



**FOR SALE**  
**INDUSTRIAL BUILDING**  
**MARKETING FLYER**



**25 OPAL DRIVE**  
**FAIRMONT, WV 26554**



25 OPAL DRIVE

MIDDLETOWN COMMONS

WALMART SUPERCENTER

EXIT 132



TECHNOLOGY PARK

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## INDUSTRIAL BUILDING FOR SALE

**SALE PRICE / \$599,000**

**GROSS SQUARE FEET / 7,800 SQ FT**

**LOT SIZE / 0.70 ACRE**

**ZONING / NO ZONING**

**PROPERTY FEATURES / EASY ACCESS,  
CLOSE TO INTERSTATE, OVERHEAD DOOR,  
OUTDOOR STORAGE, LOADING DOCK,  
OFFICE SPACE, KITCHEN, LARGE OPEN  
WAREHOUSE**

## 25 OPAL DRIVE FAIRMONT, WV 26554

Strategically located less than one mile from I-79, this versatile industrial property at 25 Opal Drive offers exceptional functionality and access for a variety of users. Situated on a 0.7 (+/-) acre parcel, the site features a 7,800 (+/-) square foot building designed to support warehousing, distribution, or light manufacturing needs. The structure includes one overhead door, a convenient loading dock, high ceilings and a large open warehouse area encompassing approximately 6,300 (+/-) square feet.

With proximity to major transportation routes and flexible space features, 25 Opal Drive presents a valuable opportunity for businesses seeking a well-located and functional facility in the heart of North Central West Virginia. Access to I-79, Exit 132 can be achieved by traveling 0.9 mile northwest. Along White Hall Blvd, there is an average daily traffic count of 15,713 vehicles per day. (Provided by Esri and Data Axle, 2025).

FOR SALE  
INDUSTRIAL BUILDING - LOCATED 0.3 MILE OFF I-79, EXIT 132  
25 OPAL DRIVE · FAIRMONT, WV 26554 · 6,981 SQ FT · 0.70 (+/-) ACRE

# PROPERTY SPECIFICATIONS

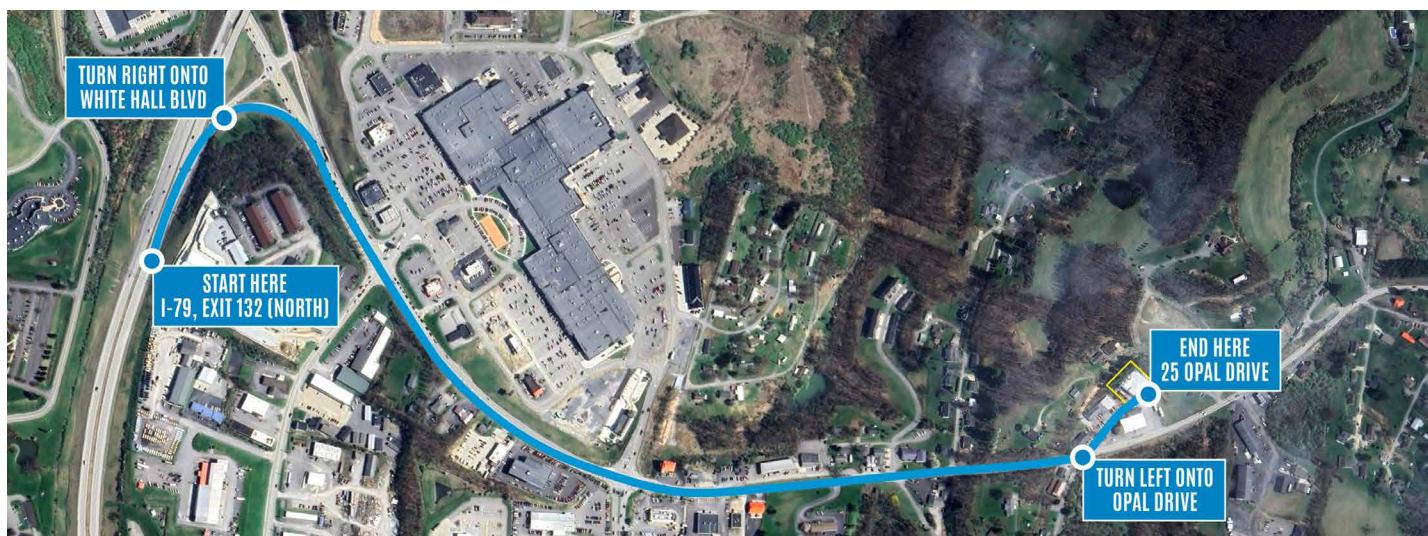
## PROPERTY SPECIFICATIONS

Situated on a 0.7 (+/-) acre parcel, the site features a 7,800 (+/-) square foot building complete with one large overhead door, a convenient loading dock, and a large open warehouse area encompassing approximately 6,300 (+/-) square feet.

Complementing the industrial space is a dedicated office comprised of 1,500 (+/-) square feet spanning two floors. The office area is complete with a kitchen, ideal for administrative operations or break room use. Outdoor storage space further enhances the property's usability and operational efficiency.

## INGRESS / EGRESS / PARKING / DIRECTIONS

The property fronts Opal Drive featuring 150 feet of access to the parking area. Parking is available along the front and west side of the building via combination gravel and paved lot. The west side area can also be utilized as an outdoor storage area. The front of the building can support parking for approximately 11 vehicles. The side lot can accommodate an additional ten +/- vehicles. See directions to the property from I-79 below.



## 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

## LEGAL DESCRIPTION / ZONING

Located outside the City Limits of Fairmont, this property is situated within the White Hall District of Marion County. The property consists of one irregular shaped parcel identified as White Hall District, Map 21, Parcel 37. This can be referenced in Deed Book 595, Page 0414.

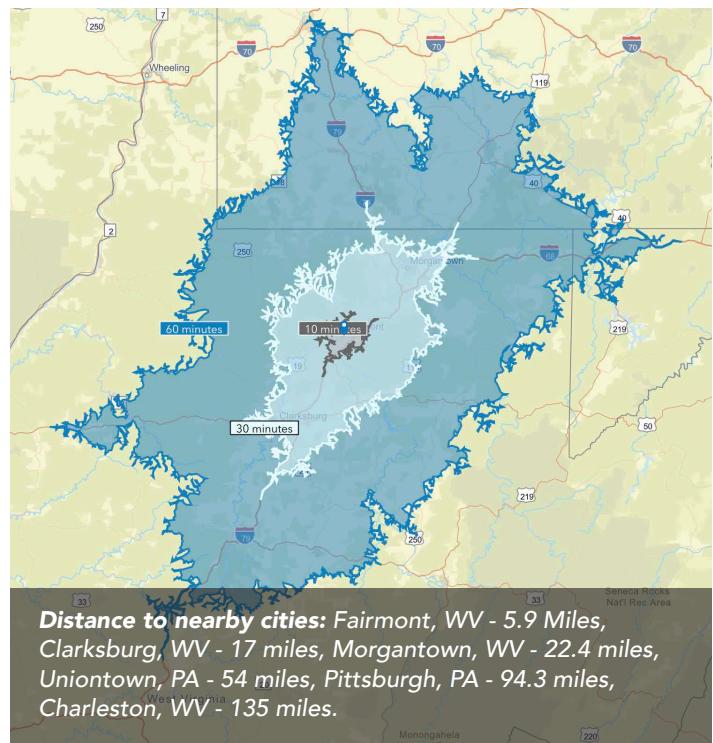
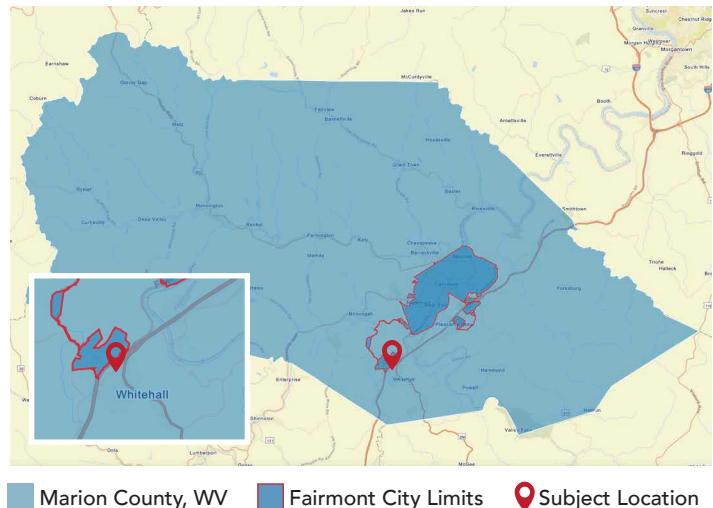
# LOCATION ANALYSIS

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



\*AERIAL FROM 2016

The aerial above was taken facing west. Several of the most popular surrounding locations have been highlighted. Referenced with a yellow star, 25 Opal Drive is located approximately 0.9 mile from I-79, Exit 132.

Along White Hall Blvd, there is an average daily traffic count of 15,713 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 Aldi
- ⑭ DQ Grill & Chill Restaurant
- ⑮ Mon Health Marion Neighborhood Hospital
- ⑯ Middletown Commons
- 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

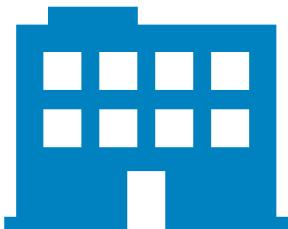
# DEMOGRAPHICS / KEY FACTS

## 5 MILE RADIUS



**10,526**

Total Population



**507**

Businesses



**12,579**

Daytime Population



**\$230,270**

Median Home Value



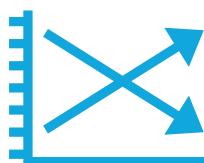
**\$41,567**

Per Capita Income



**\$74,036**

Median Household Income



**-0.3%**

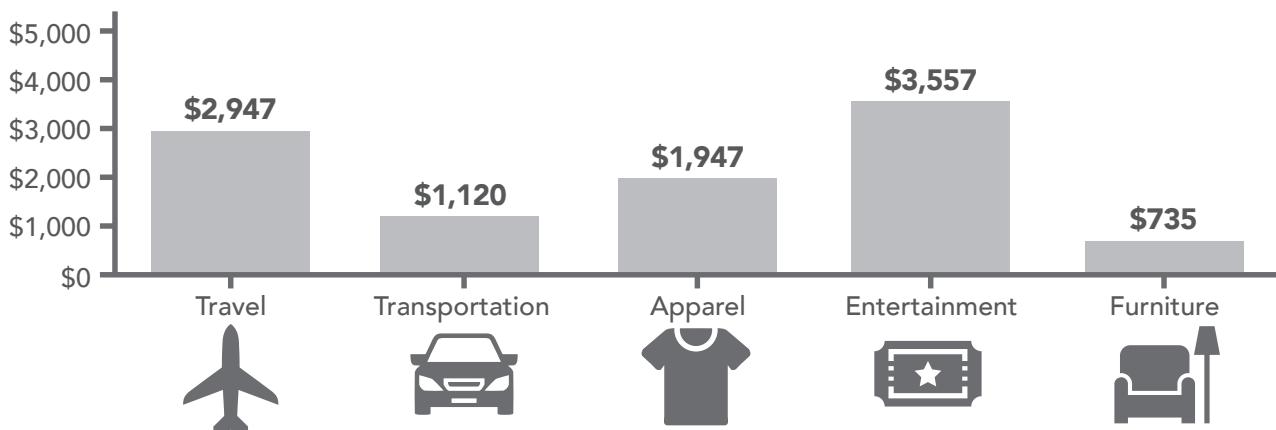
2025-2030 Pop Growth Rate



**4,931**

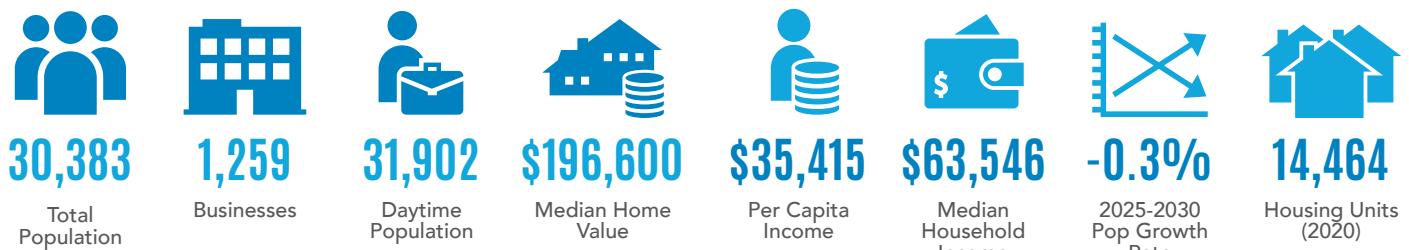
Housing Units (2020)

### KEY SPENDING FACTS

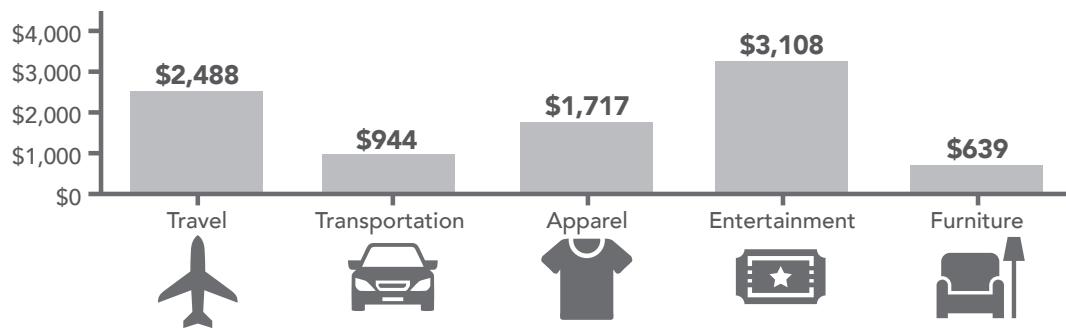


These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axe. The vintage of the data is 2025, 2030. Spending facts are average annual dollar per household.

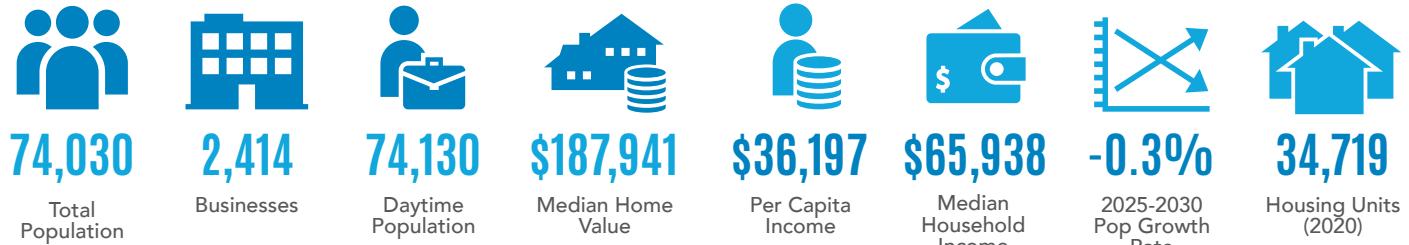
## 10 MILE RADIUS



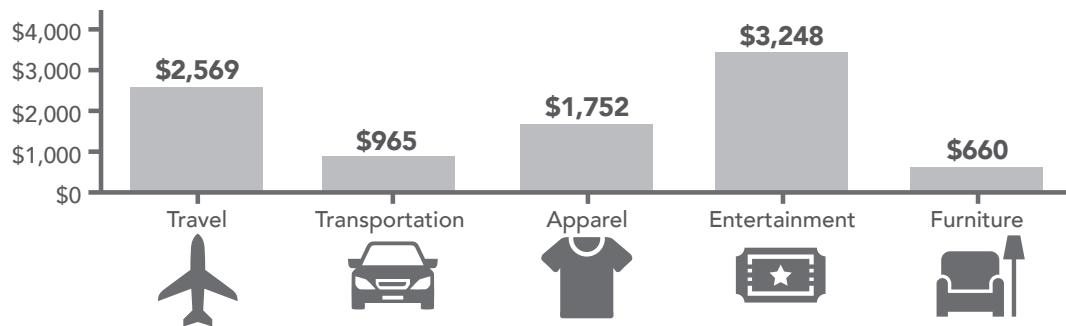
### KEY SPENDING FACTS



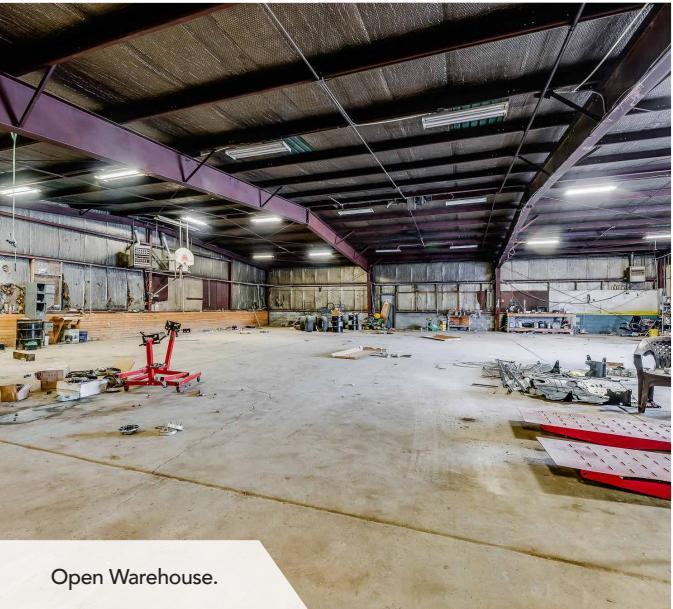
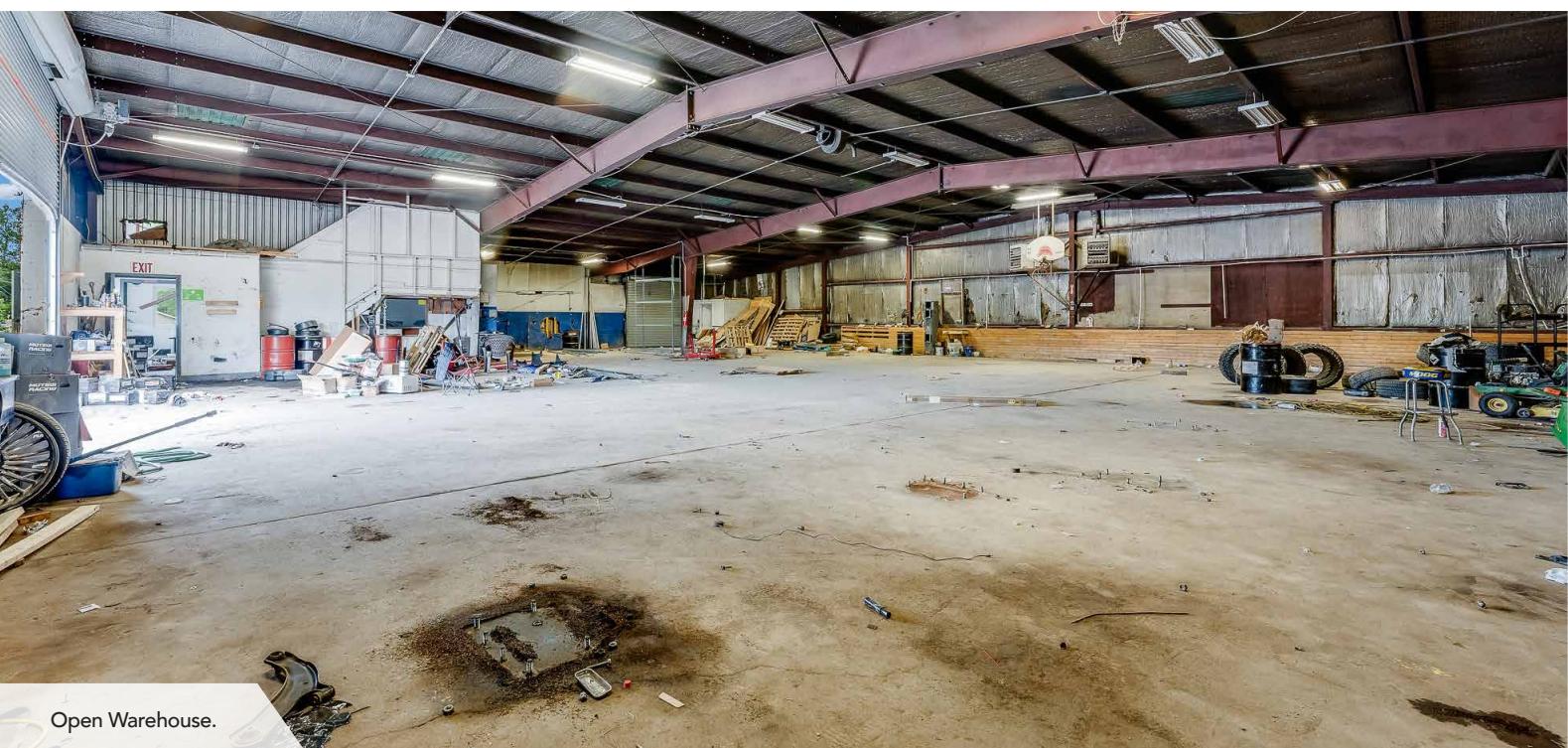
## 25 MILE RADIUS



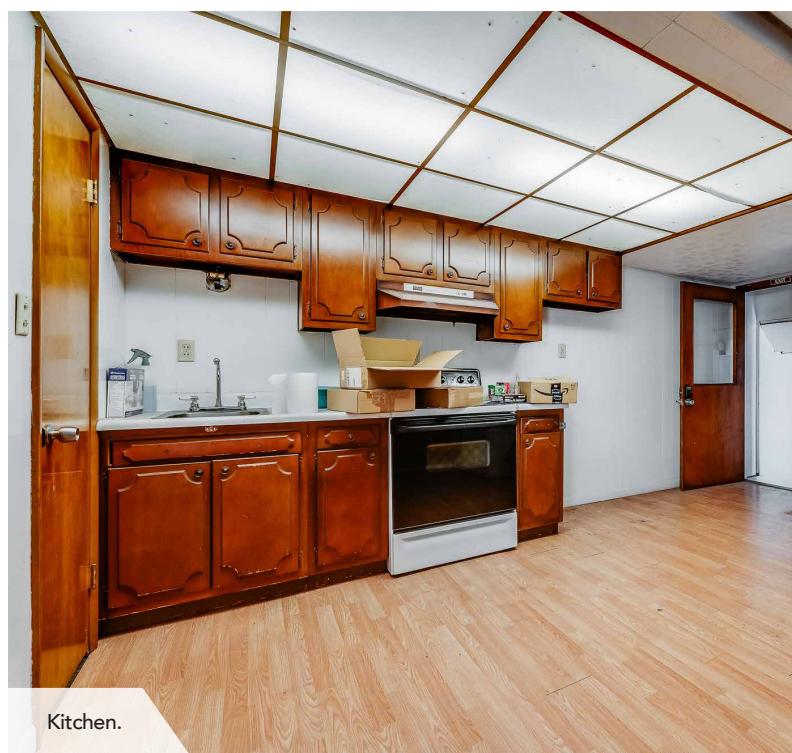
### KEY SPENDING FACTS



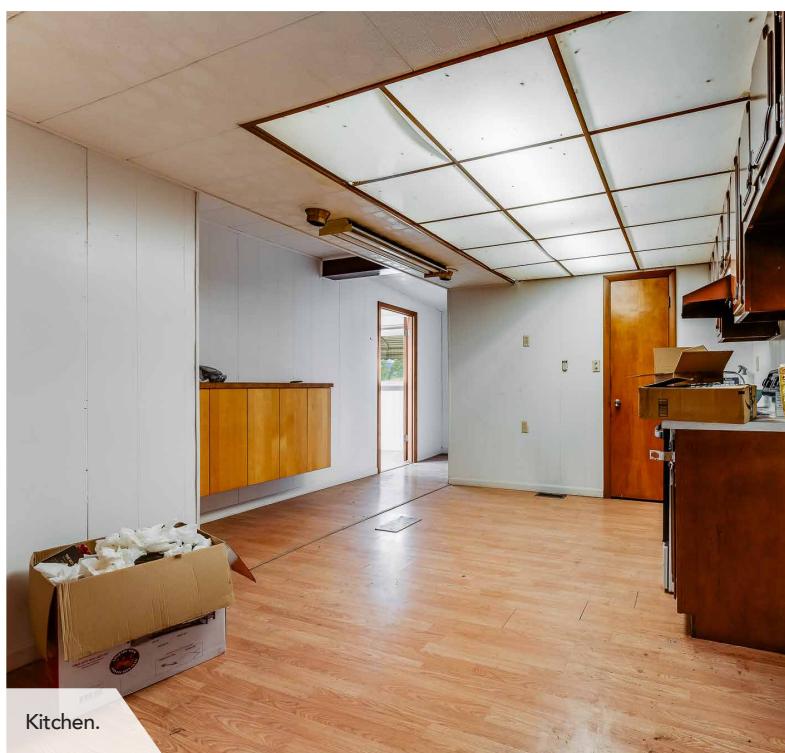
# INTERIOR PHOTOS



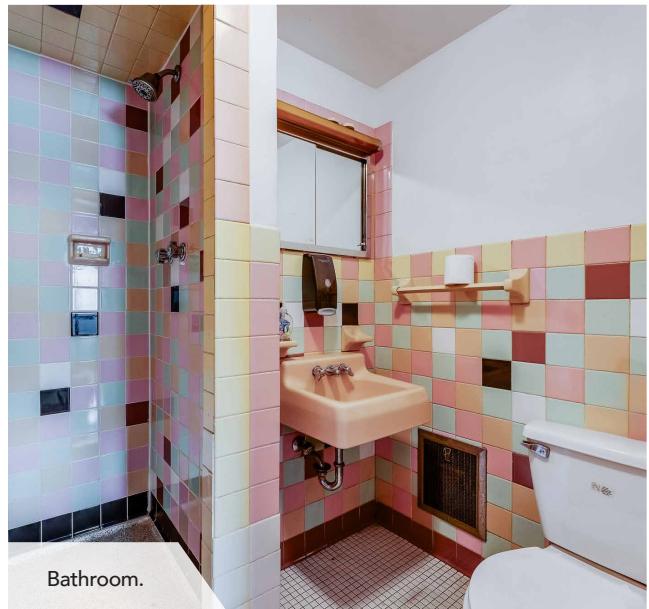
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Kitchen.



Kitchen.



Bathroom.



Office Area.

# EXTERIOR PHOTOS



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Front Parking Area Along Opal Drive.



Side Parking Area / Outdoor Storage.



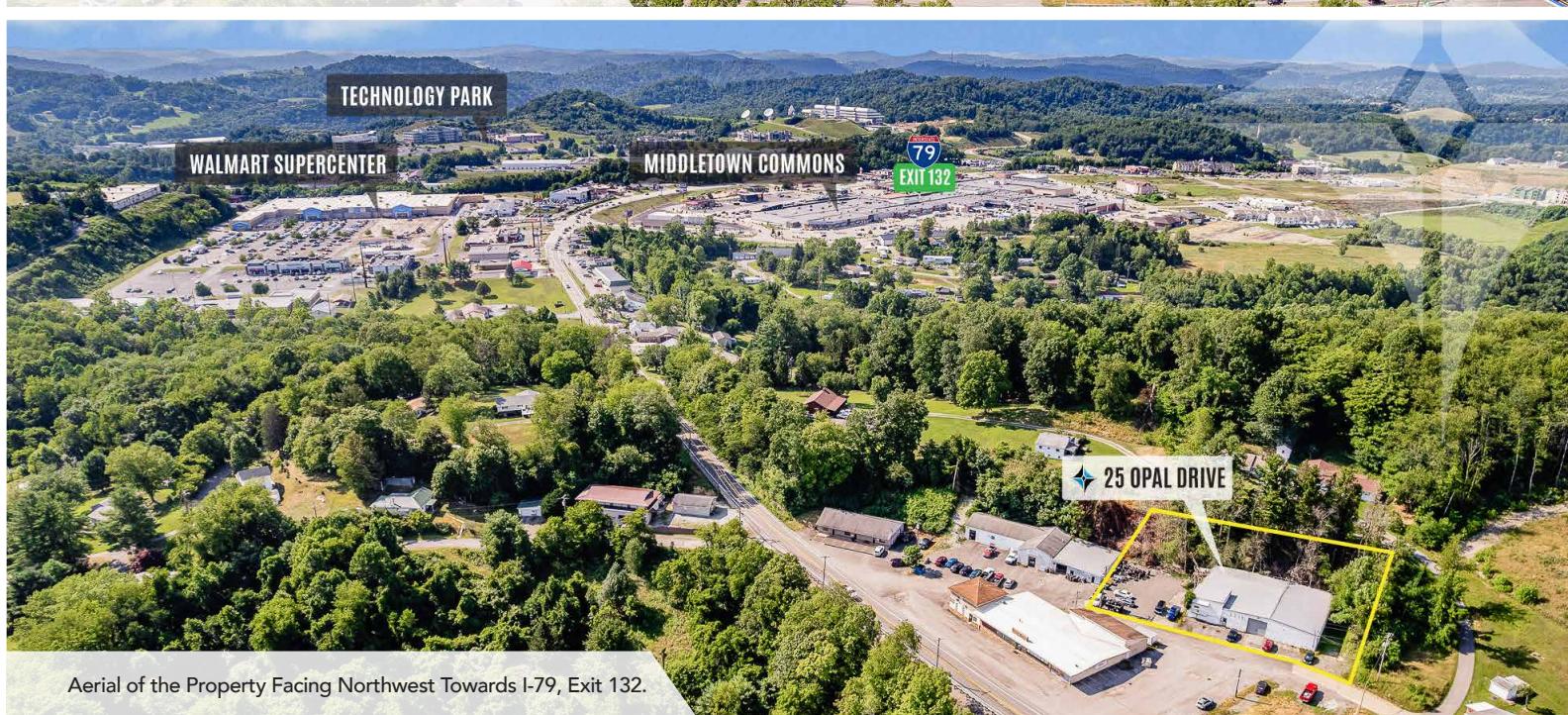
Side of the Building, Loading Dock.

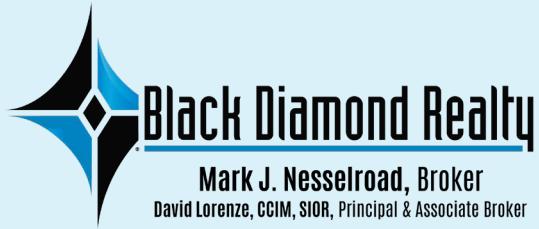
# AERIAL PHOTOS



Aerial of the Property Facing Northwest.

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David Lorenze, CCIM, SIOR, Principal & Associate Broker

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