



2050 WINNERS DRIVE
PLEASANT VALLEY, WV 26554

OFFICE / GARAGE / STORAGE BUILDING



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FINANCIAL INFORMATION

Financial information is available upon request and receipt of a signed Confidentiality & Non-Disclosure Agreement.

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INVESTMENT OVERVIEW

2050 WINNERS DRIVE

PLEASANT VALLEY, WV 26554

SALE PRICE / \$1,285,000

GROSS BUILDING SIZE / 12,865 SQ FT

9,740 SQ FT (OFFICE / GARAGE)
3,125 SQ FT (STORAGE UNITS)

GROSS LOT SIZE / 1.29 (+/-) ACRE

CURRENT TENANT / TMC TECHNOLOGIES

FUTURE PRO-FORMA CAP RATE / 9.59%

Discover a fully leased, income-generating investment opportunity at 2050 Winners Drive in Pleasant Valley, WV. This 1.29-acre property features a versatile two-story, 9,750 (+/-) square foot main building with a finished showroom and office space on the upper level, and functional garage/shop space on the lower level—ideal for service, trades, or light industrial use. Also included is a 3,125 (+/-) square foot mini-warehouse/storage building with 10 overhead doors, adding additional leasing potential and operational flexibility.

Strategically positioned just 0.9 mile from I-79, Exit 133, this asset offers excellent accessibility and long-term appeal. With both buildings fully leased, this property delivers immediate cash flow and strong upside in a growing corridor.



BUILDING SPECIFICATIONS

The centrepiece of the property is a highly functional, well-equipped two-story commercial building totaling 9,750 (+/-) square feet. The upper level spans approximately 1,750 (+/-) square feet and offers a finished showroom and office area with fans on both sides, allowing for rapid air circulation—ideal for client-facing or administrative operations. The 3,150 (+/-) square foot lower level is a robust garage/shop space featuring heated floors, a two-post lift (included with the sale), and one overhead door for convenient access.

The building is outfitted for efficiency and durability, with recently redone exterior walls and industrial-grade features throughout. A dedicated paint room with its own rooftop ventilation system, a separate sandblast booth with independent ventilation, and 3-phase power ensure the building can support a wide range of mechanical, fabrication, or specialty uses.

Additional highlights include a continuously running spring-fed filtration system that pumps into the sewer, floor drains for easy clean up, 220V outlets integrated with a compressor system across workstations, and a fully plumbed layout for seamless operations. This is a turnkey space for any service-based or light industrial user seeking premium infrastructure and professional-grade utility.

PARKING / ACCESS

The property is thoughtfully designed with a tiered layout offering excellent vehicular access and ample parking across two levels. With three separate entrances—two access points to the upper lot and one to the lower—traffic flow is smooth and flexible for tenants, customers, and deliveries alike. The upper level features 11 lined parking spaces, along with additional overflow parking conveniently located adjacent to the building for larger vehicles or high-traffic needs. The lower level provides room for approximately 16 vehicles, making it ideal for employee, fleet, or service vehicle use. This well-organized setup enhances functionality for both office and industrial users.

UTILITIES

All public utilities are available to the site.

UTILITY	PROVIDER
Electric	Mon Power
Gas	Hope Gas
Water	City of Fairmont
Sewer	City of Fairmont
Trash	Multiple Providers

LEGAL DESCRIPTION / ZONING / PARCEL MAP

Located outside the City Limits of Fairmont, this property is situated within the Pleasant Valley District of Marion County. The property consists of one irregular shaped parcel identified as Pleasant Valley District, Map 17, Parcel 126.8. This can be referenced in Deed Book 1031, Page 650.

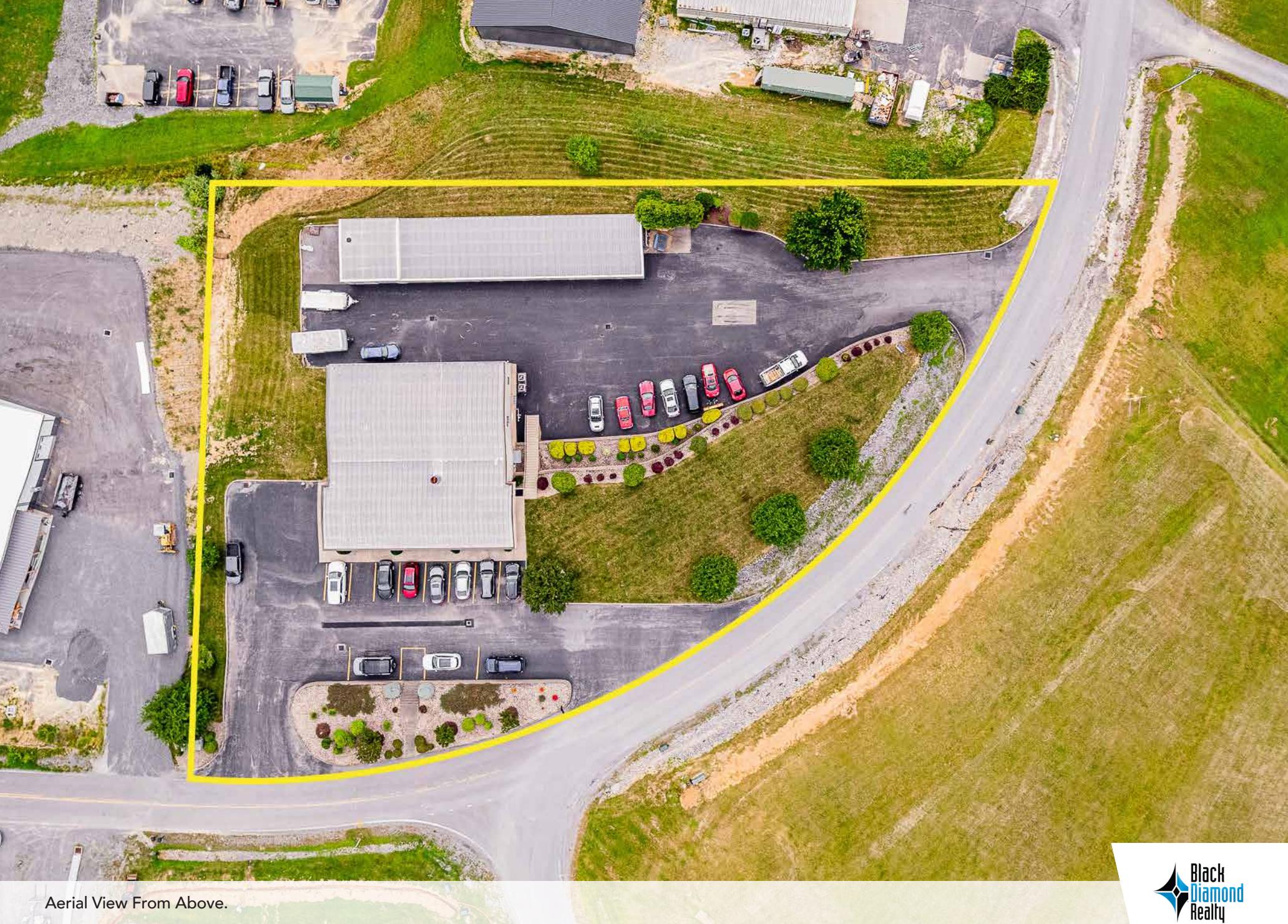


FINANCIAL INFORMATION

Detailed financial and lease information is available upon receipt of executed Confidentiality & Non-Disclosure Agreement.

Please submit completed CNDAs to Kim Licciardi at klicciardi@blackdiamondrealty.net or contact Black Diamond Realty at 304.413.4350.

A CNDAs can also be forwarded via DocuSign for electronic signing convenience. You may indicate that preference via email.



Aerial View From Above.

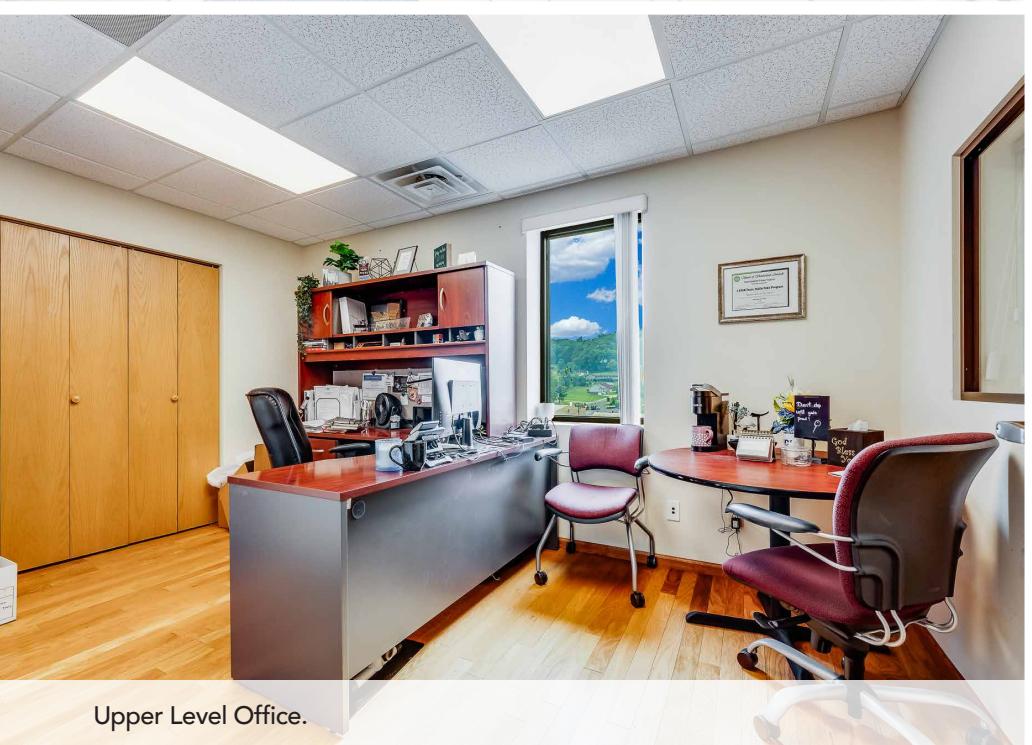




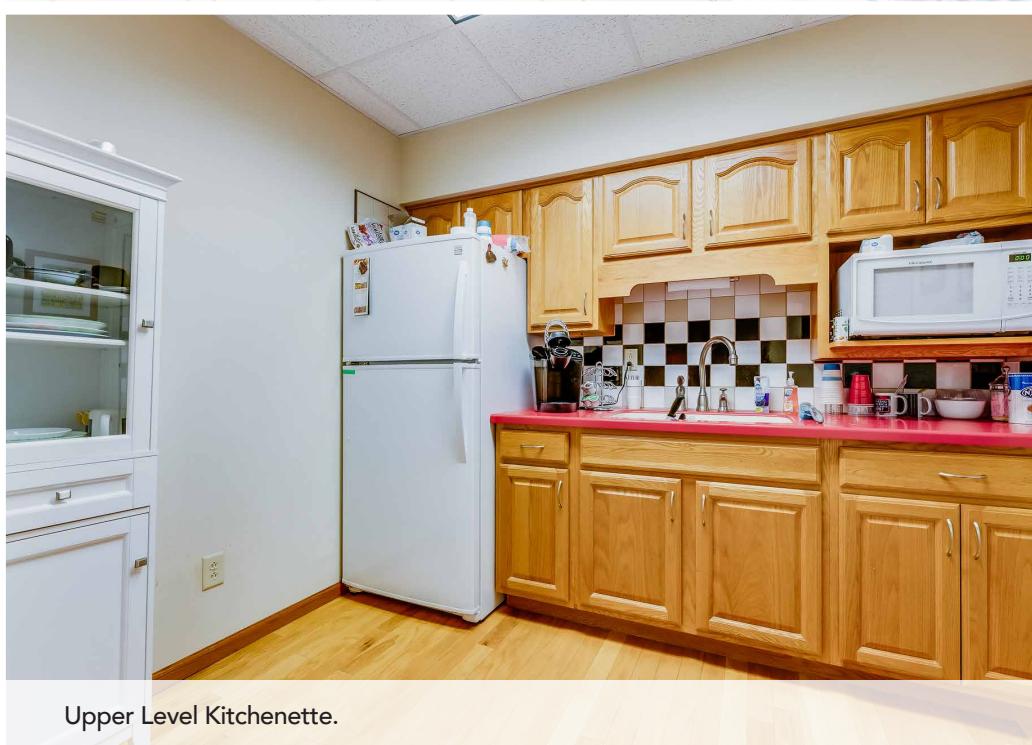
Upper Level Showroom.



Upper Level Showroom.



Upper Level Office.



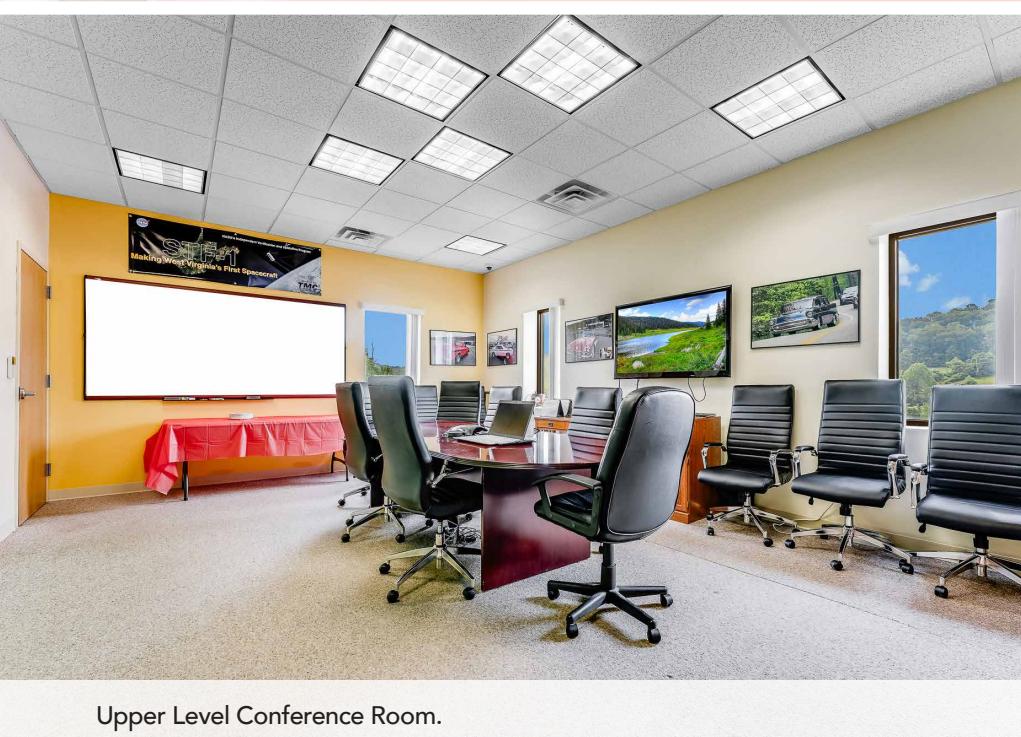
Upper Level Kitchenette.



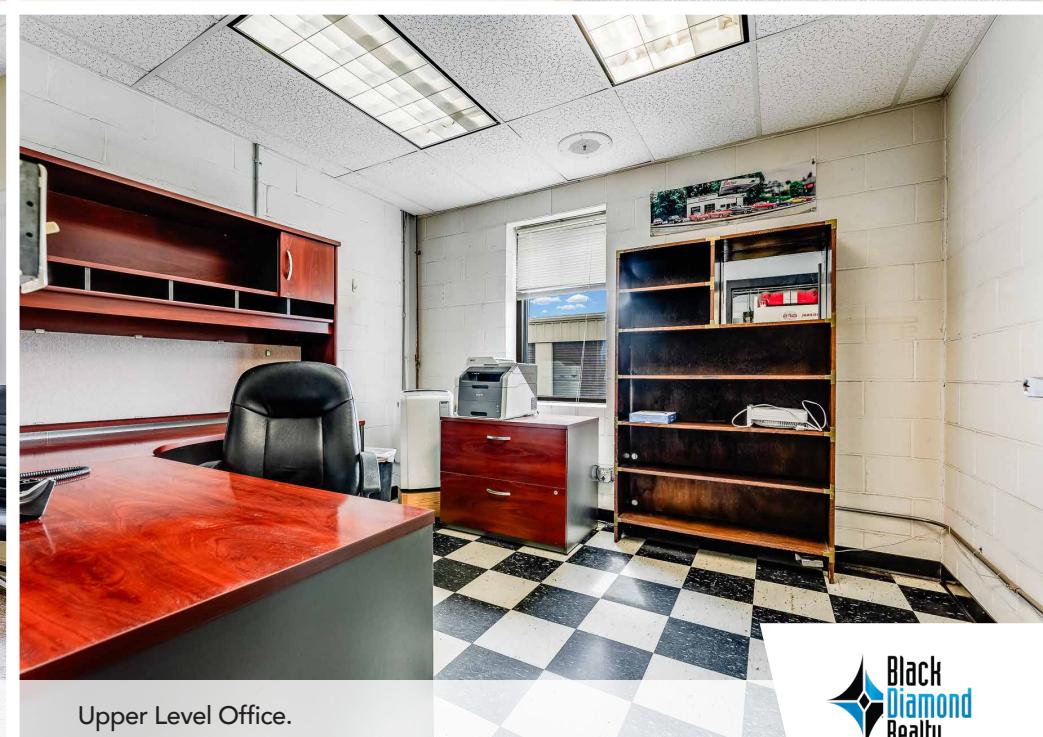
Upper Level Office.



Upper Level Office.



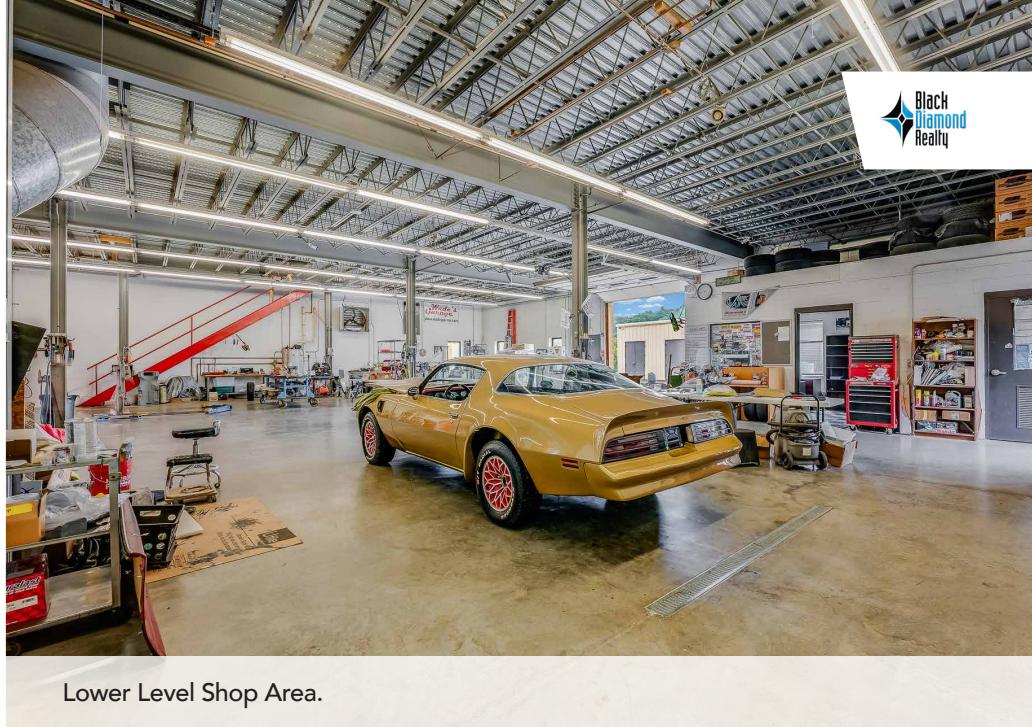
Upper Level Conference Room.



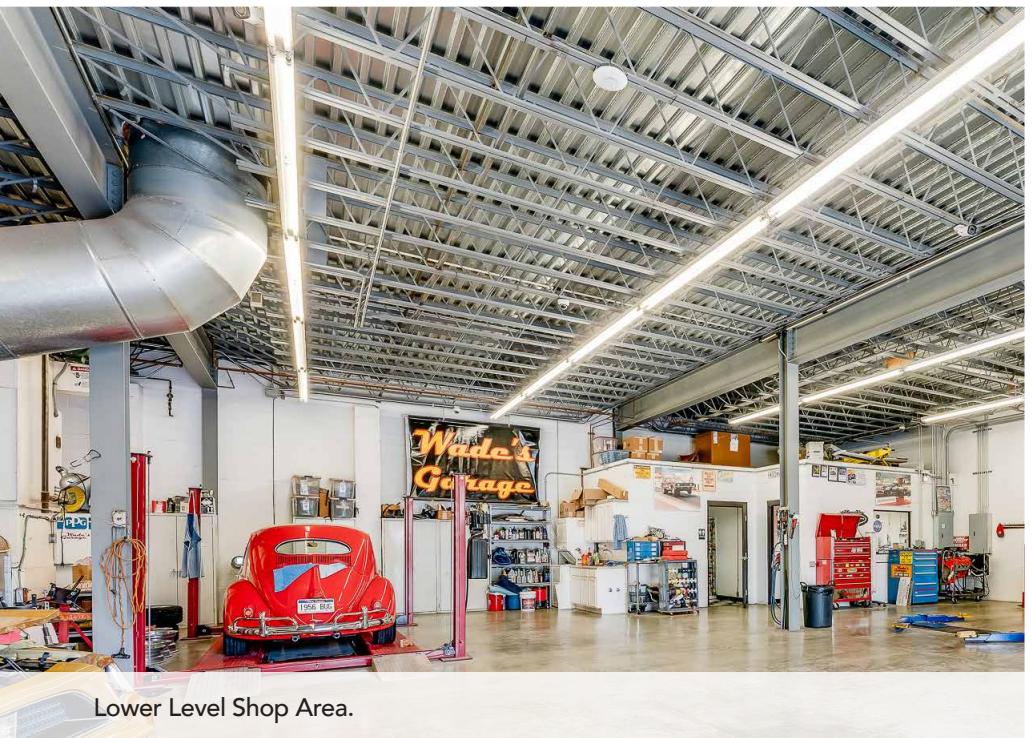
Upper Level Office.



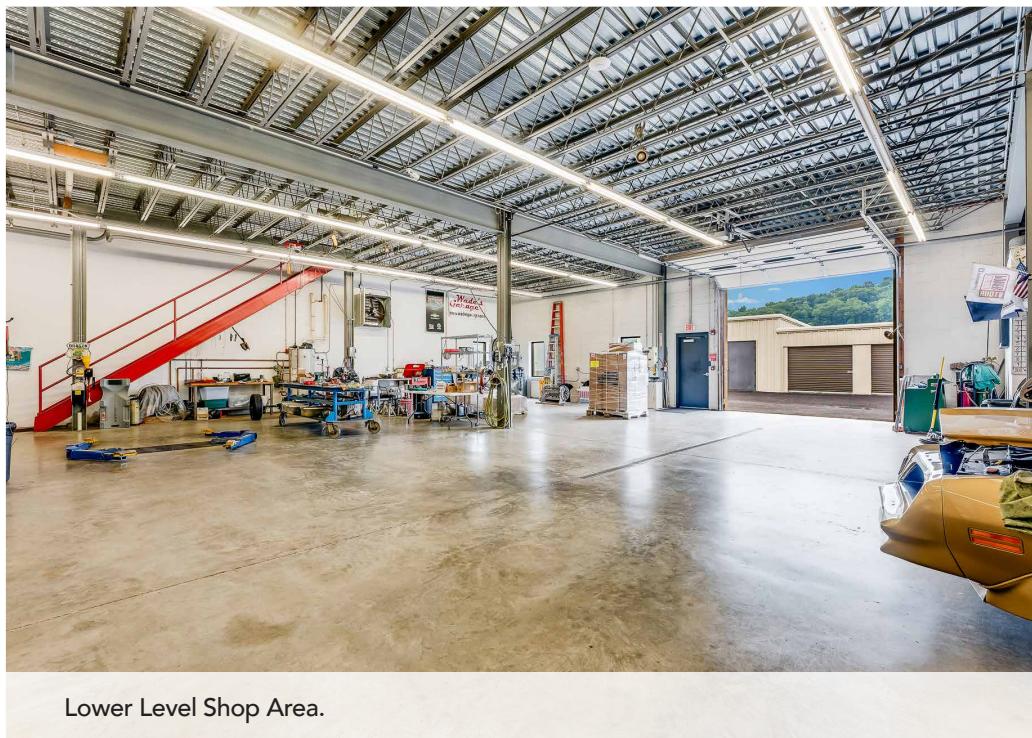
Lower Level Paint Room.



Lower Level Shop Area.



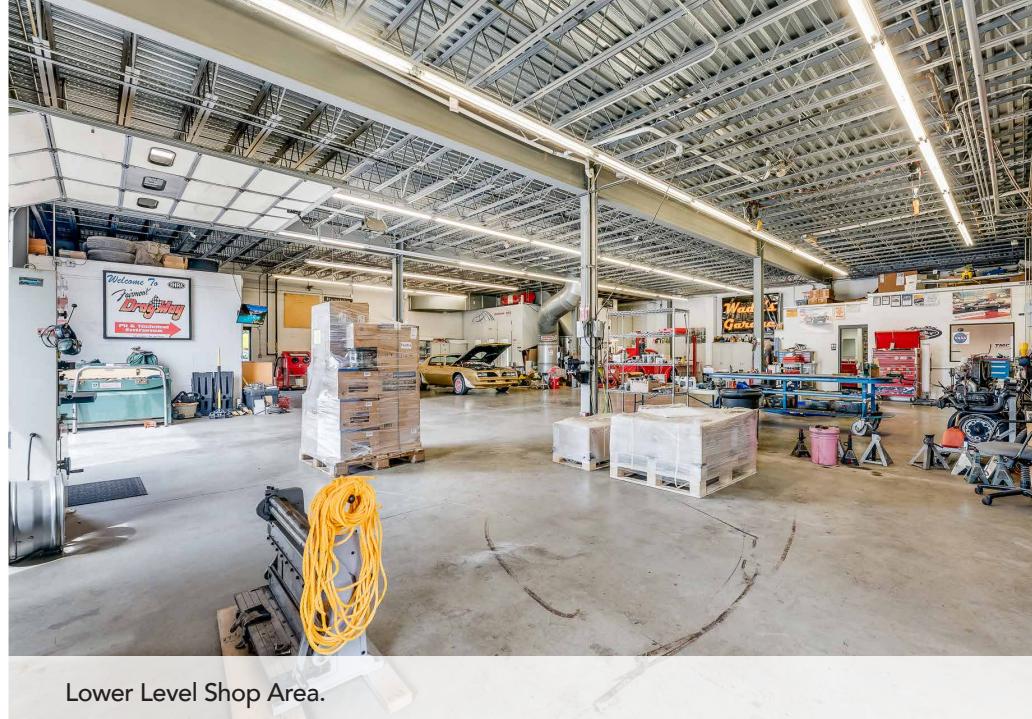
Lower Level Shop Area.



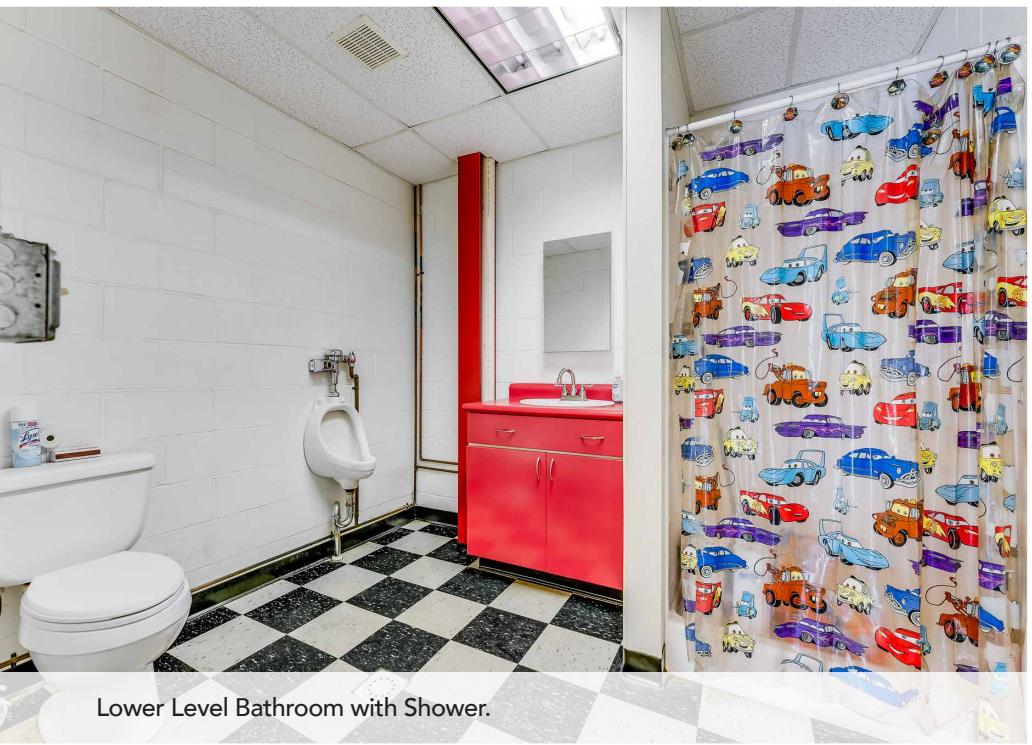
Lower Level Shop Area.



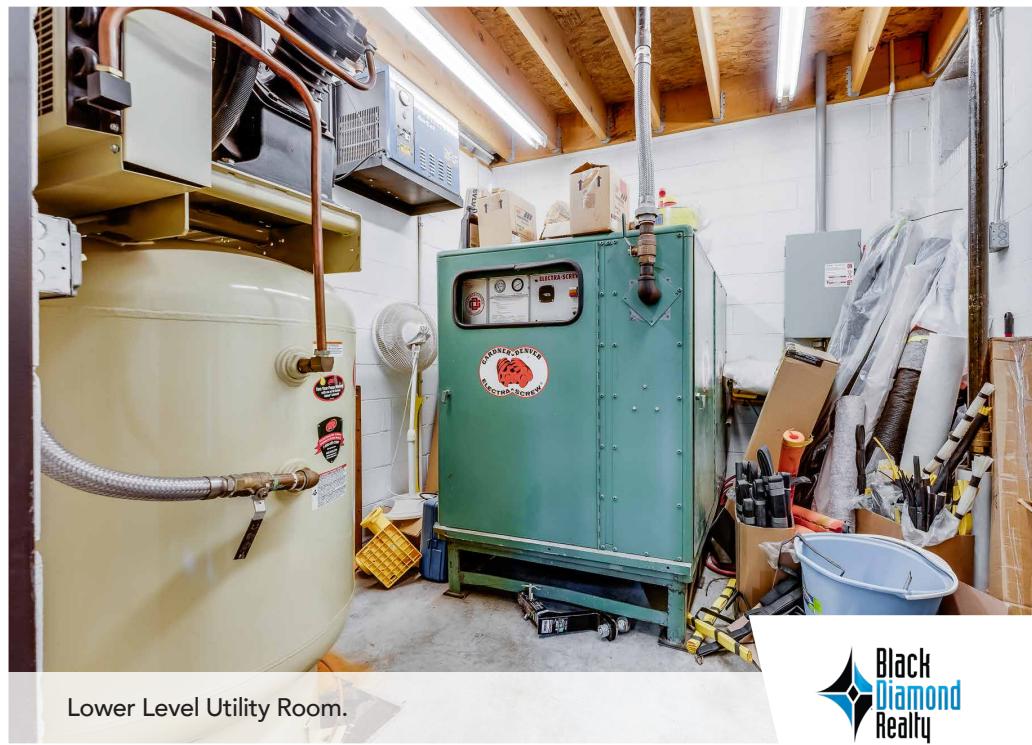
Lower Level Shop Area.



Lower Level Shop Area.



Lower Level Bathroom with Shower.



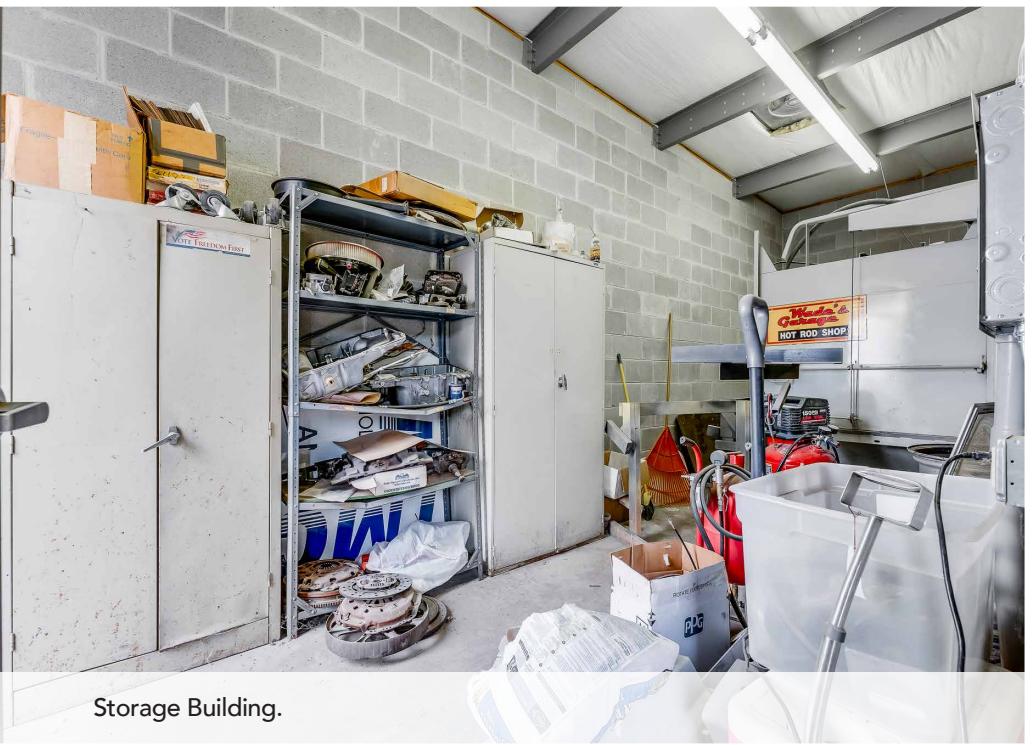
Lower Level Utility Room.



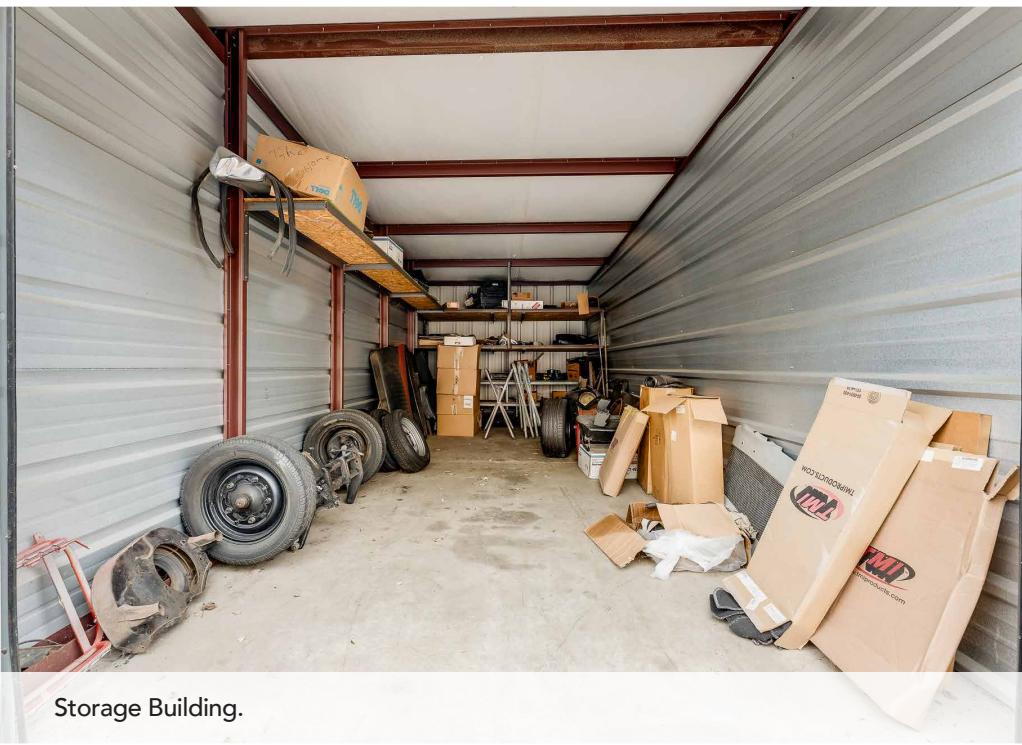
Lower Level Office.



Storage Building.



Storage Building.



Storage Building.



Exterior Front of the Building.



Exterior Front of the Building/Parking Lot.



Exterior Front of the Building.



Exterior Back of the Building.





Exterior Back of the Building/Storage Building.



Lower Level Parking Lot Entrance.



Storage Building.

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS

**24,312**

Total Population

**1,158**

Businesses

**27,357**

Daytime Population

**\$188,064**

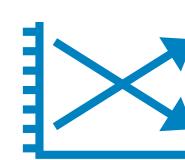
Median Home Value

**\$34,401**

Per Capita Income

**\$34,401**

Median Household Income

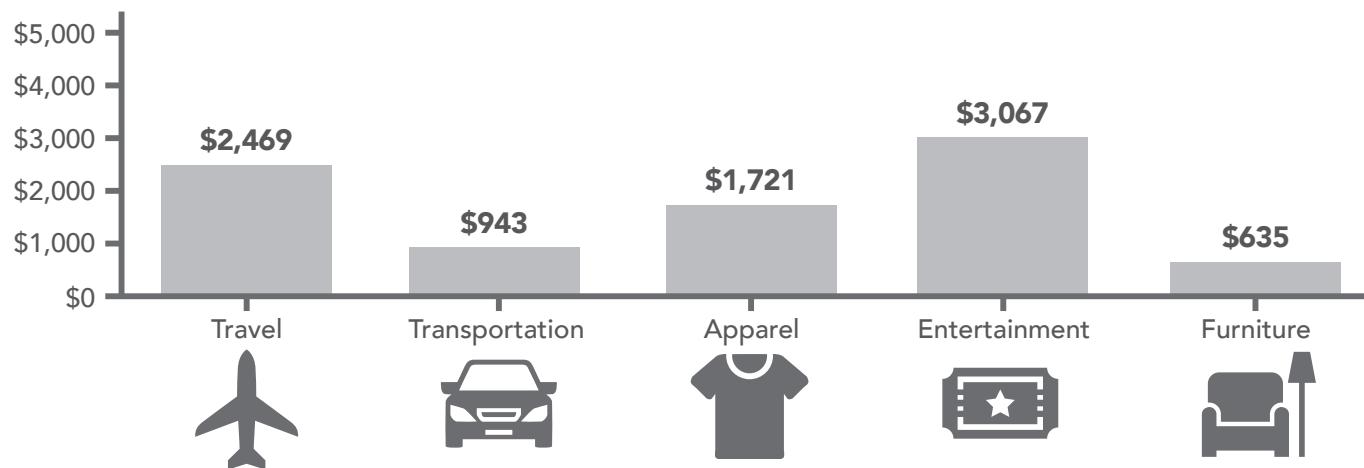
**-0.02%**

2025-2030 Pop Growth Rate

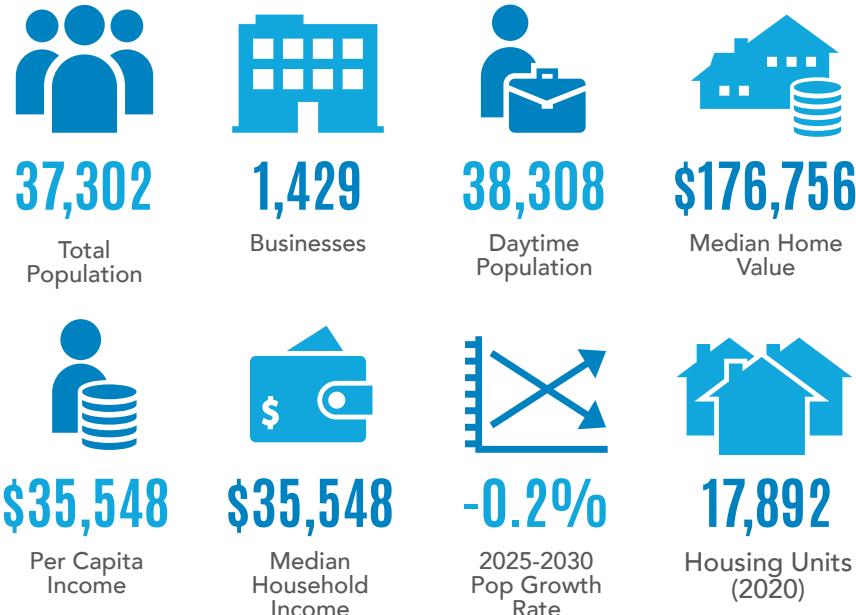
**11,847**

Housing Units (2020)

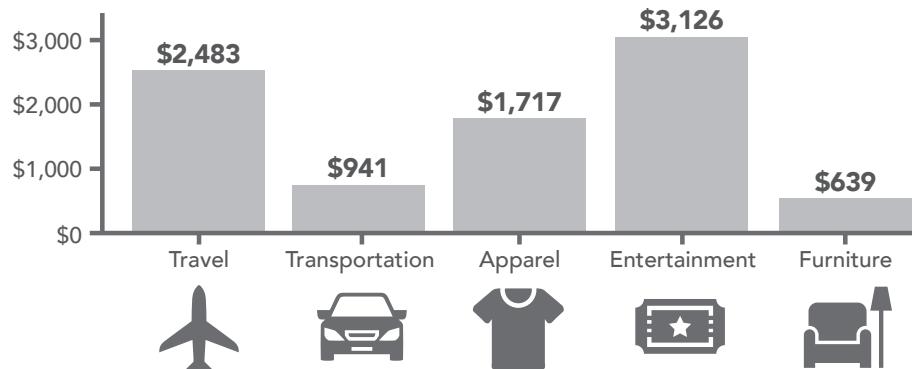
KEY SPENDING FACTS



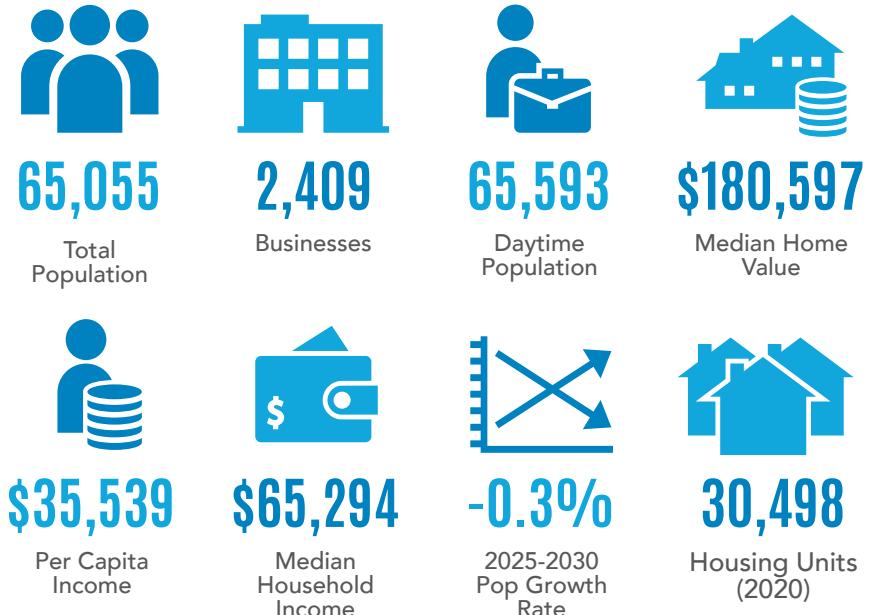
5 MILE RADIUS



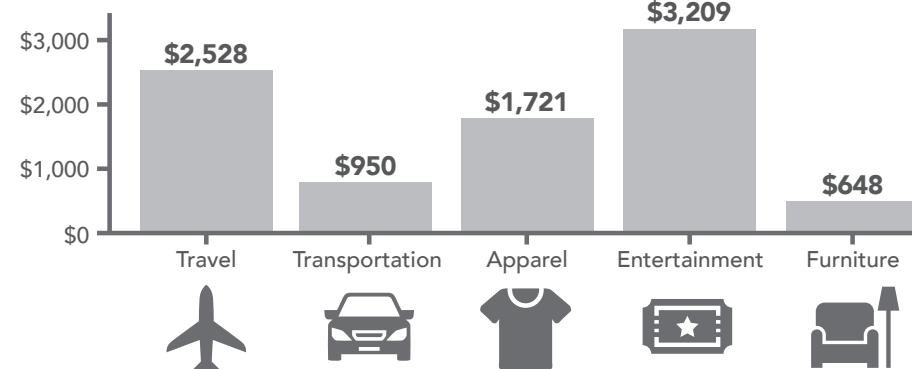
KEY SPENDING FACTS



10 MILE RADIUS



KEY SPENDING FACTS



LOCATION OVERVIEW

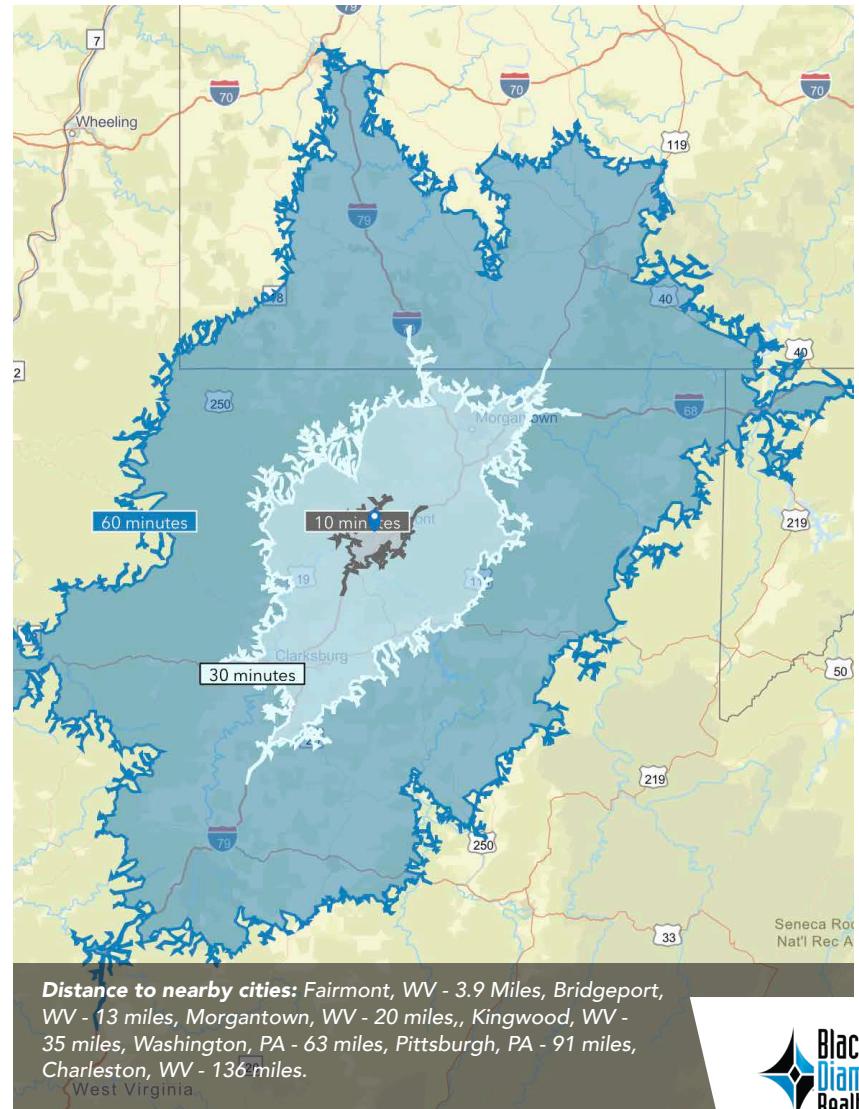
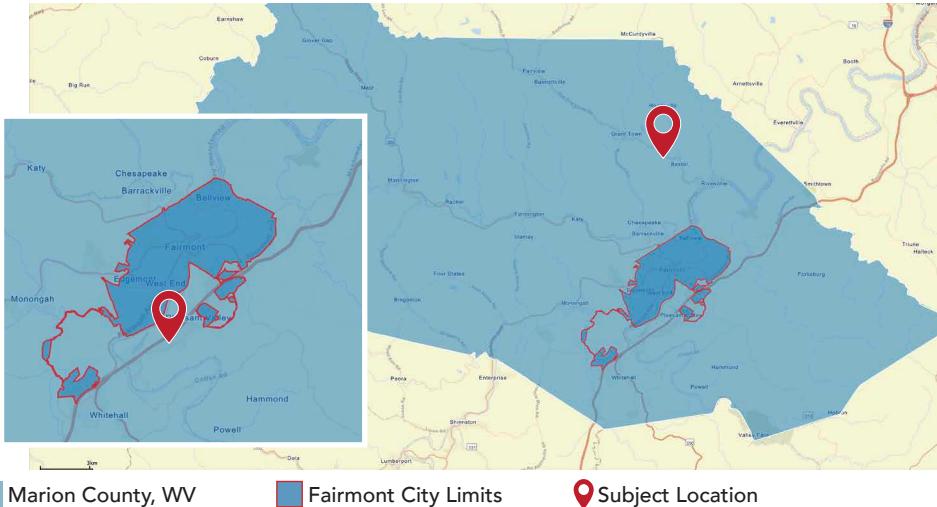
LOCATION GROWTH / STATS

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 Axe, 2025.





The aerial above highlights several of the most popular surrounding locations. The subject property has been referenced with a yellow star. The site is located along Pleasant Valley Road, 0.25 mile off I-79, Exit 133.

● Along I-79 there is a traffic count of 48,663 vehicles per day. (This data is provided by Esri, Esri and Kalibrate Technologies 2024)

*Aerial above taken in 2018.

- 1 Francis Enterprises
- 2 Industrial Building Sale/Lease
- 3 Family Carpet
- 4 Winner's Choice Trophy Shop
- 5 Leslie Equipment
- 6 O.C. Cluss Lumber
- 7 Ruskin Manufacturing
- 8 Sunbelt Rentals
- 9 UPS Customer Center
- 10 U-Store
- 11 Superior Laundries
- 12 Hampton Inn
- 13 Exxon Gas Station
- 14 Holiday Inn Express & Suites
- 15 Cracker Barrel
- 16 East Fairmont High School
- 17 Quality Inn
- 18 Fairmont Municipal-Frankman Field
- 19 Middletown Tractor Sales
- 20 Copper House Grill
- 21 Shell Gas Station
- 22 Wilson Ford Lincoln
- 23 Buick GMC
- 24 Trailer City
- 25 Burger King
- 26 Dan Cava Toyota World
- 27 Robert H. Mollohan Research Center
- 28 NASA IV&V Facility
- 29 Mon Power
- 30 Walmart Supercenter
- 31 Middletown Mall
- 32 Applebee's
- 33 Fairfield Inn & Suites
- 34 Fairmont General Healthplex



Aerial of the Property Facing East.



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Diamond
Realty**



Aerial of the Property Facing North.



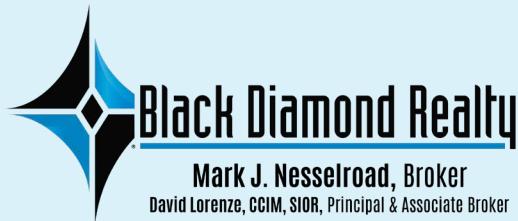
Aerial of the Property Facing South.



Aerial of the Property Facing West.



Aerial of the Property Facing North.



Mark J. Nesselroad, Broker
David Lorenze, CCIM, SIOR, Principal & Associate Broker

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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