



69 MIDDLETOWN ROAD
FAIRMONT, WV 26554



FAIRMONT INDUSTRIAL PARK

MON POWER

I-79 TECHNOLOGY PARK

WALMART SUPERCENTER

69 MIDDLETOWN ROAD

I-79, EXIT 132

25,140 VEHICLES PER DAY

ALDI

MIDDLETOWN COMMONS

MON HEALTH: MARION
NEIGHBORHOOD HOSPITAL

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LAND / INDUSTRIAL FOR SALE / LEASE

SALE PRICE / \$1,575,000

LEASE RATE / NEGOTIABLE

LEASE STRUCTURE / NNN

GROSS SQUARE FEET / 16,506 SQ FT

LOT SIZE / 5.31 ACRES

INDUSTRIAL CEILING HEIGHT / VARIES

ZONING / NO ZONING

**PROPERTY FEATURES / EASY ACCESS,
CLOSE TO INTERSTATE, HIGH VISIBILITY,
OFFICE SPACE, STORAGE YARD, MULTIPLE
BUILDINGS, 0.2 MILE FROM RETAIL
POWER CENTER**

69 MIDDLETOWN ROAD FAIRMONT, WV 26554

69 Middletown Road is an industrial property with three industrial/shop buildings and one office building situated on 5.31 (+/-) acres. This location is prime for commercial users and offers high visibility and direct access onto Middletown Road. Within the past three years, Middletown Mall has transformed, via a ~\$50MM investment, into Middletown Commons. The development is anchored by Aldi, Mon Health and Tractor Supply. Walmart also immediately abuts this asset making it a prime location for retail redevelopment.

The subject property is located in a developing area of Marion County where commercial and residential development have been occurring along the I-79 corridor. Access to I-79, Exit 132 can be achieved by traveling 0.3 mile northeast. Along Route 250 there is an average daily traffic count of 25,140 vehicles per day. (Provided by Esri and Data Axe, 2021).

**FOR SALE / LEASE
LAND FOR REDEVELOPMENT / INDUSTRIAL - LOCATED 0.3 MILE OFF I-79, EXIT 132
69 MIDDLETOWN ROAD · FAIRMONT, WV 26554 · 16,506 GROSS SQ FT · 5.31 (+/-) ACRE LOT**

PROPERTY SPECIFICATIONS

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The property offers four total buildings varying in size and building type. The largest building measures 7,200 (+/-) square feet and is built out for industrial/shop use. A small portion of this building is used for office. The second largest building is 4,000 (+/-) square feet and is built out for warehouse use. The third largest building is 2,500 (+/-) square feet and is built out for industrial/shop use. Most of this building is enclosed with a small portion being used for open, covered storage. The last building on the property is the office building which measures 1,600 (+/-) square feet. This building offers multiple private offices and storage space for files.

LEGAL DESCRIPTION / ZONING

Located outside the city limits of Fairmont, this property is situated within the White Hall District of Marion County. The site is comprised of one parcel of land consisting of a total area of 5.31 (+/-) acres. The property is identified as White Hall District, (21) Tax Map 27, Parcel 22. See parcel map on Page 4. The property is not restricted by zoning.

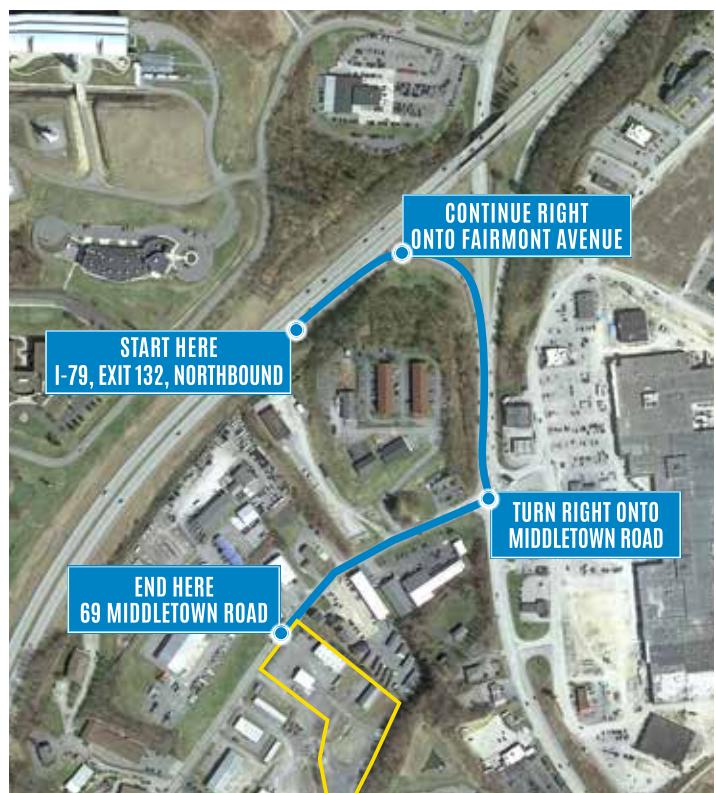
UTILITIES

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

The property offers two points of ingress and egress along Middletown Road to a large parking lot where trucks have the ability to easily enter and exit. There is plenty of space for outdoor storage and parking of vehicles/equipment. See directions to the property from I-79 below.



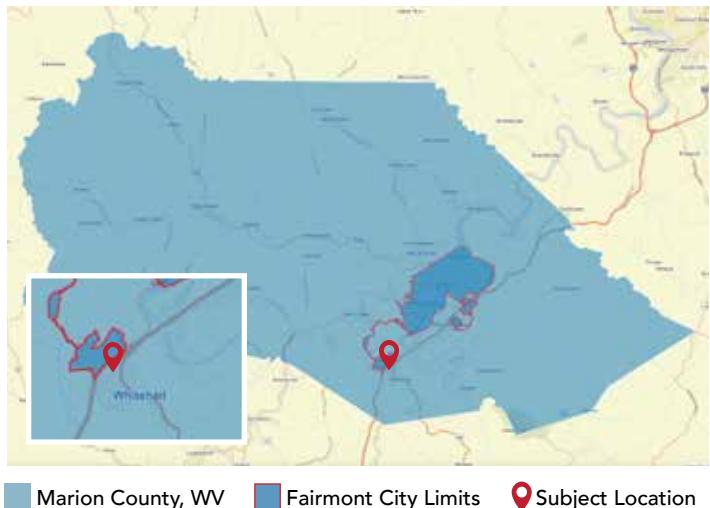
LOCATION ANALYSIS

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.

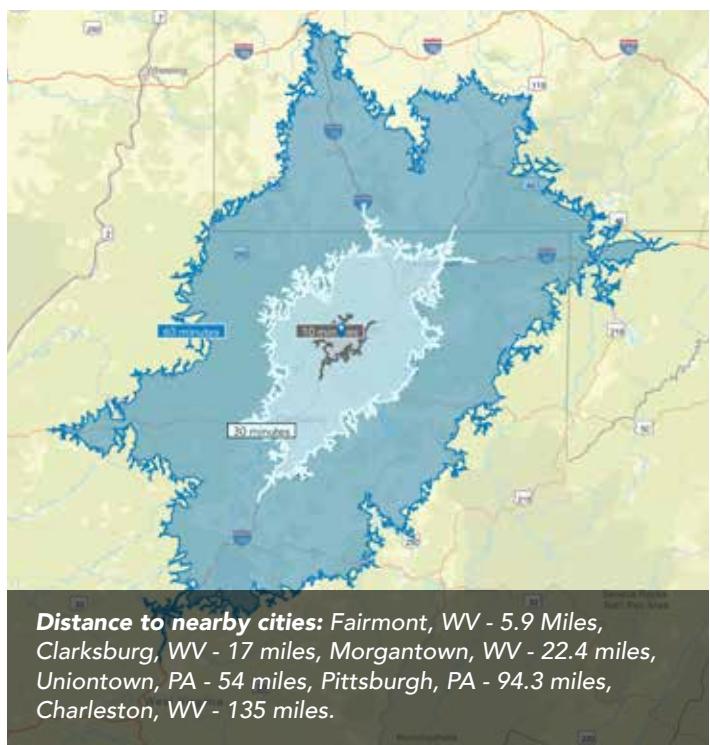
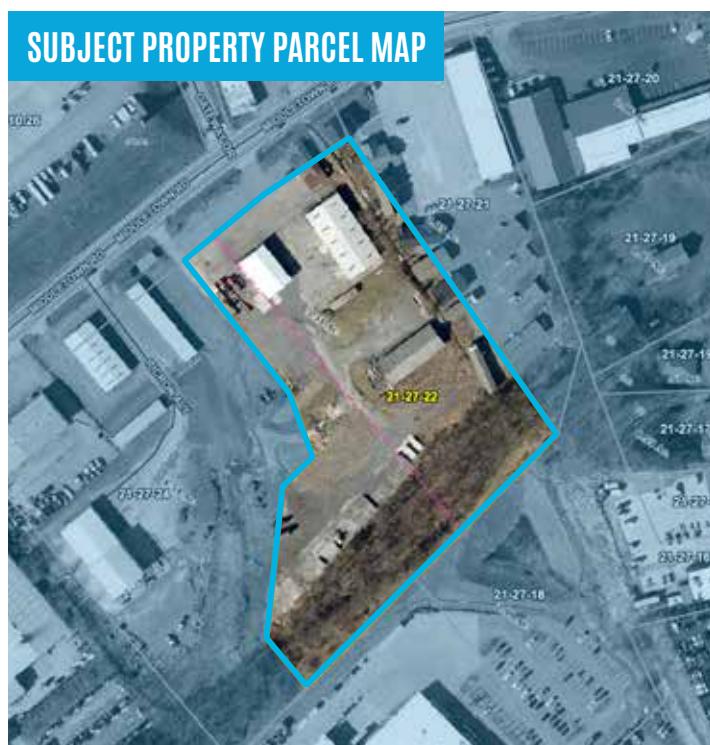
Marion County has a total population of 55,640 and a median household income of \$57,402. Total number of businesses is 1,685.

The **City of White Hall** has a total population of 691 and a median household income of \$70,334. Total number of businesses is 217.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axe, 2024.



Marion County, WV Fairmont City Limits Subject Location



Distance to nearby cities: Fairmont, WV - 5.9 Miles, Clarksburg, WV - 17 miles, Morgantown, WV - 22.4 miles, Uniontown, PA - 54 miles, Pittsburgh, PA - 94.3 miles, Charleston, WV - 135 miles.

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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, 69 Middletown Road is located approximately 0.3 mile from I-79 (Exit 132).

● Along Route 250 there is an average daily traffic count of 25,140 vehicles per day. (Provided by Esri and Data Axle, 2021).

- 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

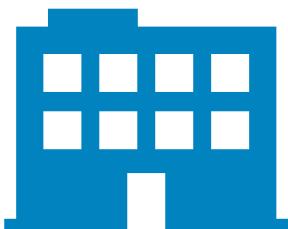
DEMOGRAPHICS / KEY FACTS

5 MILE RADIUS



32,465

Total Population



1,271

Businesses



33,364

Daytime Population



\$173,443

Median Home Value



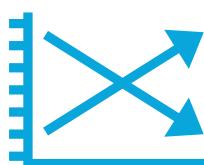
\$33,382

Per Capita Income



\$57,306

Median Household Income



-0.13%

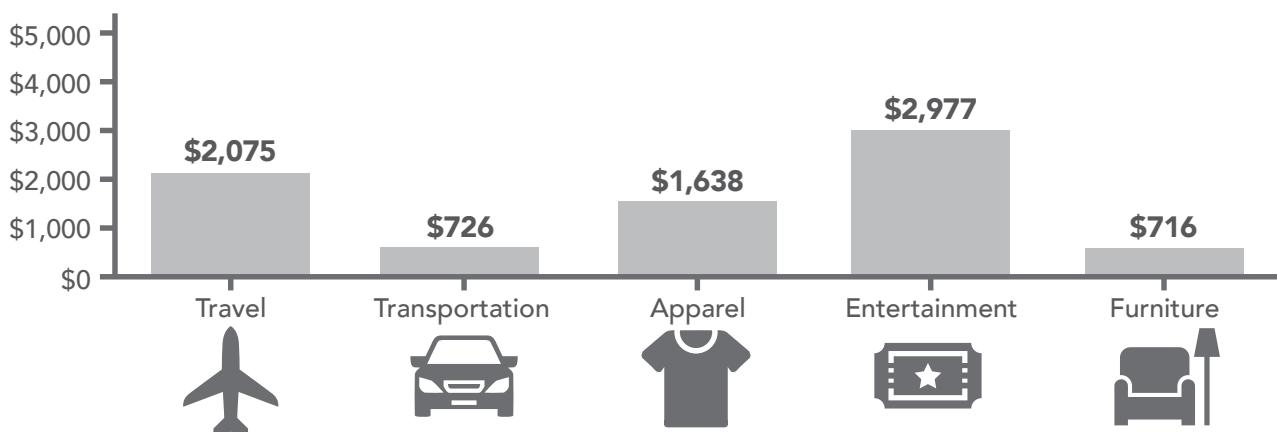
2024-2029 Pop Growth Rate



15,300

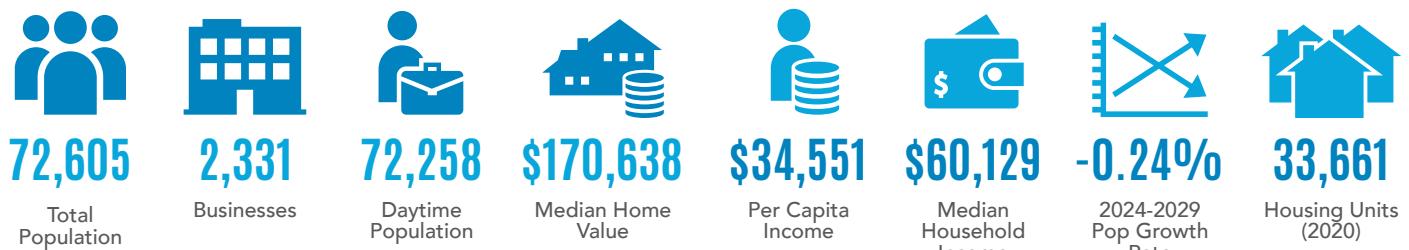
Housing Units (2020)

KEY SPENDING FACTS

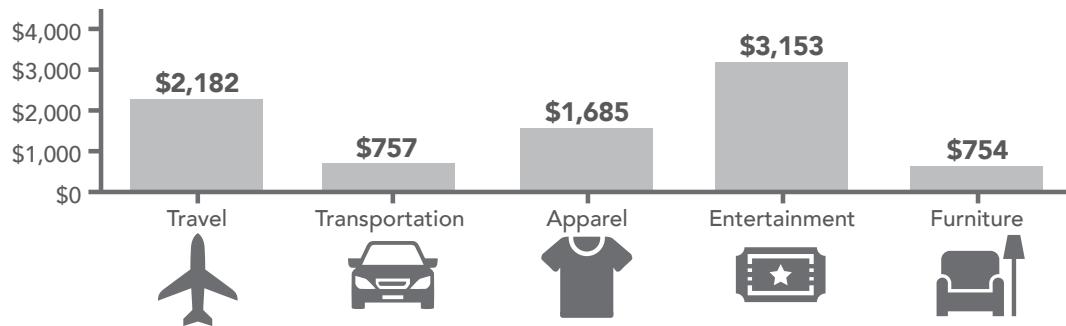


These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axe. The vintage of the data is 2024, 2028. Spending facts are average annual dollar per household.

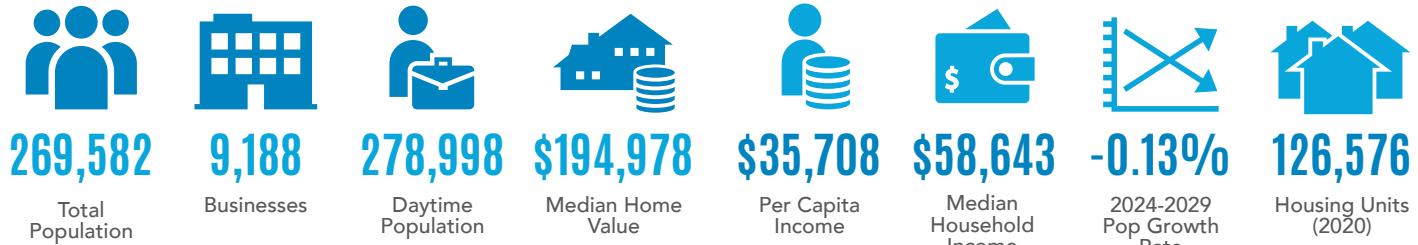
10 MILE RADIUS



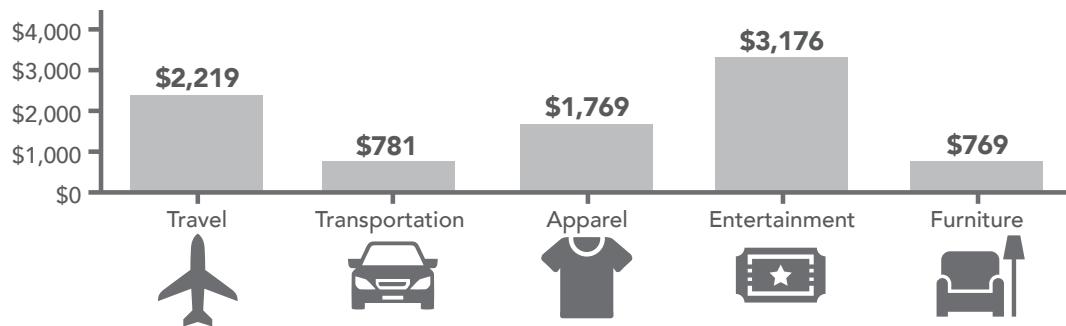
KEY SPENDING FACTS



25 MILE RADIUS



KEY SPENDING FACTS

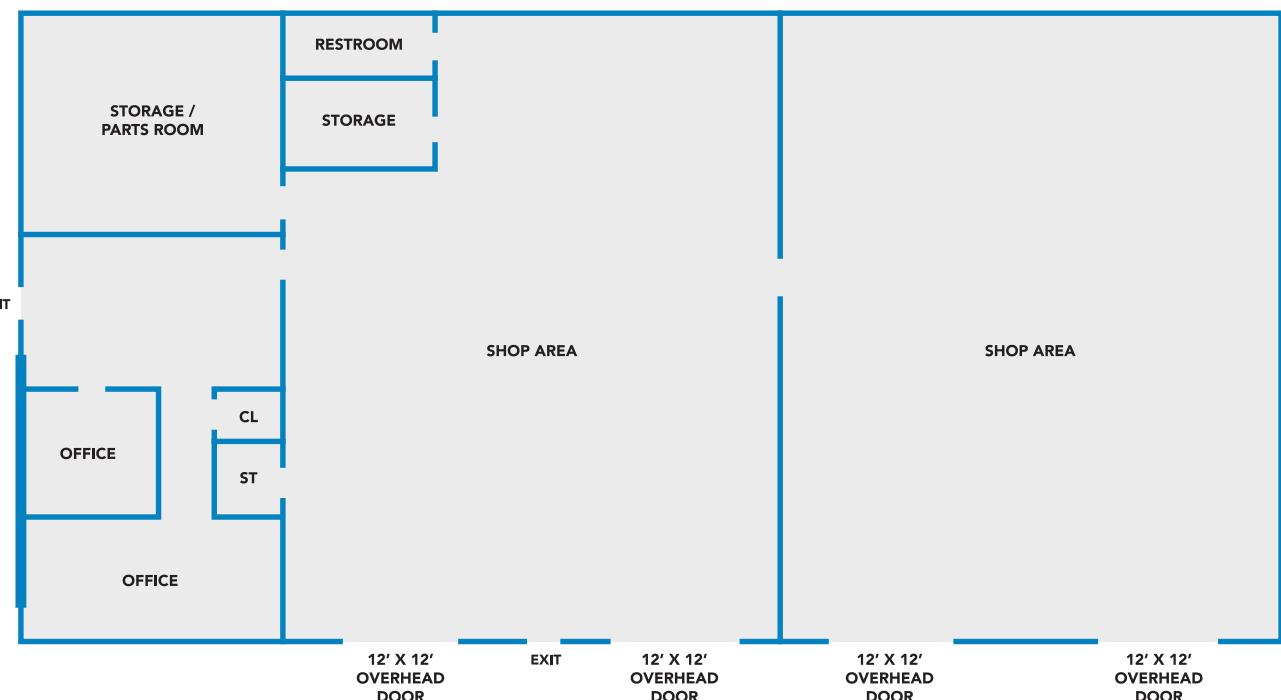


FLOOR PLAN (7,200 SQ FT BUILDING)

7,200 SQUARE FEET

This 7,200 (+/-) square foot industrial shop building is located along the Northeast corner of the property, just past the office building. The building offers two large warehouse/shop areas each having two 12' x 12' overhead doors, a large storage/parts room, a small storage room, and two offices. There is one man door located at the front of the building and one man door located on the north side of the building.

See the building location outlined in yellow on the parcel map to the right and the full floor plan below.

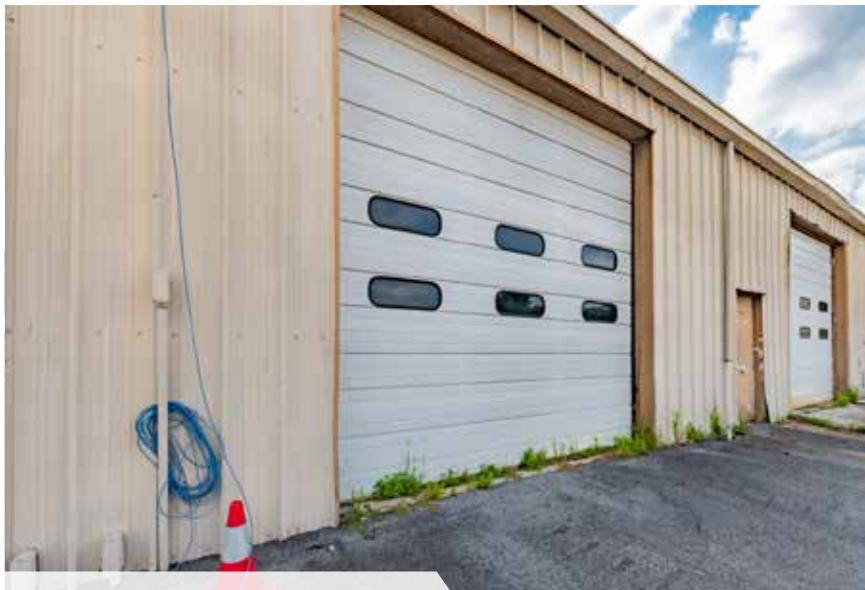


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EXTERIOR PHOTOS (7,200 SQ FT BUILDING)



Exterior of Building Facing Office Area.

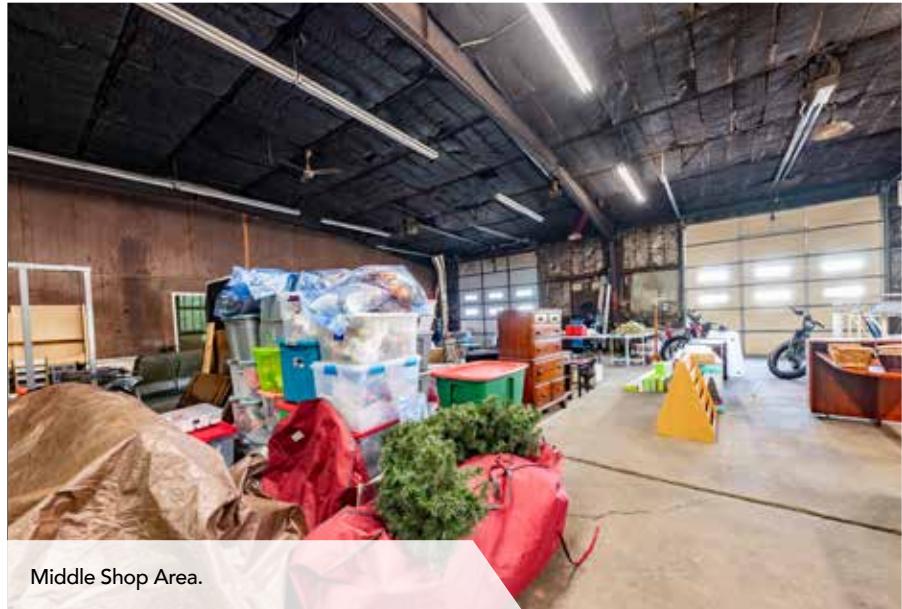
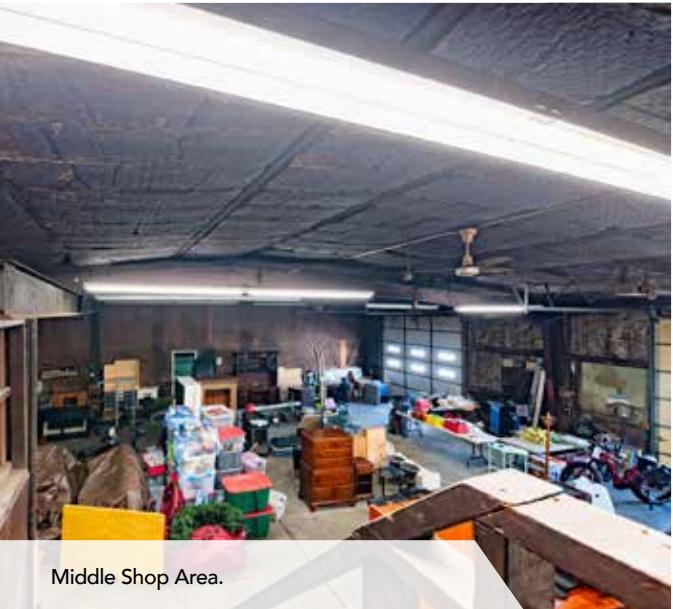


Exterior of Building.

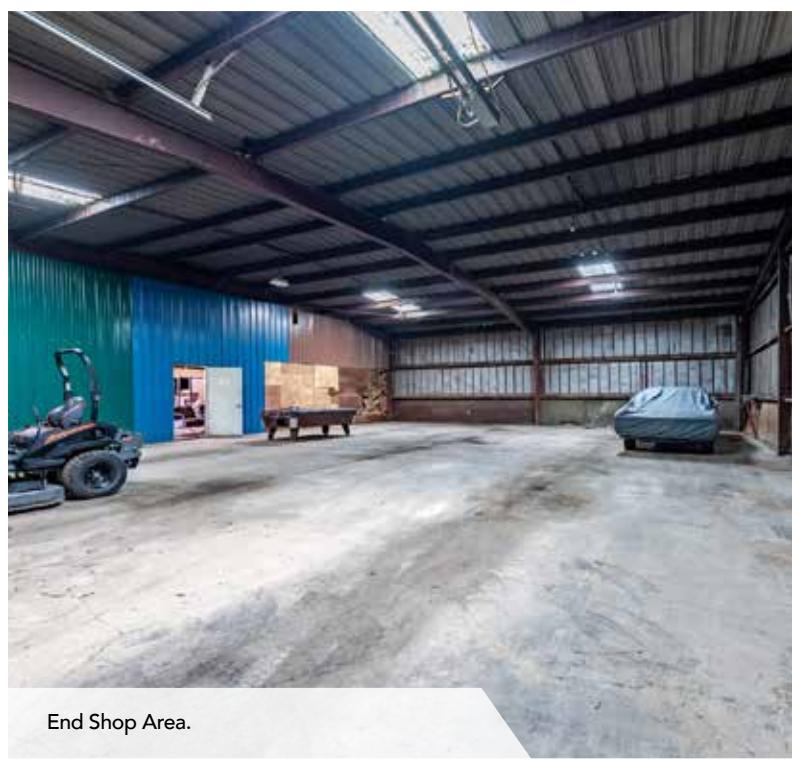


Exterior of Building.

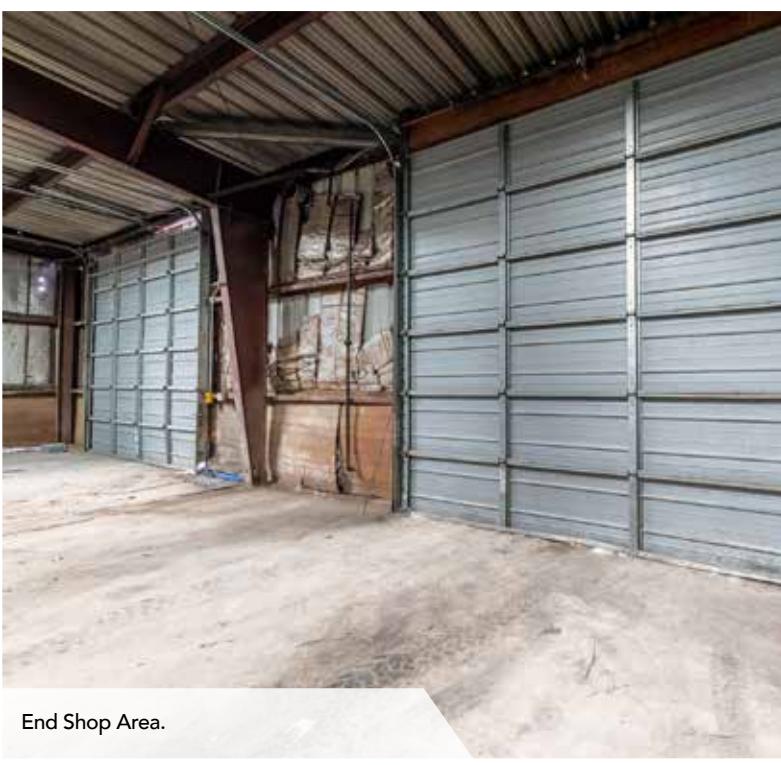
INTERIOR PHOTOS (7,200 SQ FT BUILDING)



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End Shop Area.



End Shop Area.



Parts Room.



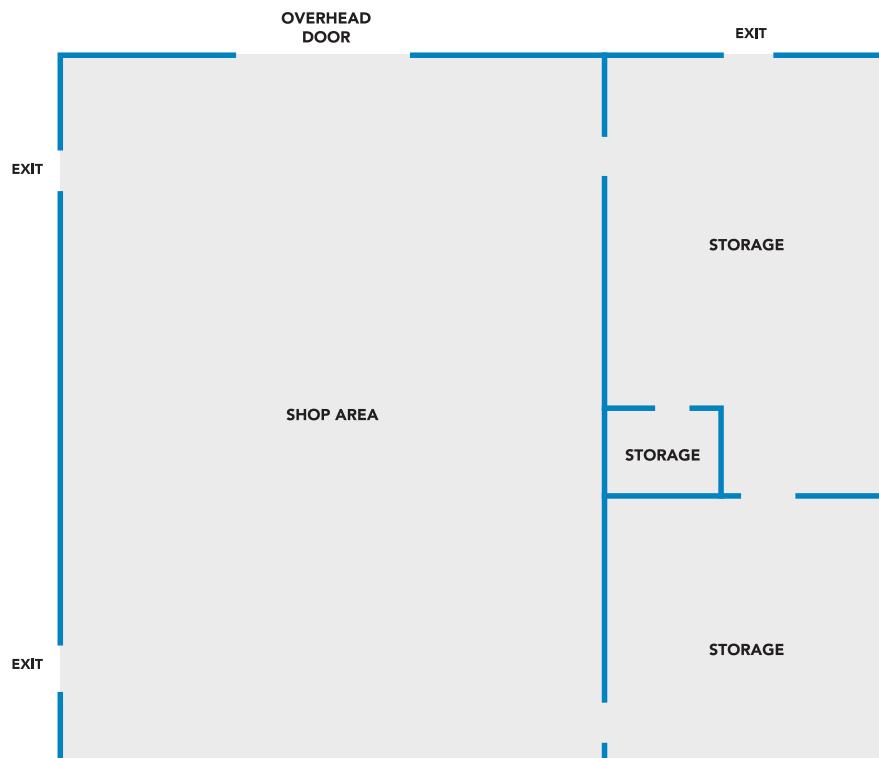
Office/Reception.

FLOOR PLAN (4,000 SQ FT BUILDING)

4,000 SQUARE FEET

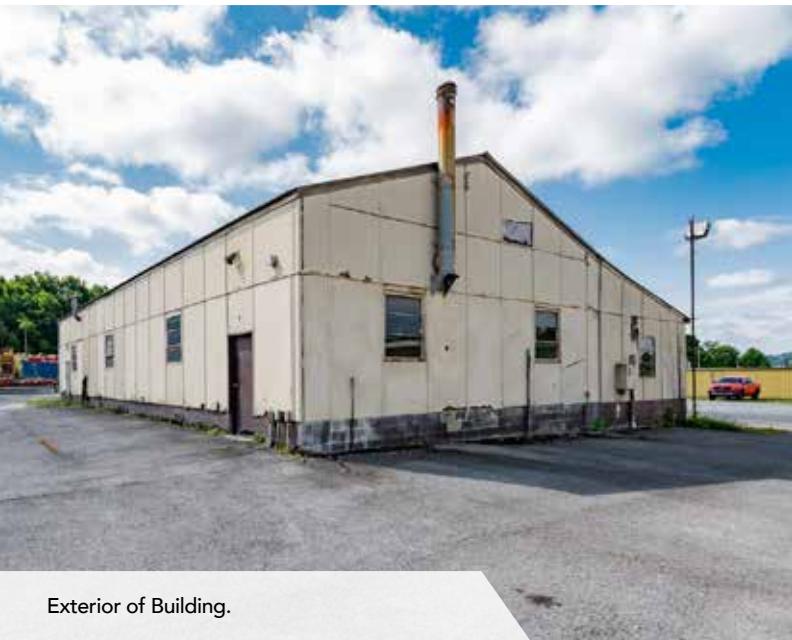
This 4,000 (+/-) square foot warehouse building is located along the Northwest corner of the property. Upon entering east entrance to the parking lot, this building is located on the right. The building offers a large warehouse/shop area with a large overhead door on the east side of the building and a smaller storage/work area on the west side of the building. There are two man doors offering access to the open warehouse area and two man doors offering access to the storage areas.

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EXTERIOR PHOTOS (4,000 SQ FT BUILDING)



Exterior of Building.



Exterior of Building.



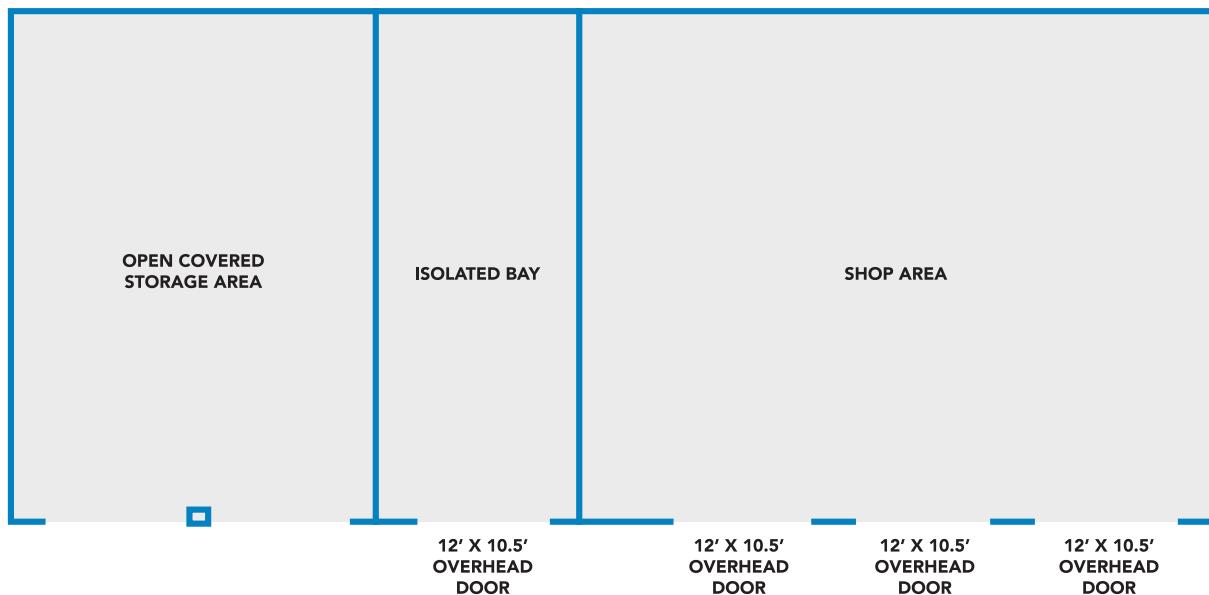
Exterior of Building.

FLOOR PLAN (2,500 SQ FT BUILDING)

2,500 SQUARE FEET

This 2,500 (+/-) square foot industrial shop building is located at the rear of the property. Upon entering east entrance to the parking lot, this building is located straight towards the back. The building offers a large warehouse/shop area with three 12' x 10.5' overhead doors, an isolated bay with one 12' x 10.5' overhead door and a large covered open area on the east side of the building used for dry storage.

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EXTERIOR PHOTOS (2,500 SQ FT BUILDING)



Exterior of Building.

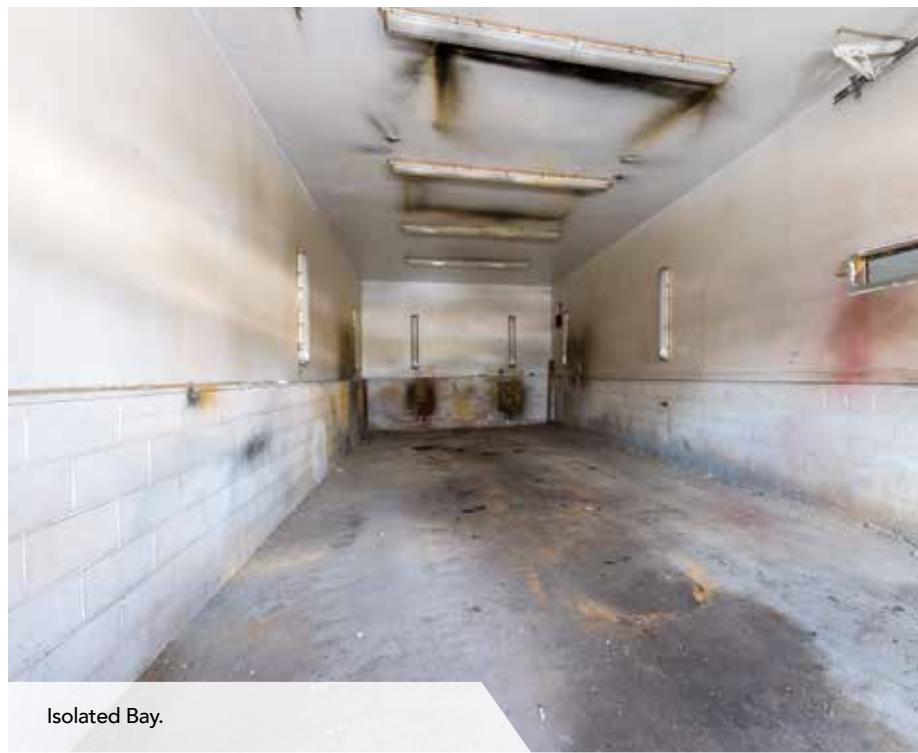


Exterior of Building.

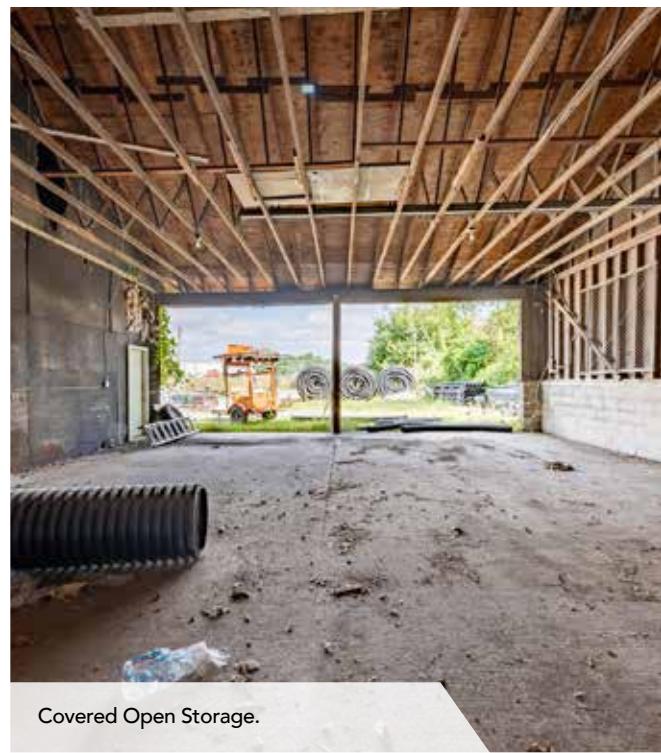
INTERIOR PHOTOS (2,500 SQ FT BUILDING)



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Isolated Bay.



Covered Open Storage.



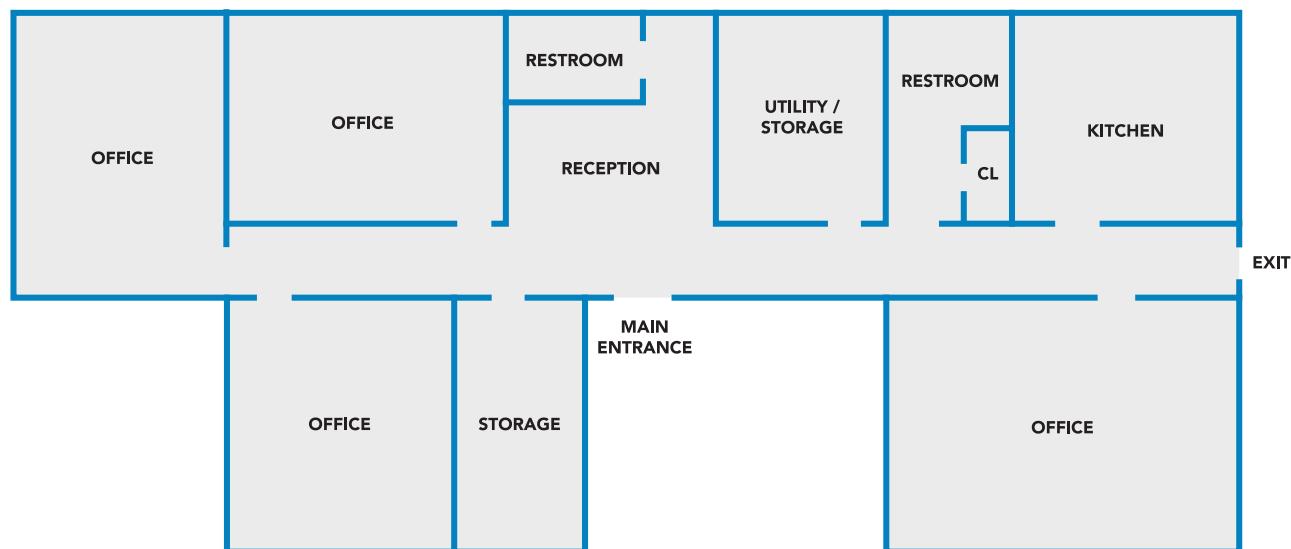
Covered Open Storage.

FLOOR PLAN (1,600 SQ FT BUILDING)

1,600 SQUARE FEET

This 1,600 (+/-) square foot office building is located along the east side of the property near Middletown Road. Upon entering the east entrance to the parking lot, this building is located immediately on the left. The building offers a reception area, four sizable offices, two storage rooms, a kitchenette, and two single restrooms. Finishes in the building include a combination of vinyl tile and carpet flooring, a mix of wood panel, drywall and wall papered walls, drop ceilings and fluorescent lighting.

See the building location outlined in yellow in the Google aerial to the right and the full floor plan below.



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EXTERIOR PHOTOS (1,600 SQ FT BUILDING)



Front and Side of Building.



Side and Back of Building.



Front of Building.

AERIALS



Aerial from Above.

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Aerial of the Property Facing Southwest.



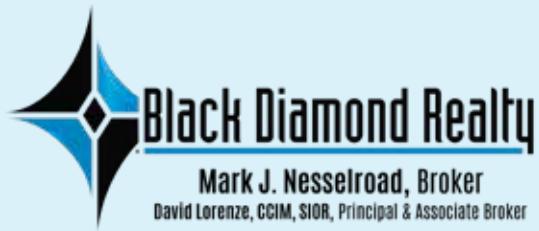
Aerial of the Property Facing North.

AERIALS



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