

**PREMIER
COMMERCIAL**

REAL ESTATE SERVICES

Douglas C. Wise - Broker

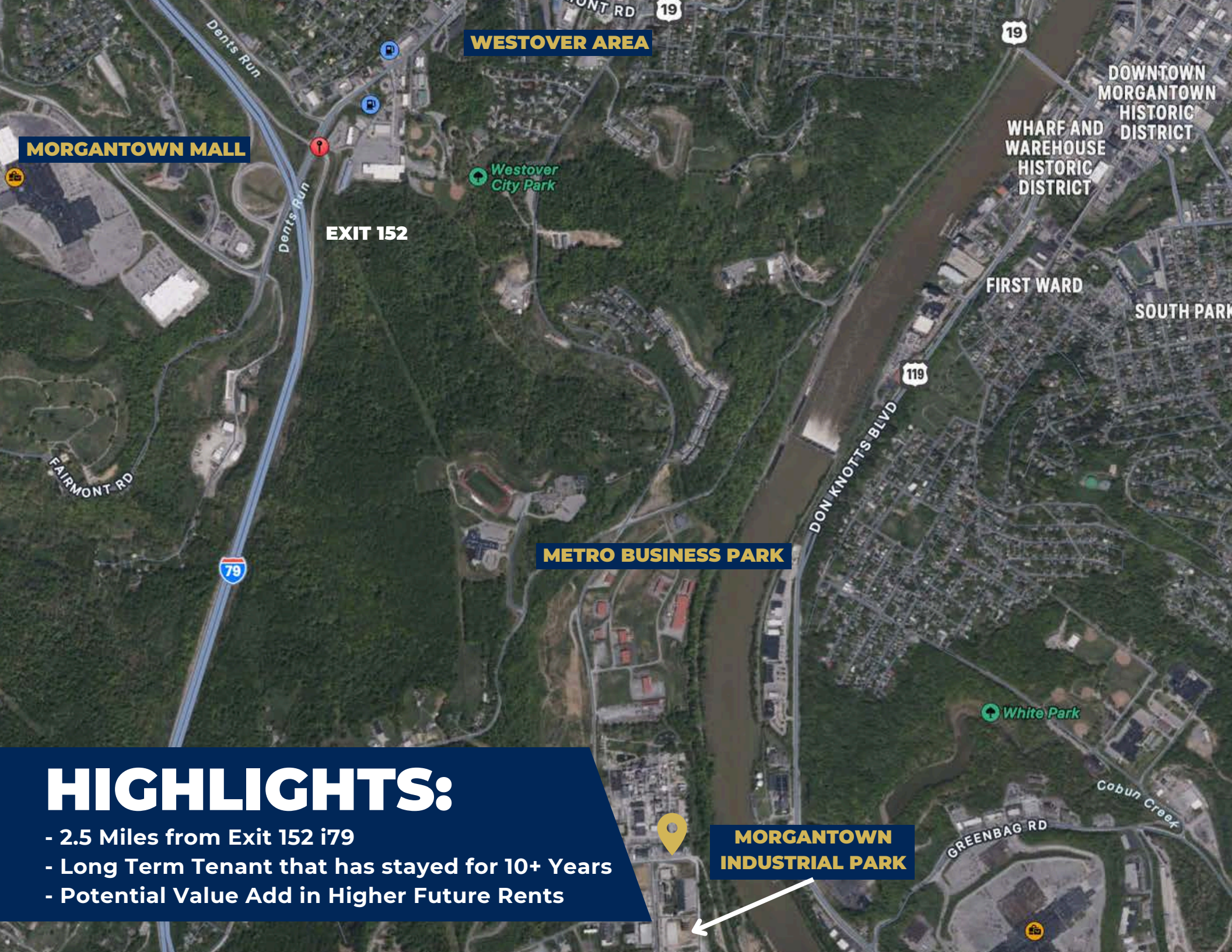
**INDUSTRIAL
FOR SALE**

**1900 MORGANTOWN
INDUSTRIAL PARK RD**

EXIT 152

WWW.PREMIERCOMMERCIALRES.COM

MORGANTOWN



MORGANTOWN MALL

WESTOVER AREA

EXIT 152

Westover City Park

DOWNTOWN MORGANTOWN HISTORIC DISTRICT
WHARF AND WAREHOUSE HISTORIC DISTRICT

FIRST WARD

SOUTH PARK

METRO BUSINESS PARK

DON KNOTTS BLVD

White Park

FAIRMONT RD

79

119

19

HIGHLIGHTS:

- 2.5 Miles from Exit 152 i79
- Long Term Tenant that has stayed for 10+ Years
- Potential Value Add in Higher Future Rents

MORGANTOWN INDUSTRIAL PARK

GREENBAG RD

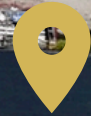
Cabun Creek

ACCESSIBILITY

METRO BUSINESS PARK

MORGANTOWN INDUSTRIAL PARK RD

MORGANTOWN INDUSTRIAL PARK RD



DOWNTOWN

AERIAL VIEW

METRO BUSINESS PARK



AERIAL VIEW

**MORGANTOWN
INDUSTRIAL PARK**





INDUSTRIAL

FOR SALE

**12,500 SF 100% LEASED
1.15 ACRES**



INDUSTRIAL

FOR SALE

1900 MIP OFFERING

Asking Price: \$1,570,000.00 (REDUCED FROM \$1.62M)

Rental Revenue:

	Annual Rent	SQF
Builder Services Group	\$83,280.00*	8,000
Terracon	\$42,000.00**	3,000
Terracon	\$21,000.00	1,500
TOTAL:	\$146,280.00	

Operating Expenses:

Property Taxes	\$11,000.00
Insurance (Actual)	\$4,800.00
Repairs & Maintenance (Budgeted)	\$600.00***
Prop. Management (6% Estimated)	\$8,236.80
TOTAL:	\$24,636.80

NET OPERATING INCOME: \$121,643.20

CAP RATE: 7.75%

EXIT 152

MORGANTOWN

Notes:

*Just renewed for 5 years, currently paying \$6,166.67/mo till end of 24, increase shown starts 1/25

**Brand New 3 Year Lease starting in April of 2025

*** (Current Landlord has only spent \$150 in Snow Removal and \$300 in pest control over last 12mo)

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INQUIRE TODAY!

304.777.4050

PremierCommercialRES.com