



FOR SALE
INDUSTRIAL BUILDING
MARKETING FLYER



25 OPAL DRIVE
FAIRMONT, WV 26554



25 OPAL DRIVE

MIDDLETOWN COMMONS

WALMART SUPERCENTER

EXIT 132



TECHNOLOGY PARK

TABLE OF CONTENTS

Property Overview / Specifications Introduction of property and specifications of the building, utilities, access and directions.	02
Location and Trend Analysis / Aerial Detailed description, 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
Interior & Exterior Photos Interior and exterior photos of the building.	08
Aerial Photos Aerial photos of the property from various heights and angles.	12

304.413.4350
BlackDiamondRealty.net

Kim Licciardi, CCIM, SIOR

Partner & Business Development Leader / Salesperson
klicciardi@blackdiamondrealty.net

M. 304.685.0891

TECHNOLOGY PARK

WALMART SUPERCENTER

MIDLETOWN COMMONS

79
EXIT 132

25 OPAL DRIVE

INDUSTRIAL BUILDING FOR SALE

25 OPAL DRIVE FAIRMONT, WV 26554

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**

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.



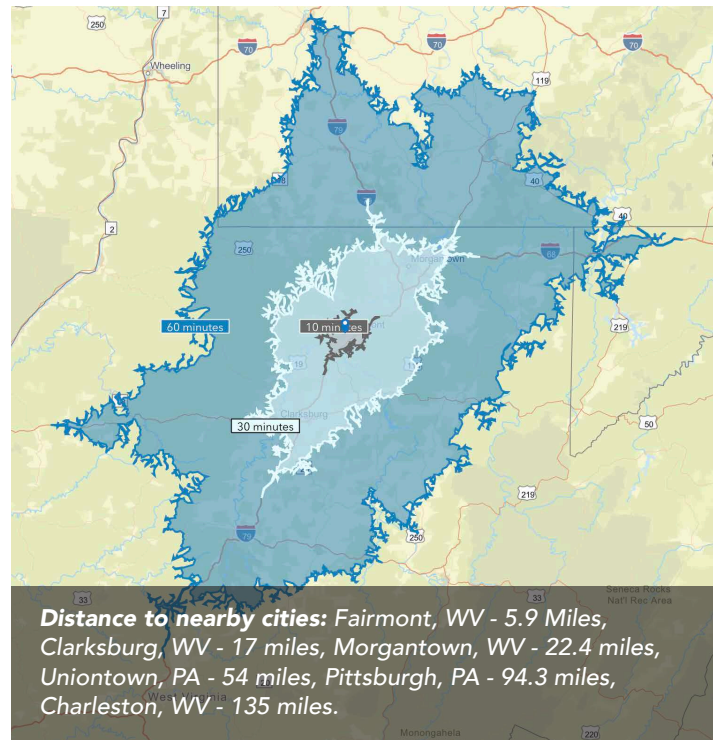
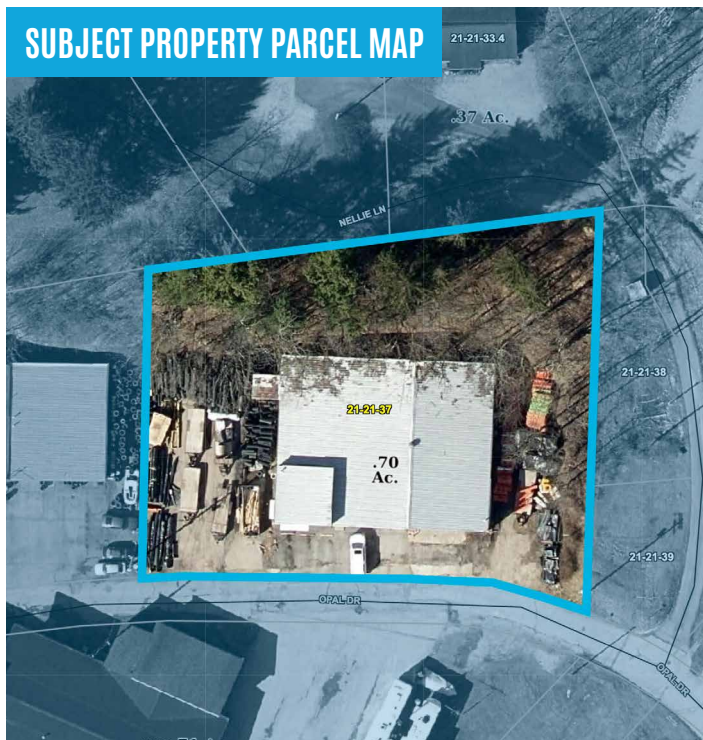
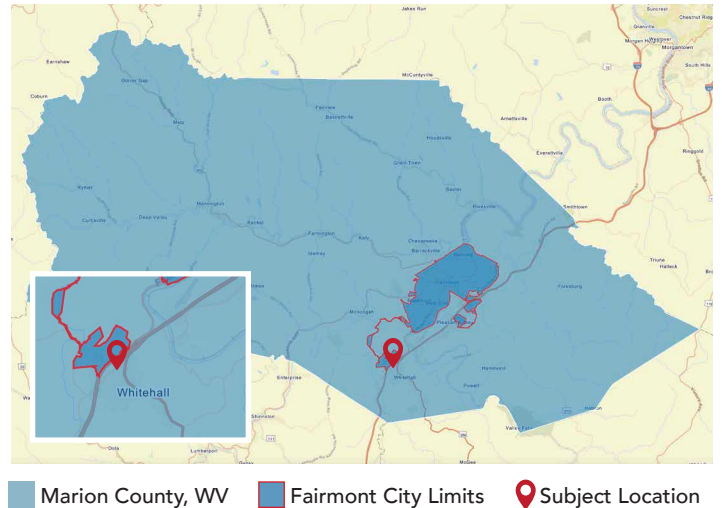
LOCATION ANALYSIS

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.



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

AERIAL PHOTO



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

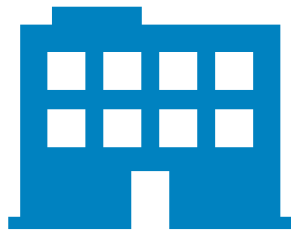
DEMOGRAPHICS / KEY FACTS

5 MILE RADIUS



10,526

Total
Population



507

Businesses



12,579

Daytime
Population



\$230,270

Median Home
Value



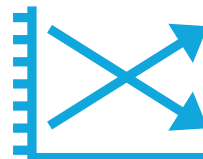
\$41,567

Per Capita
Income



\$74,036

Median Household
Income



-0.3%

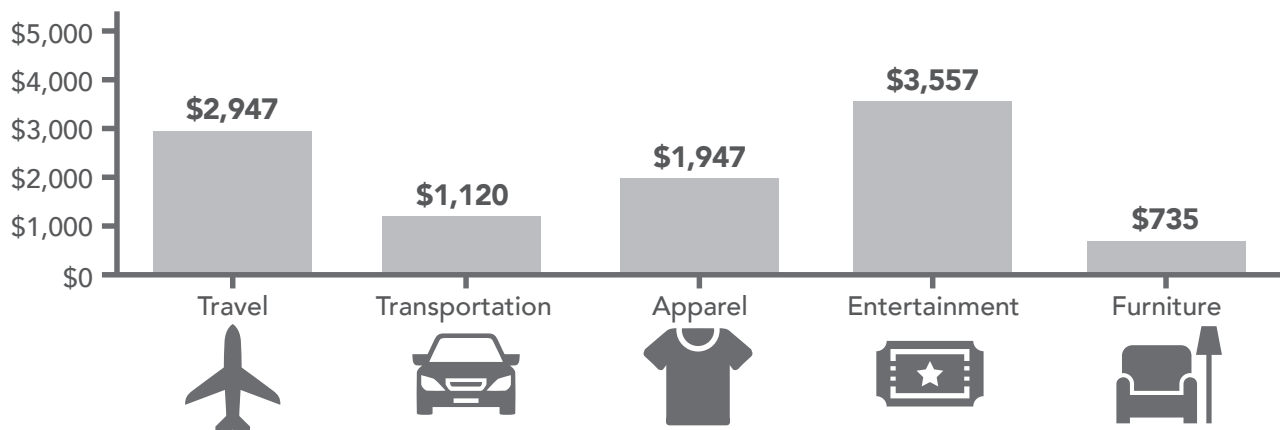
2025-2030
Pop Growth Rate



4,931

Housing Units
(2020)

KEY SPENDING FACTS



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

10 MILE RADIUS



30,383

Total
Population



1,259

Businesses



31,902

Daytime
Population



\$196,600

Median Home
Value



\$35,415

Per Capita
Income



\$63,546

Median
Household
Income



-0.3%

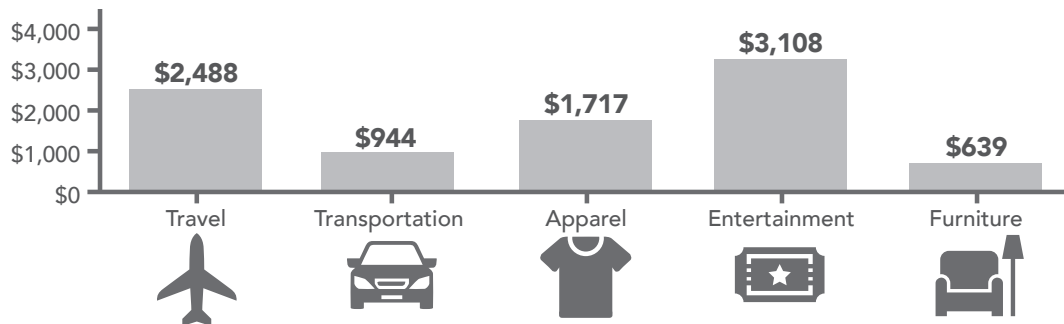
2025-2030
Pop Growth
Rate



14,464

Housing Units
(2020)

KEY SPENDING FACTS



25 MILE RADIUS



74,030

Total
Population



2,414

Businesses



74,130

Daytime
Population



\$187,941

Median Home
Value



\$36,197

Per Capita
Income



\$65,938

Median
Household
Income



-0.3%

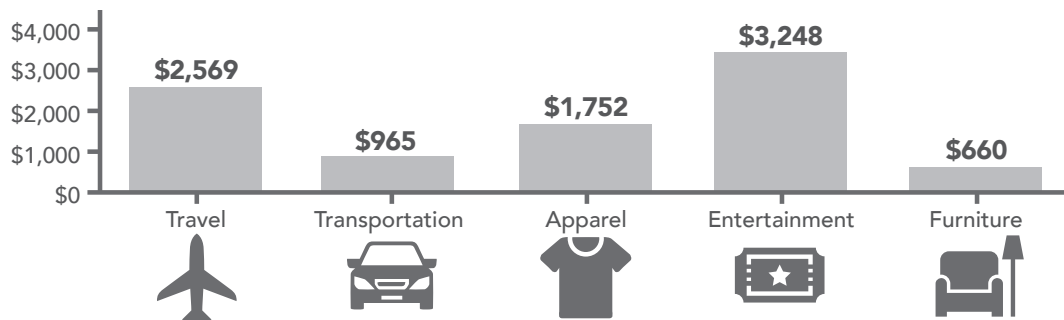
2025-2030
Pop Growth
Rate



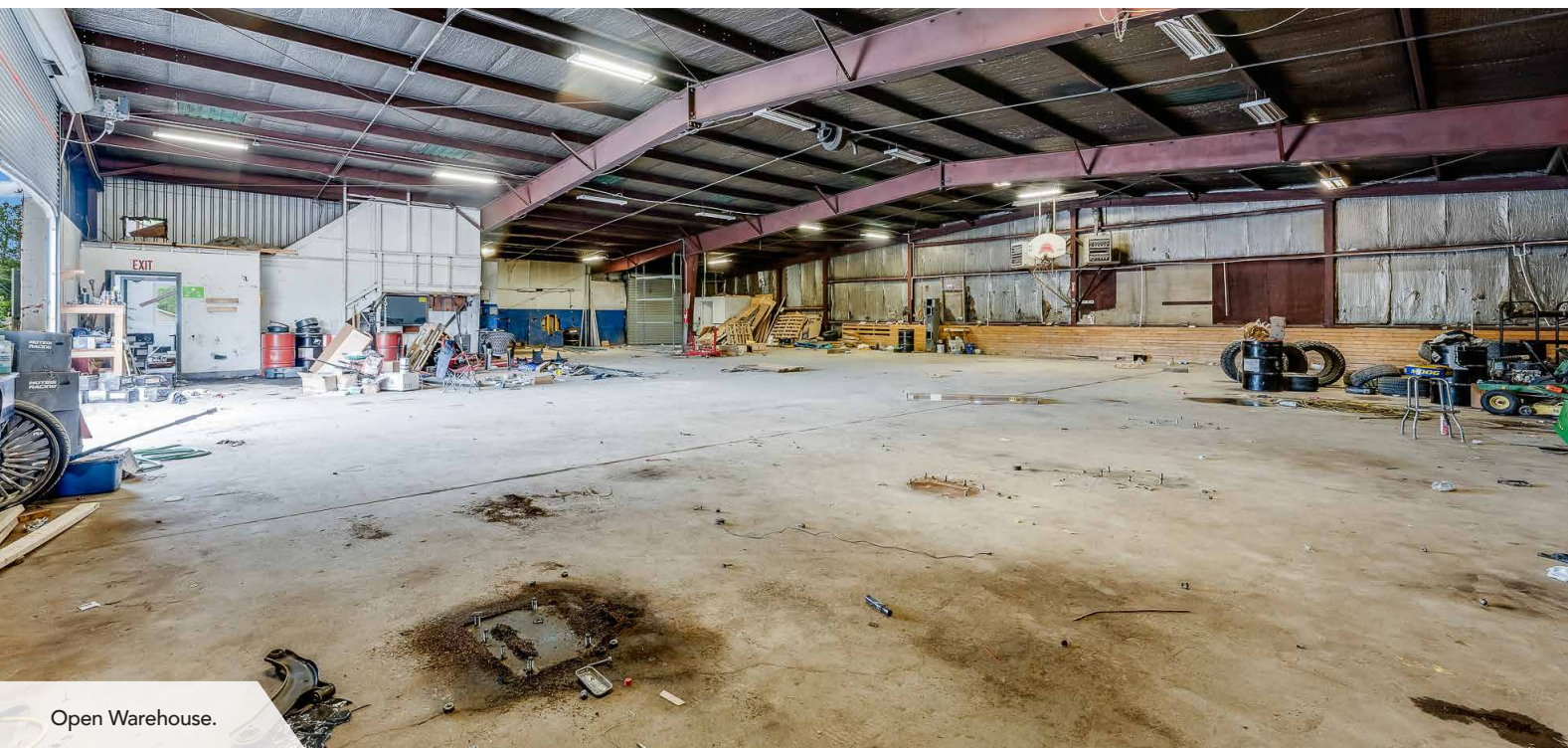
34,719

Housing Units
(2020)

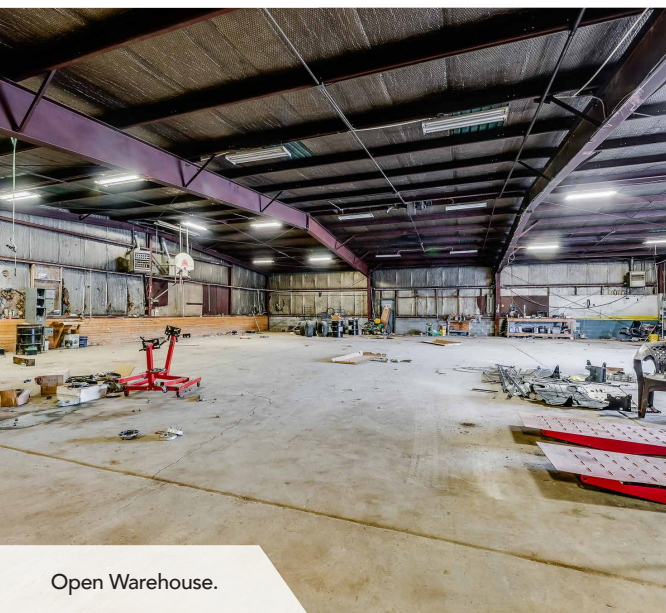
KEY SPENDING FACTS



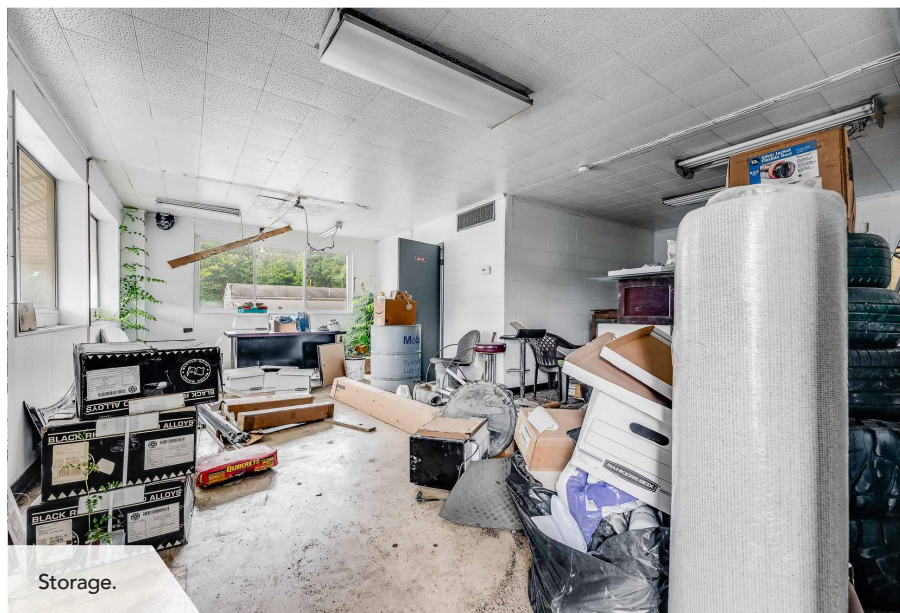
INTERIOR PHOTOS



Open Warehouse.

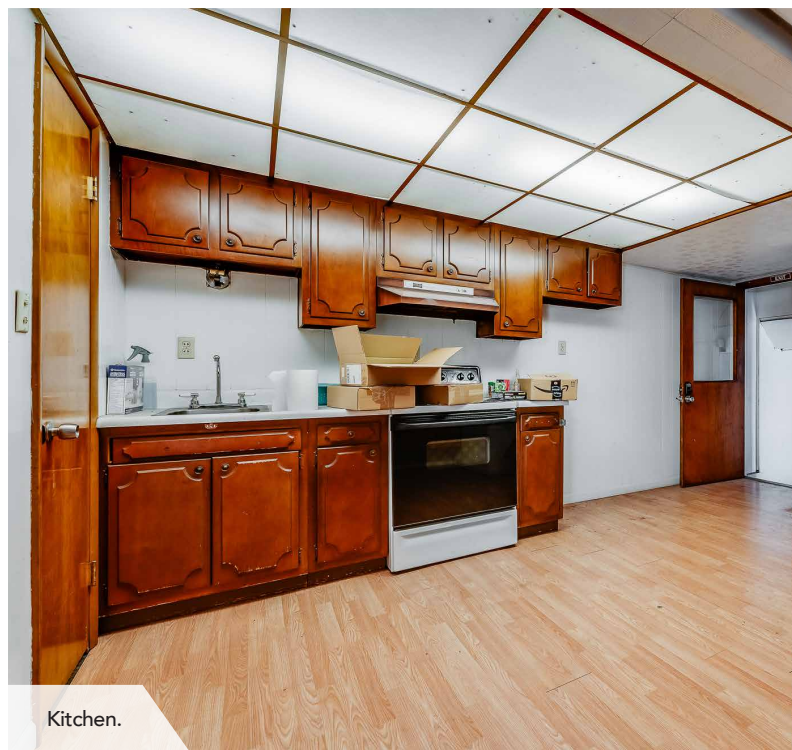


Open Warehouse.

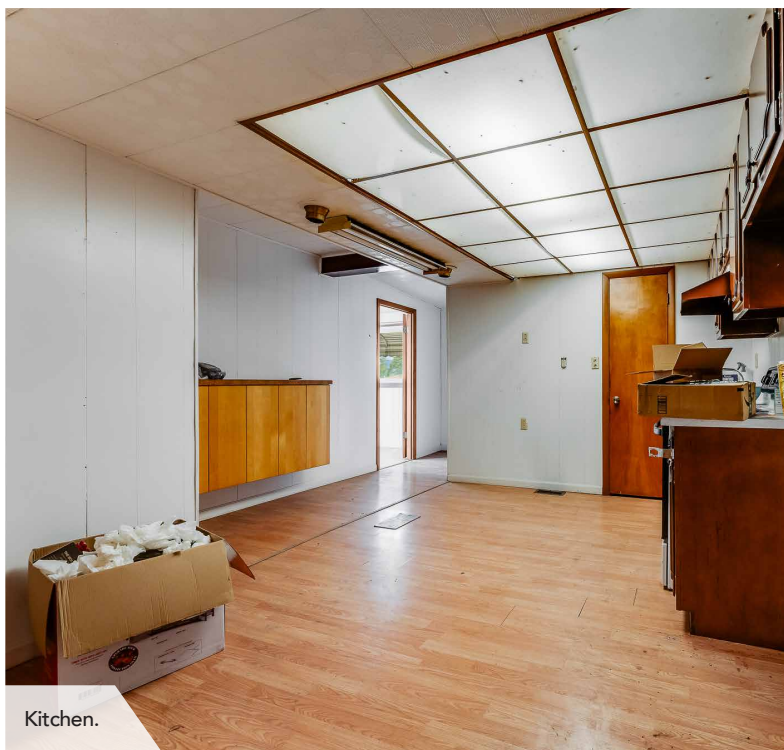


Storage.

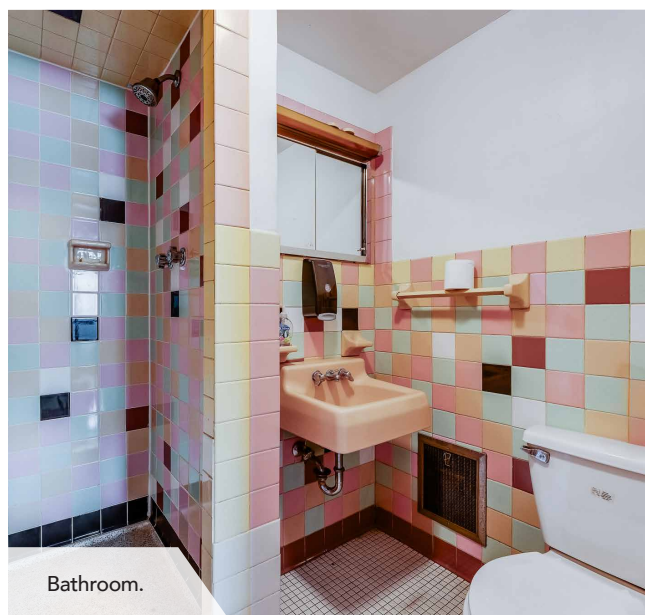
FOR SALE
INDUSTRIAL BUILDING - LOCATED 0.3 MILE OFF I-79, EXIT 132
25 OPAL DRIVE · FAIRMONT, WV 26554 · 6,981 SQ FT · 0.70 (+/-) ACRE



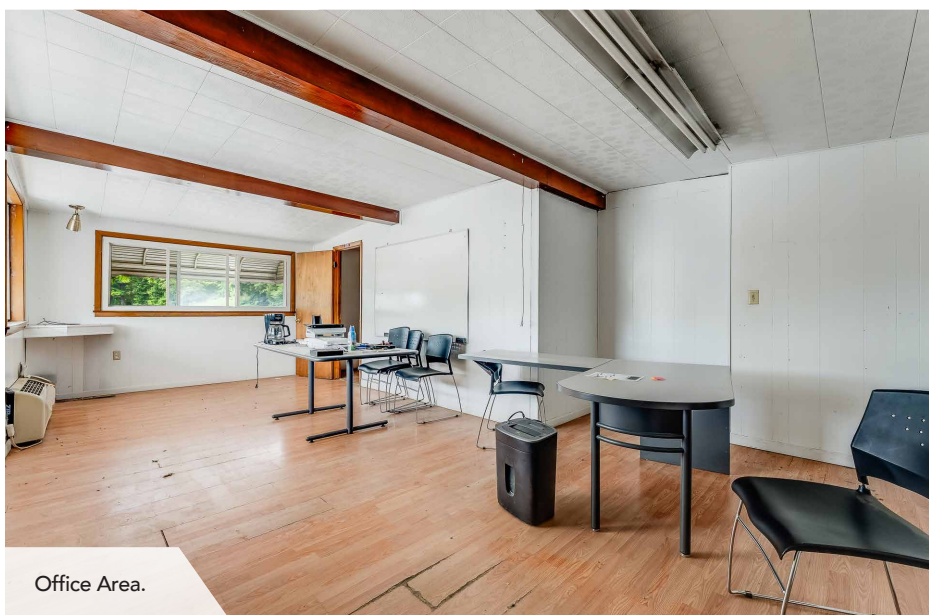
Kitchen.



Kitchen.



Bathroom.



Office Area.

EXTERIOR PHOTOS



Front of the Building.



Side of the Building.



Front and Side of the Building.

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



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.

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



Aerial of the Property Facing North Towards Fairmont.



Aerial of the Property Facing Northwest Towards I-79, Exit 132.



CONTACT

BLACK DIAMOND REALTY

1399 Stewartstown Road, Suite 150
Morgantown, WV 26505

P. 304.413.4350 | **F.** 304.599.3285

BlackDiamondRealty.net

PRIMARY CONTACT

Kim Licciardi, CCIM, SIOR

Partner & Business Development Leader / Salesperson

M. 304.685.0891

klicciardi@blackdiamondrealty.net

SECONDARY CONTACT

Drew Paton

Associate / Salesperson

M. 304.680.6809

dpaton@blackdiamondrealty.net