



Black Diamond Realty

Mark J. Nesselroad, Broker

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FOR LEASE
INDUSTRIAL
MARKETING FLYER



**148 ROUSH CIRCLE
FAIRMONT, WV 26554**



FAIRMONT MUNICIPAL AIRPORT

EXIT 132

MIDDLETOWN COMMONS

INTERSTATE
79

35,000 VEHICLES PER DAY

MON POWER



148 ROUSH CIRCLE

MARION COUNTY INDUSTRIAL PARK

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*Boundaries are approximate

INDUSTRIAL PROPERTY FOR LEASE

LEASE RATE / 12.00 / SQ FT

LEASE STRUCTURE / NNN

GROSS SQUARE FEET / 12,280 SQ FT

LOT SIZE / 2.7 ACRES

CEILING HEIGHT / 18-20 FEET

ZONING / NO ZONING

PROPERTY TYPE / INDUSTRIAL

**PROPERTY FEATURES / ACCESS TO
INTERSTATE, CLOSE TO MANY
AMENITIES, SECURITY SYSTEM, HIGH
CEILINGS, OFFICE AREA, STORAGE**

148 ROUSH CIRCLE FAIRMONT, WV 26554

• Prime Industrial Property

- Two industrial buildings totaling 12,280 (+/-) square feet of functional space
- Versatile layout suitable for manufacturing, warehousing, or mixed industrial
- Building 1 offers 20' ceiling height and two 14' x 14' overhead doors
- Building 2 offers 18' ceiling height and a 20' x 17' high overhead door

• Expansive Lot Size

- Situated on 2.7 (+/-) acres providing ample outdoor space
- Plenty of room for parking, equipment storage, or potential future expansion

• Strategic Location

- Convenient access to major highways for efficient transportation and logistics
- Positioned in the heart of Fairmont's industrial corridor boasting strong business connectivity

• Growth & Investment Potential

- Ready for owner-occupant businesses looking to expand operations

FOR LEASE
INDUSTRIAL PROPERTY - LOCATED 2 MILES FROM I-79, EXIT 132
148 ROUSH CIRCLE · WHITE HALL, WV 26554 · 12,280 SQ FT

PROPERTY SPECIFICATIONS

PROPERTY SPECIFICATIONS

- Total Building Size: 12,280 (+/-) square feet across two buildings
- Lot Size: 2.7 (+/-) acres
- Year Built: 1997
- Building Type: Office/Warehouse (two buildings)
- Construction: Metal wall structure with concrete foundation and floors
- Roof: Metal
- Building 1: Electric 480-volt three-phase four-wire electric service

UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Hope Gas
Water	City of Fairmont
Sewer	City of Fairmont
Trash	Multiple Providers
Cable / Internet	Multiple Providers

INGRESS / EGRESS / PARKING / DIRECTIONS

- Ingress/egress from Roush Circle
- Head East on I-79. Take Exit 132. Slight right to merge onto US-250 S toward Grafton. Turn right onto Middletown Road. Travel 0.9 mile and then turn right onto Industrial Park Road. Turn left onto Vankirk Drive. Turn right onto Roush Circle. 148 Roush Circle will be on the right.



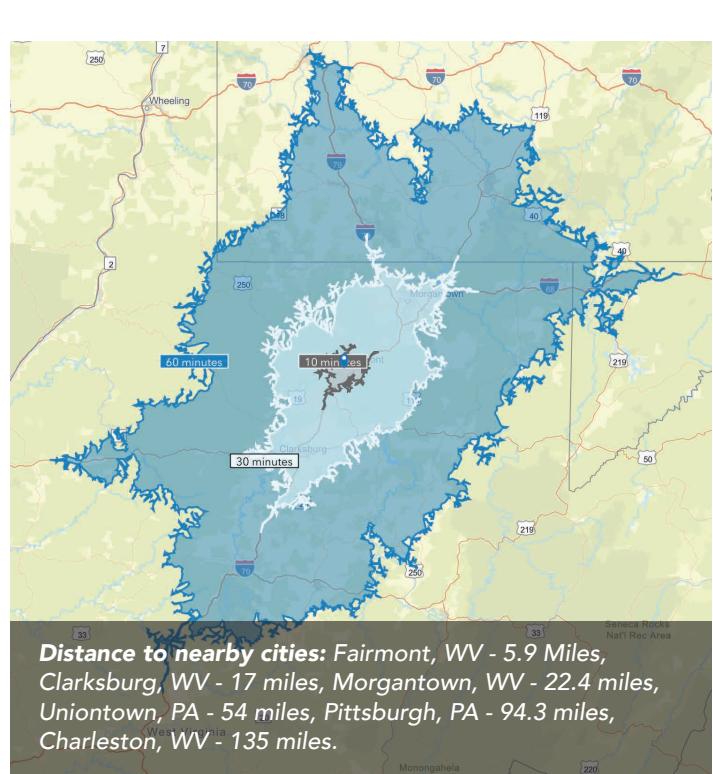
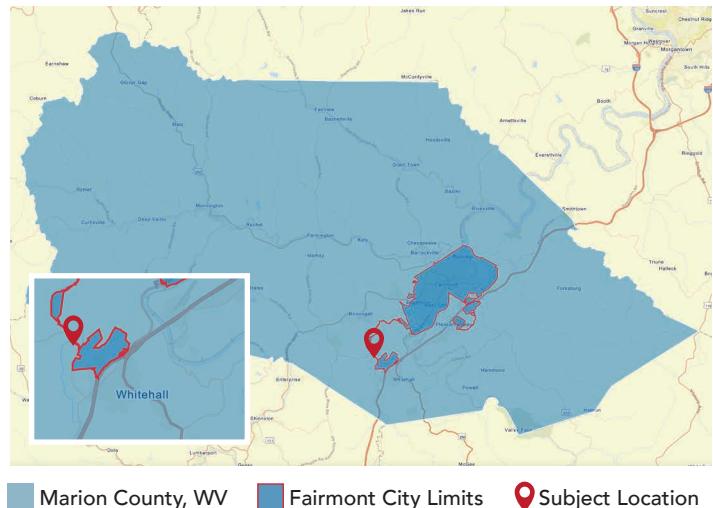
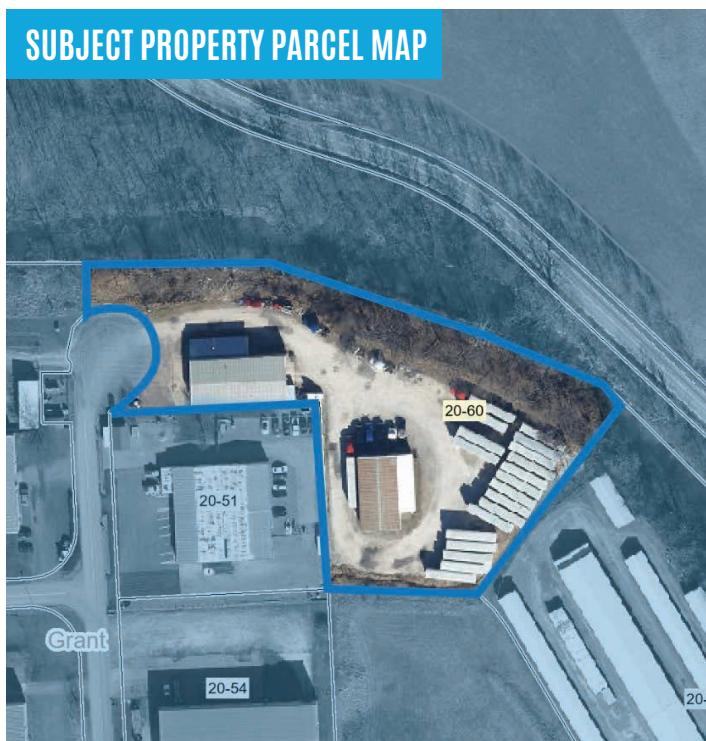
LOCATION ANALYSIS

Marion County is located in the north-central part of West Virginia with Fairmont as the county seat and home of Fairmont State University. With a 120-acre main campus, Fairmont State University is a key part of the state's growing high technology corridor. Coal production has remained strong and the oil and gas industries are making substantial investments in the county. With a strong emphasis on education and technology, the future for Marion County is bright.

Marion County has a total population of 55,018 and a median household income of \$64,873. Total number of businesses is 1,701.

The **City of Pleasant Valley** has a total population of 3,502 and a median household income of \$60,338. Total number of businesses is 116.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2025.



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AERIAL PHOTO



The aerial above was taken facing west. Several of the most popular surrounding locations have been highlighted. Referenced with a yellow star, 148 Roush Circle.

Along I-79 there is an average daily traffic count of 35,000 vehicles per day (Provided by Esri and Data Axle, 2025).

- ① MPE Rentals
- ② Mon Health Equipment & Supplies
- ③ WCO Flooring America
- ④ UPS Worldwide Express Freight Center
- ⑤ White Hall Pharmacy
- ⑥ Pickup City Inc
- ⑦ Walmart Supercenter
- ⑧ McDonald's
- ⑨ Urse Dodge Chrysler Jeep Ram
- ⑩ Cummins Sales and Service
- ⑪ Jarco Enterprises
- ⑫ Sherwin-Williams Paint Store
- ⑬ Hardee's
- ⑭ DQ Grill & Chill Restaurant
- ⑮ Firehouse Subs
- ⑯ Middletown Mall
- ⑰ Applebee's
- ⑱ Fairfield Inn & Suites
- ⑲ Dan Cava Toyota World
- ⑳ Robert H. Mollohan Research Center
- ㉑ Pierpont Community & Technical College
- ㉒ Alan B. Mollohan Innovation Center
- ㉓ NASA IV&V Facility
- ㉔ Mon Power
- ㉕ Fairmont Tool
- ㉖ Architectural Interior Products
- ㉗ Pepsi-Cola
- ㉘ Applied Industrial Technologies
- ㉙ Capital Doors
- ㉚ Lyon Conklin & Co Inc

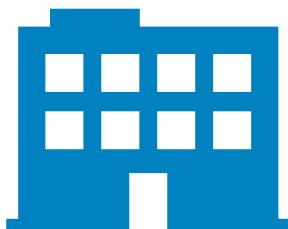
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



10,391

Total Population



537

Businesses



12,569

Daytime Population



\$217,960

Median Home Value



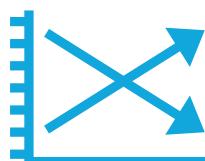
\$38,955

Per Capita Income



\$71,837

Median Household Income



-0.4%

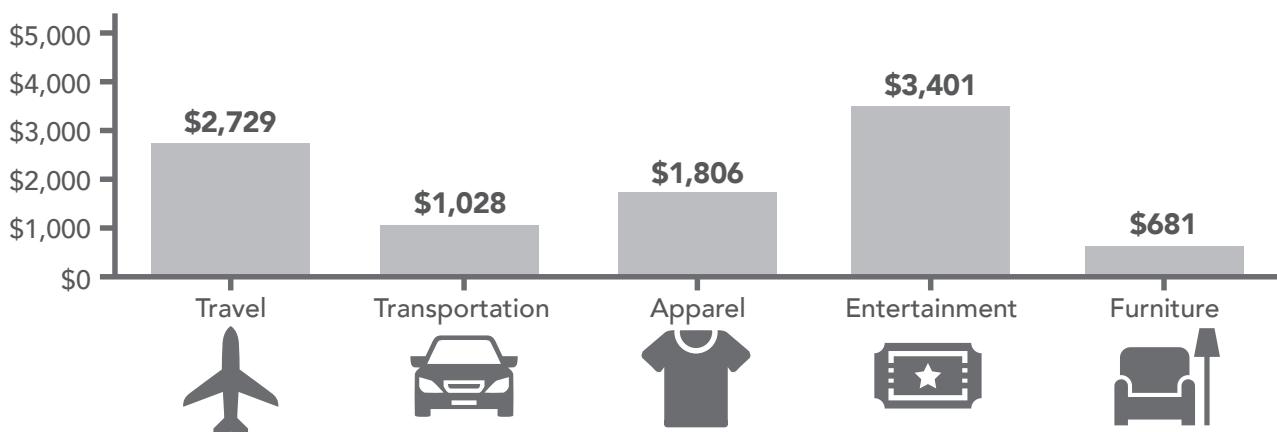
2025-2030 Pop Growth Rate



4,991

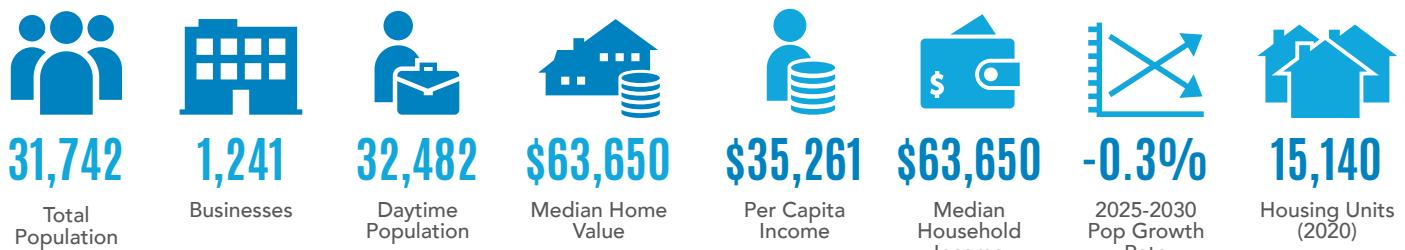
Housing Units (2020)

KEY SPENDING FACTS

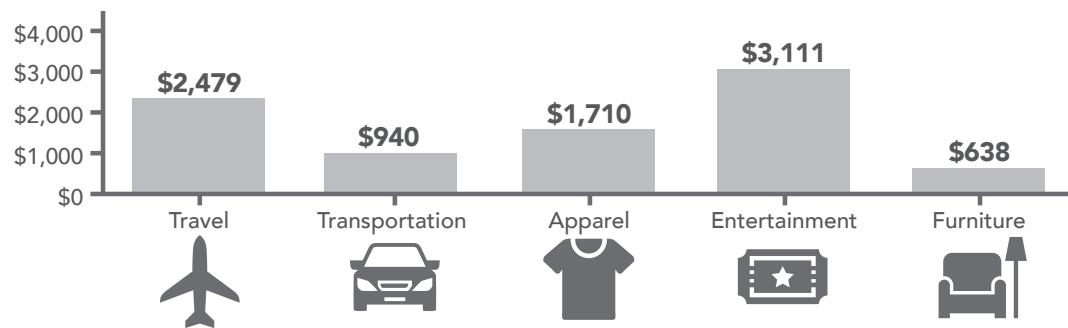


These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axe. The vintage of the data is 2025, 2030. Spending facts are average annual dollar per household.

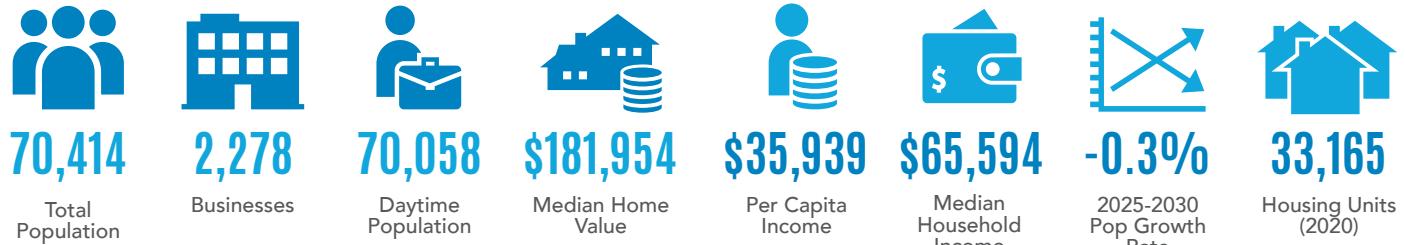
5 MILE RADIUS



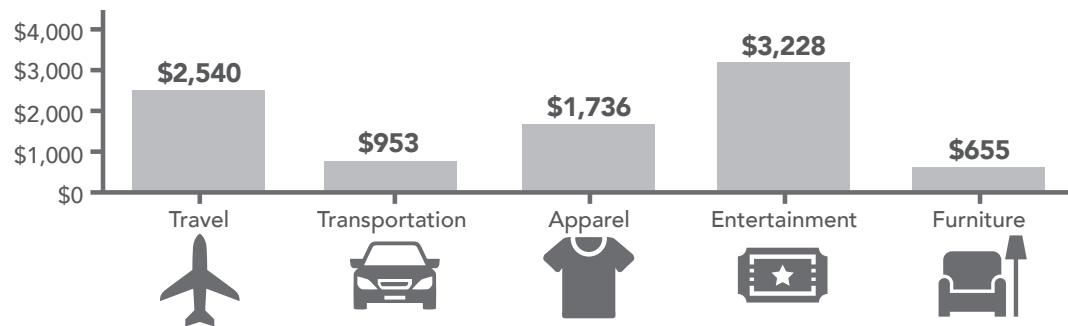
KEY SPENDING FACTS



10 MILE RADIUS



KEY SPENDING FACTS

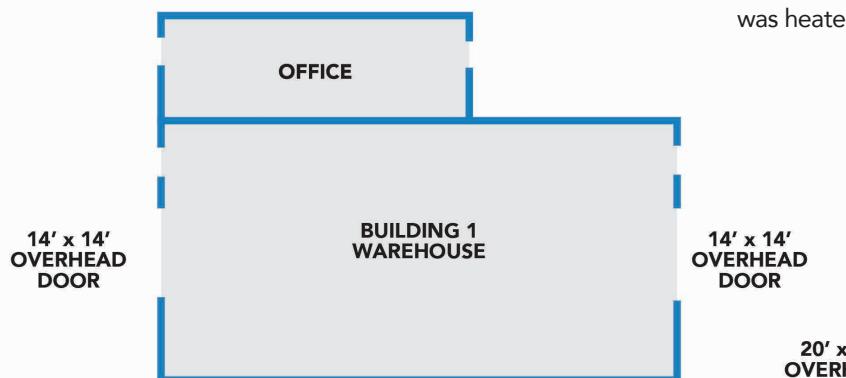


FLOOR PLANS

12,280 SQUARE FEET

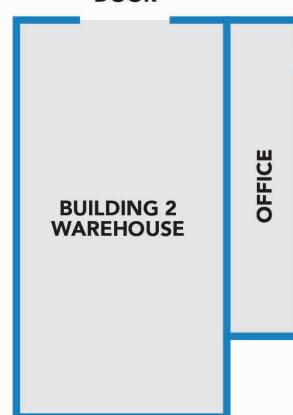
Building 1

- Total Size: Office + Warehouse
- Office Area: Reception, 4 private offices, 3 restrooms
- Warehouse Ceiling Height: 20' clear
- Overhead Doors: Two 14' x 14' electrically-operated doors
- Flooring: Laminate in offices; concrete in warehouse
- Electrical: 480-volt, three-phase, four-wire service
- HVAC: Offices with forced-air furnace & central air; warehouse with waste-oil furnace



Building 2

- Total Size: Office + Warehouse
- Office Area: Reception, 3 private offices, 2 restrooms
- Warehouse Ceiling Height: 18' clear
- Overhead Doors: One 20' wide x 17' high electrically-operated door
- Flooring: Linoleum in offices; concrete in warehouse
- Lighting: Fluorescent throughout
- Functional design for large equipment access and logistics
- HVAC for the office are provided by a combination forced-air furnace and central air conditioning unit. The warehouse was heated by a Reznor ceiling-hung gas-fired space heater.



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Open Area Facing Front.

INTERIOR PHOTOS - BUILDING 1



Industrial Warehouse Building 1.

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Office Hallway.



Restroom.



Office.



Office.

INTERIOR PHOTOS - BUILDING 2



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Industrial Warehouse Building 2.

EXTERIOR PHOTOS



Trucking Parking.

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Building 1.



Building 2.

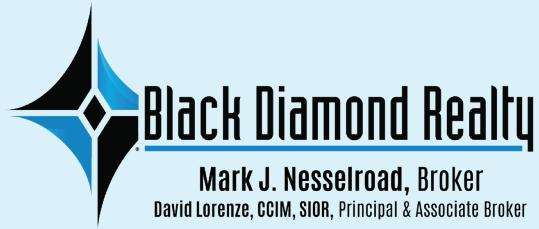
AERIAL PHOTOS



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Aerial Facing South.



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