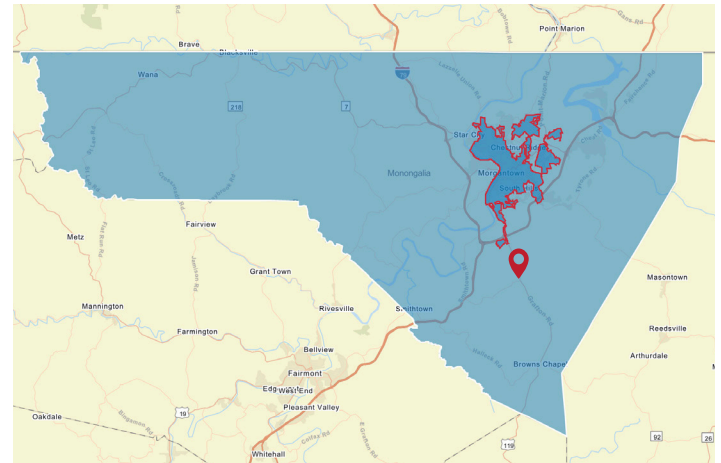
LOCATION ANALYSIS

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.

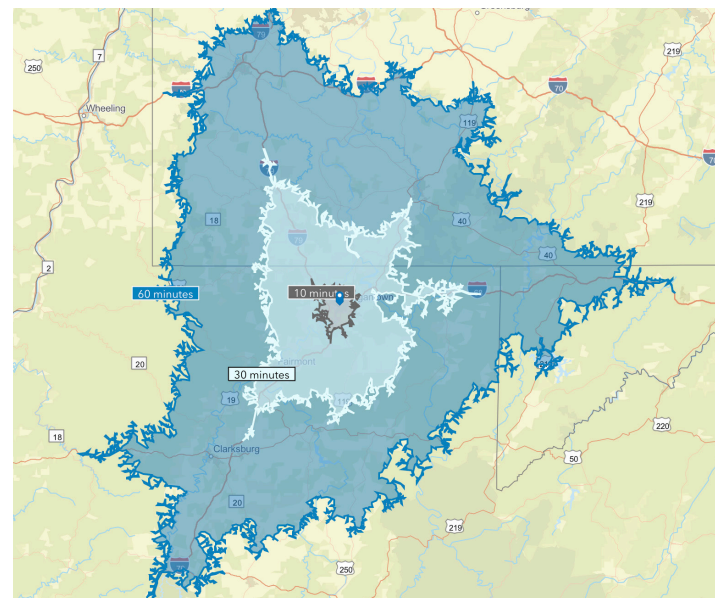
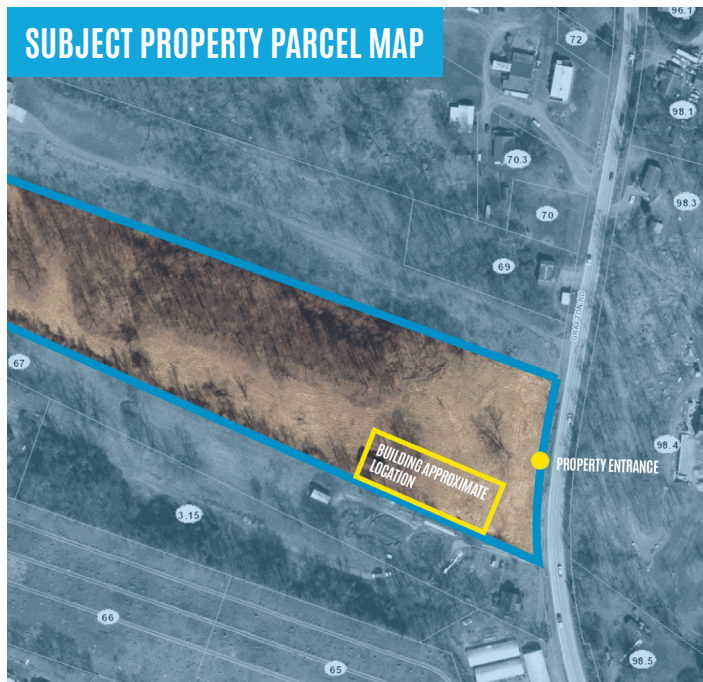
Monongalia County has a total population of 103,960 and a median household income of \$55,376. Total number of businesses is 3,881.

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

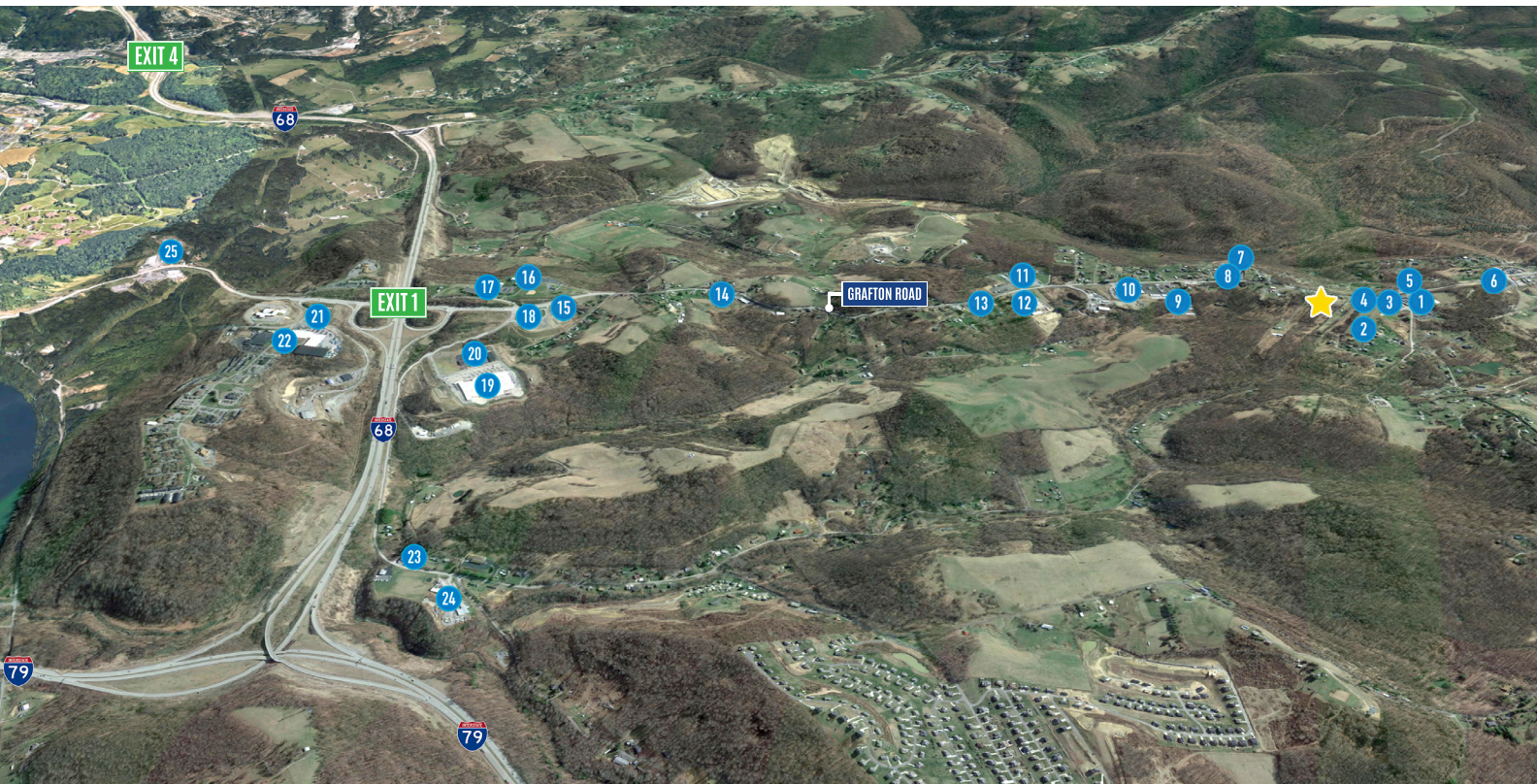


Distance to nearby cities: Fairmont, WV - 24 miles, Uniontown, PA - 24 miles, Bridgeport, WV - 39 miles, Clarksburg, WV - 42 miles, Washington, PA - 48 miles, Pittsburgh, PA - 76 miles, Charleston, WV - 170 miles.

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SURROUNDING AMENITIES



The aerial above highlights several of the most popular surrounding locations. The subject property, 1700 Grafton Road, has been referenced with a yellow star.

- 1 Ridgedale Elementary School
- 2 Mount Calvary Cemetery
- 3 Ophelia's Fleuriste
- 4 Mulkeen Landscaping & Tree Service
- 5 Creek Siding & Roofing Inc.
- 6 Paradise Homes Inc
- 7 Nickles Bakery INC
- 8 Air Ground Xpress Inc
- 9 L & L Self-Storage
- 10 West Virginia Department of Transportation Division of Highways
- 11 Central Van Lines
- 12 Morgantown Collision
- 13 Little General
- 14 Morgantown Moving & Storage
- 15 Enterprise Commercial Truck Rentals
- 16 St. Francis Central Catholic School
- 17 St Francis de Sales Catholic Church
- 18 Sheetz
- 19 Walmart Supercenter
- 20 WVU Medicine, Dollar Tree, Supercuts, GameStop, T-Mobile, Denny's, Mariachi Loco, Devino's Pizzeria
- 21 Tractor Supply
- 22 Koval Building Supply
- 23 Exit 1 Storage
- 24 Pilot Thomas Logistics
- 25 United States Postal Service

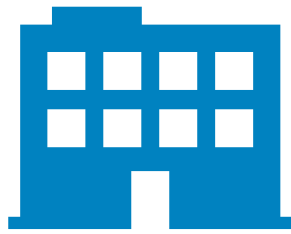
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



6,694

Total Population



175

Businesses



5,765

Daytime Population



\$273,544

Median Home Value



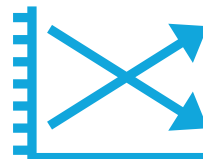
\$42,603

Per Capita Income



\$81,380

Median Household Income



1.76%

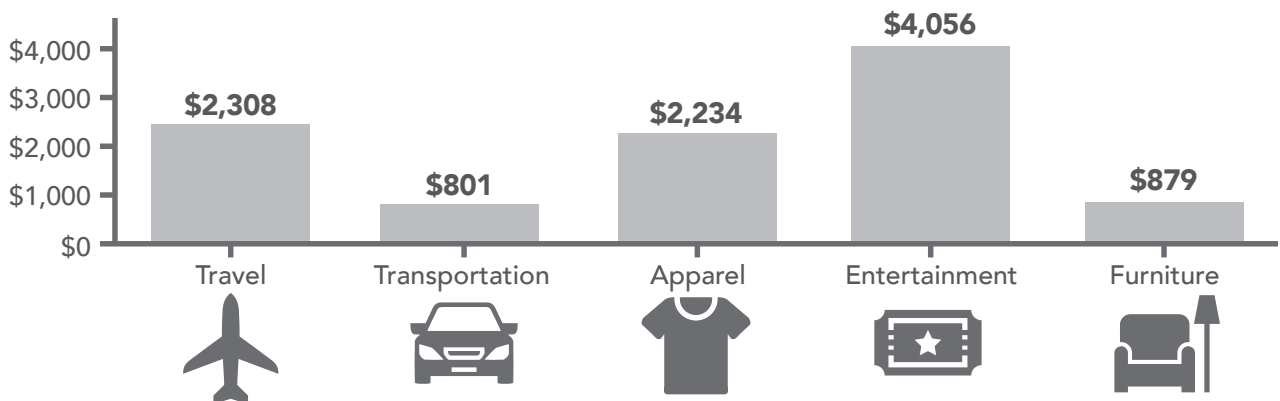
2020-2023 Pop Growth Rate



2,683

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 2023, 2028. Spending facts are average annual dollar per household.

5 MILE RADIUS



23,481

Total Population



703

Businesses



21,582

Daytime Population



\$240,662

Median Home Value



\$44,052

Per Capita Income



\$75,898

Median Household Income



0.44%

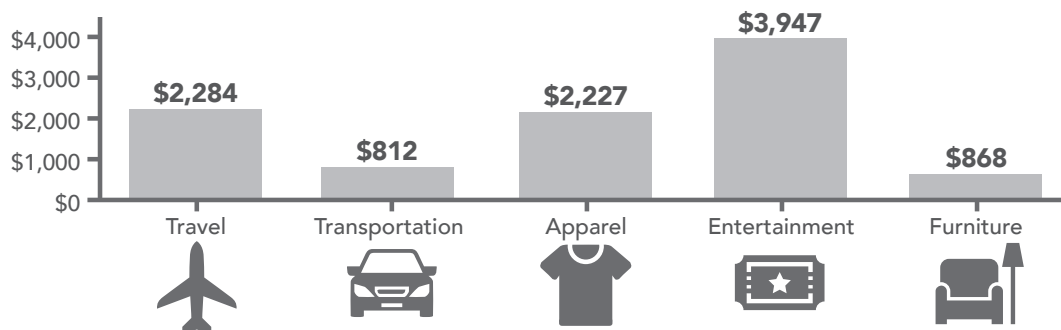
2020-2023 Pop Growth Rate



10,021

Housing Units (2020)

KEY SPENDING FACTS



10 MILE RADIUS



107,043

Total Population



3,957

Businesses



120,160

Daytime Population



\$235,695

Median Home Value



\$39,614

Per Capita Income



\$58,425

Median Household Income



0.27%

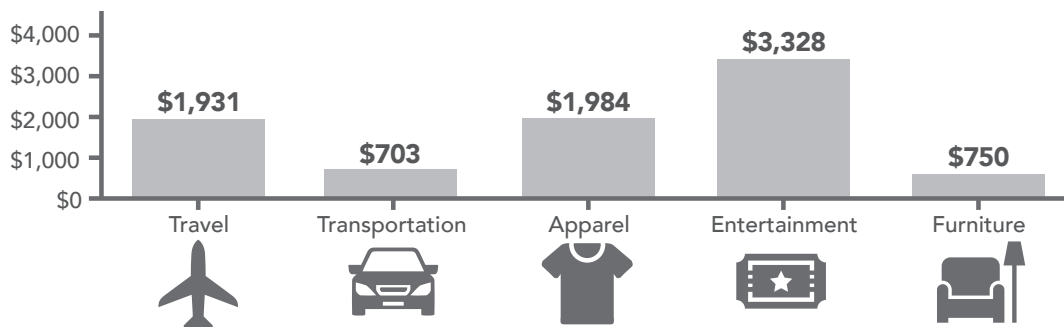
2020-2023 Pop Growth Rate



50,274

Housing Units (2020)

KEY SPENDING FACTS

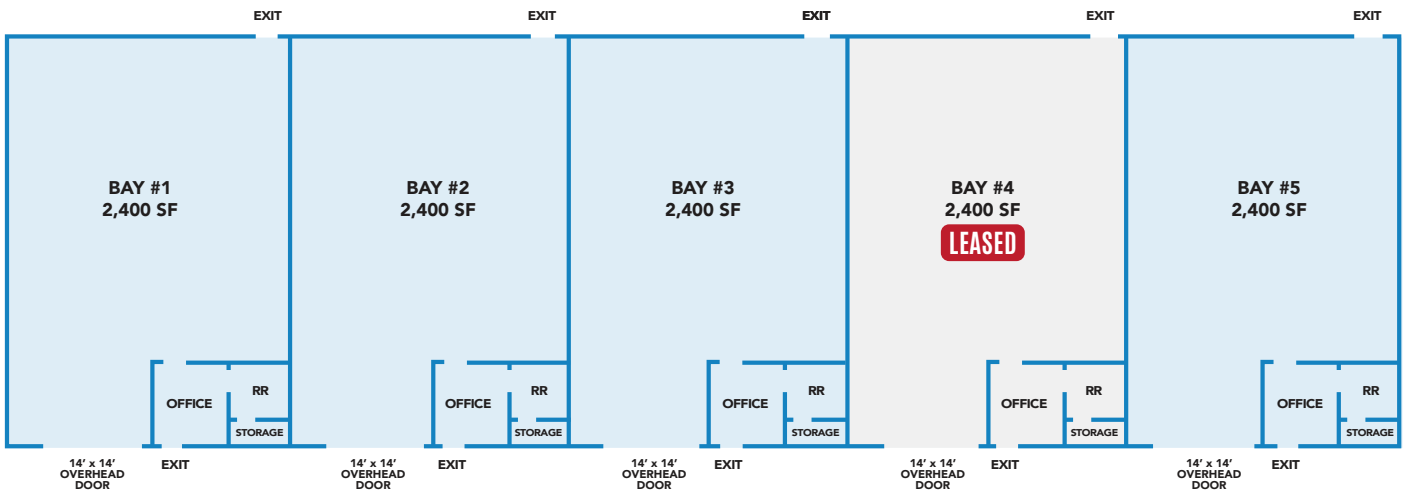


FLOOR PLAN

2,400-9,600 (+/-) SQUARE FEET

The building is comprised of 12,000 (+/-) square feet and divided equally into five 2,400 (+/-) square foot bays. Each bay contains open warehouse space, one office, one restroom and one storage closet. Access to each bay can be achieved by the 14' x 14' overhead door, or two man doors (one at the front and one at the back of each bay). Suite 104 is fully leased.

Finishes include concrete flooring, metal liner panel walls and LED lighting. Bays can be leased separately or together. Each bay is guaranteed at minimum two parking spaces in front of the building. Bays highlighted in blue below are available for lease. Spaces in gray are leased.



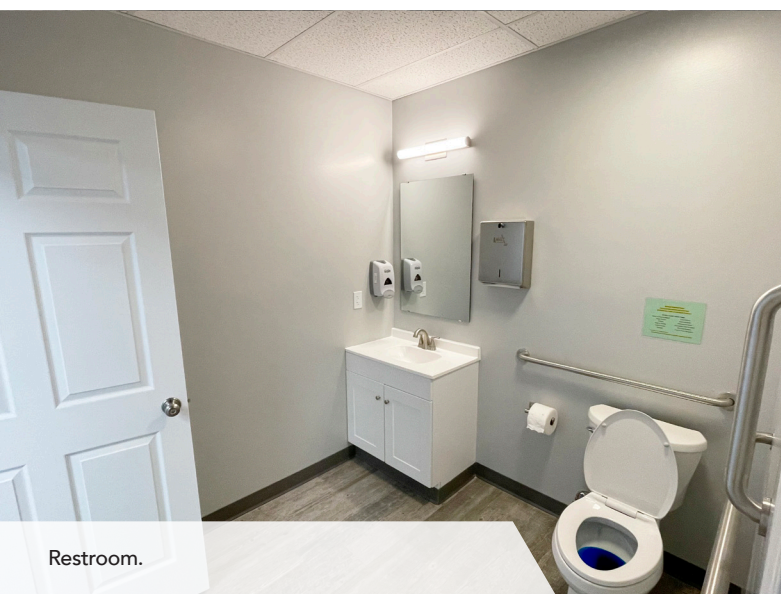
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INTERIOR PHOTOS



Open Industrial Space.



Restroom.



Office.

EXTERIOR PHOTOS



Front of the Building Facing Grafton Road.



Front of the Building Facing Rear of Property.

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Additional Storage Yard Area.



Separately Metered.



Overhead Doors.

AERIALS



Aerial Facing Southeast.

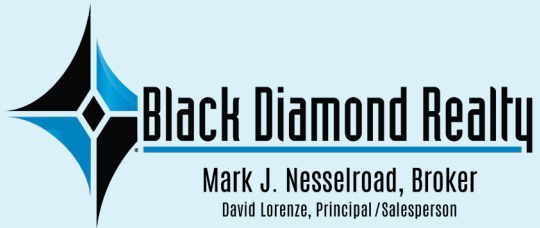
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Aerial Facing Southwest.



Aerial Facing Northwest.



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