



Black Diamond Realty

Mark J. Nesselroad, Broker

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FOR LEASE



INDUSTRIAL BUILDING

Excavation Lane, Parcel B

Morgantown, WV 26508



Kim Licciardi, CCIM, SIOR

Partner & Business Development Leader / Salesperson

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Excavation Lane, Parcel B, Morgantown, WV 26508

LEASE RATE	\$15.00 / SQ FT / YEAR
LEASE STRUCTURE	NNN
BUILDING SIZE	Could be up to 20,000 (+/-) SQ FT
CEILING HEIGHT	Could be 25' or Higher
OVERHEAD DOORS	8-10
DISTANCE TO INTERSTATE	2.5 Miles from I-68, Exit 10

INDUSTRIAL BUILDING DETAILS

Now available for lease at Excavation Lane, Parcel B in Morgantown, WV, this newly planned industrial/flex property offers a highly functional layout designed for efficiency and tenant flexibility. The proposed build-to-suit opportunity can accommodate users requiring up to 20,000 (+/-) SQ FT depending on tenant needs and final configuration. The initial 200' x 100' building concept will feature 8-10 overhead doors and 1-2 dock doors. Ceiling height can easily reach 25' clear or higher if needed, making the property ideal for a wide range of industrial, warehouse, manufacturing, and flex users. **A key highlight of the site is its "all forward motion" design, allowing seamless truck circulation with no need to back up, turn around, or maneuver in tight spaces**—an important advantage for logistics and operational flow. The property will be delivered as a warm vanilla shell with a 6" concrete slab, three-phase power, city water, approved and installed septic, along with dedicated office and industrial space that can be customized to meet tenant needs.



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