

Black Diamond Realty

Mark J. Nesselroad, Broker
David Lorenze, Principal/Salesperson

FOR SALE / LEASE
INDUSTRIAL
MARKETING FLYER



300 TECHNOLOGY WAY
FORT ASHBY, WV 26719

DOWNTOWN FORT ASHBY

This is an aerial photograph of Fort Ashby, Virginia. The image shows a mix of rural and developed areas. In the foreground, there are large open fields and a road. A large white building with a dark roof is visible, labeled as 300 Technology Way. To the right, another building is labeled as IM Motors. In the background, a small town is visible, labeled as Downtown Fort Ashby, with rolling hills in the distance.

 300 TECHNOLOGY WAY

IM MOTORS

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304.413.4350
BlackDiamondRealty.net

Anna Carrier, Associate
acarrier@blackdiamondrealty.net
M. 304.216.6926



INDUSTRIAL FOR SALE / LEASE

300 TECHNOLOGY WAY FORT ASHBY, WV 26719

SALE PRICE / \$525,000

LEASE RATE / \$8.00 / SQFT / PER YEAR
+ TENANT PAYS FOR UTILITIES

LEASE STRUCTURE / NNN

GROSS BUILDING SIZE / 11,000 SQ FT

GROSS LOT SIZE / 4.69 ACRES

CEILING HEIGHT / 16-20 FEET

ZONING / NO ZONING

PROPERTY TYPE / INDUSTRIAL, MIXED-USE

**PROPERTY FEATURES / LARGE PARKING
LOT, SIGNAGE OPPORTUNITIES, OPEN
FLOOR PLAN, APARTMENT/OFFICE
BUILD OUT**

The subject property offers an 11,000 (+/-) square feet building on 4.69 (+/-) acres. The building offers two floors, the first floor is an open industrial space previously used as a gym facility and the second floor offers an apartment which is roughly 75%-80% complete and could also be utilized as office space. This property has the ability to be subdivided to multiple tenants. A large parking lot is available for guests and the extra acreage can accommodate further development.

The property is located in the Fort Ashy Business & Technology Park in Fort Ashby, WV approximately 14 miles south of Cumberland, MD, 14 miles north of Romney, WV, and 15 miles northeast of Keyser, WV. Additional acreage available adjacent to the existing property through the MCDA if required.

FOR SALE / LEASE
INDUSTRIAL BUILDING - LOCATED 1.7 MILES TO DOWNTOWN FORT ASHBY
300 TECHNOLOGY WAY · FORT ASHBY, WV 26719 · 11,000 SQ FT · 4.69 ACRES

PROPERTY SPECIFICATIONS

SPECIFICATIONS

Built in 2018, the subject building is comprised of 11,000 (+/-) square feet across two floors. The first floor is comprised of 10,000 (+/-) square feet. The larger portion of the first floor has a ceiling height of 16' at the eaves and 20' at center. The second floor is comprised of 1,000 (+/-) square feet and includes an apartment which is roughly 75%-80% complete. The building is fully conditioned with three HVAC units, one servicing the front of the building and apartment and two for the industrial space.

INGRESS / EGRESS / PARKING / DIRECTIONS

The property currently offers two points of ingress and egress along Technology Way. The gravel driveway and parking lot offer access along the east, south and west sides of the building. The parking lot offers space for approximately 20 vehicles. Additional parking could be created. To access the property from Fort Ashby, turn west onto Fort Ashby Road (Route 46) and continue 1.4 miles and turn left onto Technology Way. The property will be 0.3 mile ahead on the right.

UTILITIES

This site offers all public utilities, which include the following:

UTILITY	PROVIDER
Electric	Potomac Edison Electric
Natural Gas	Buried 1000 Gallon Propane Tank Provider Southern States
Water	Frankfort Public Service Department
Sewer	Frankfort Public Service Department
Trash	Knobley Mountain Hauling
Cable/Internet	Breezline Broadband

LEGAL DESCRIPTION / ZONING

Located outside of City Limits, this property is situated within the Frankfort District (04) of Mineral County. The site consists of one irregular shaped parcel totaling 4.69 (+/-) acres. The property is identified as Frankfort District, Map 37, Parcel 5.9. This can be referenced in Deed Book 369, Page 408. The property is not restricted by zoning.



LOCATION ANALYSIS

Mineral County is a county in the U.S. state of West Virginia located within the central part of the panhandle. It is part of the Cumberland metropolitan area, together with Cumberland, Maryland. As of the 2020 census, the population was 26,938. Its county seat is Keyser. The county was founded in 1866.

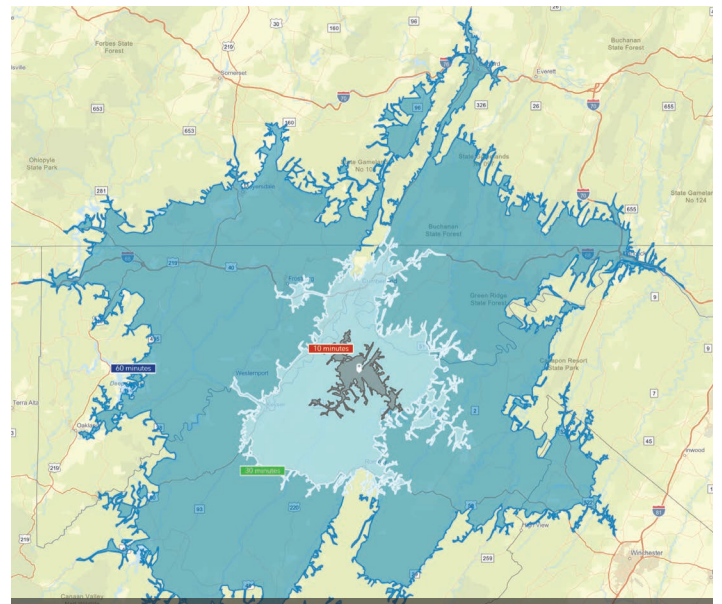
Mineral County has a total population of 26,622 and a median household income of \$53,909. Total number of businesses is 665.

The **City of Fort Ashby** has a total population of 1,261 and a median household income of \$51,952. Total number of businesses is 49.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2023.



Mineral County, WV Fort Ashby City Limits Subject Location



Distance to nearby cities: Cumberland, MD - 12 miles, Martinsburg, WV - 62 miles, Morgantown, WV - 83 miles, Washington, D.C. - 126 miles, Pittsburgh, PA - 129 miles, Charleston, WV - 228 miles.

SUBJECT PROPERTY PARCEL MAP



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SURROUNDING AMENITIES



The aerial above highlights several of the most popular surrounding locations. The subject property, 300 Technology Way, has been referenced with a yellow star.

- 1 Thermo Gauge Instruments
- 2 iM Motors
- 3 Distribution Center
- 4 Cross Hairs Indoor Gun Range
- 5 The Corner Bistro & Vintage Market
- 6 Fort Ashby Volunteer Fire Company
- 7 Fort Ashby Medical Center
- 8 7-Eleven Gas Station
- 9 Subway
- 10 Hometown Solutions
- 11 Mineral County Fairgrounds
- 12 G & M Granite Counter Tops
- 13 High Q Auto Care
- 14 Complete Care at Dawnview
- 15 Fort Ashby Primary School
- 16 Frankfort Intermediate School
- 17 United States Postal Service
- 18 Adams Equipment Co
- 19 Fort Ashby Camper Sales & Truck Accessories
- 20 Route 28 Bar & Grill

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



2,687

Total Population



71

Businesses



2,187

Daytime Population



\$182,923

Median Home Value



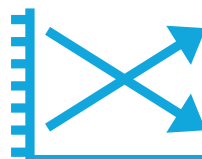
\$31,008

Per Capita Income



\$57,632

Median Household Income



-0.67%

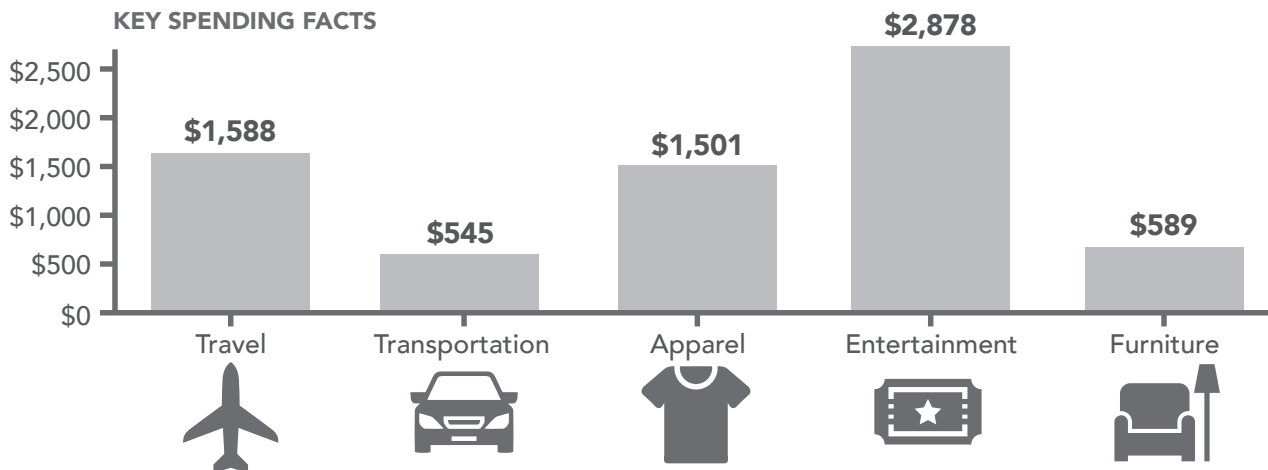
2020-2023 Pop Growth Rate



47.3

Median Age

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 2023, 2028. Spending facts are average annual dollar per household.

5 MILE RADIUS



5,390

Total Population



94

Businesses



3,830

Daytime Population



\$186,088

Median Home Value



\$29,903

Per Capita Income



\$57,513

Median Household Income



-0.64%

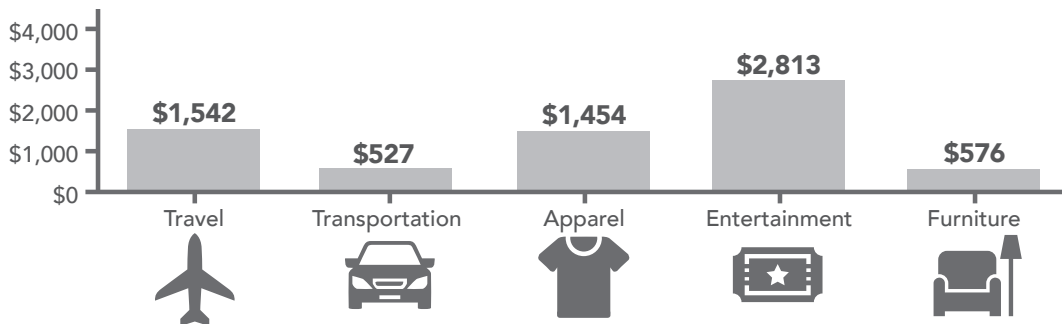
2020-2023 Pop Growth Rate



47.4

Median Age

KEY SPENDING FACTS



10 MILE RADIUS



31,824

Total Population



732

Businesses



26,681

Daytime Population



\$163,763

Median Home Value



\$26,252

Per Capita Income



\$52,424

Median Household Income



-0.46%

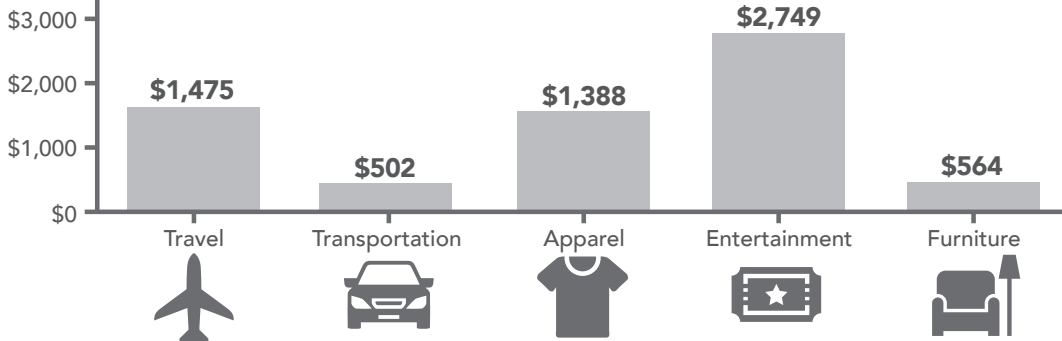
2020-2023 Pop Growth Rate



44.3

Median Age

KEY SPENDING FACTS

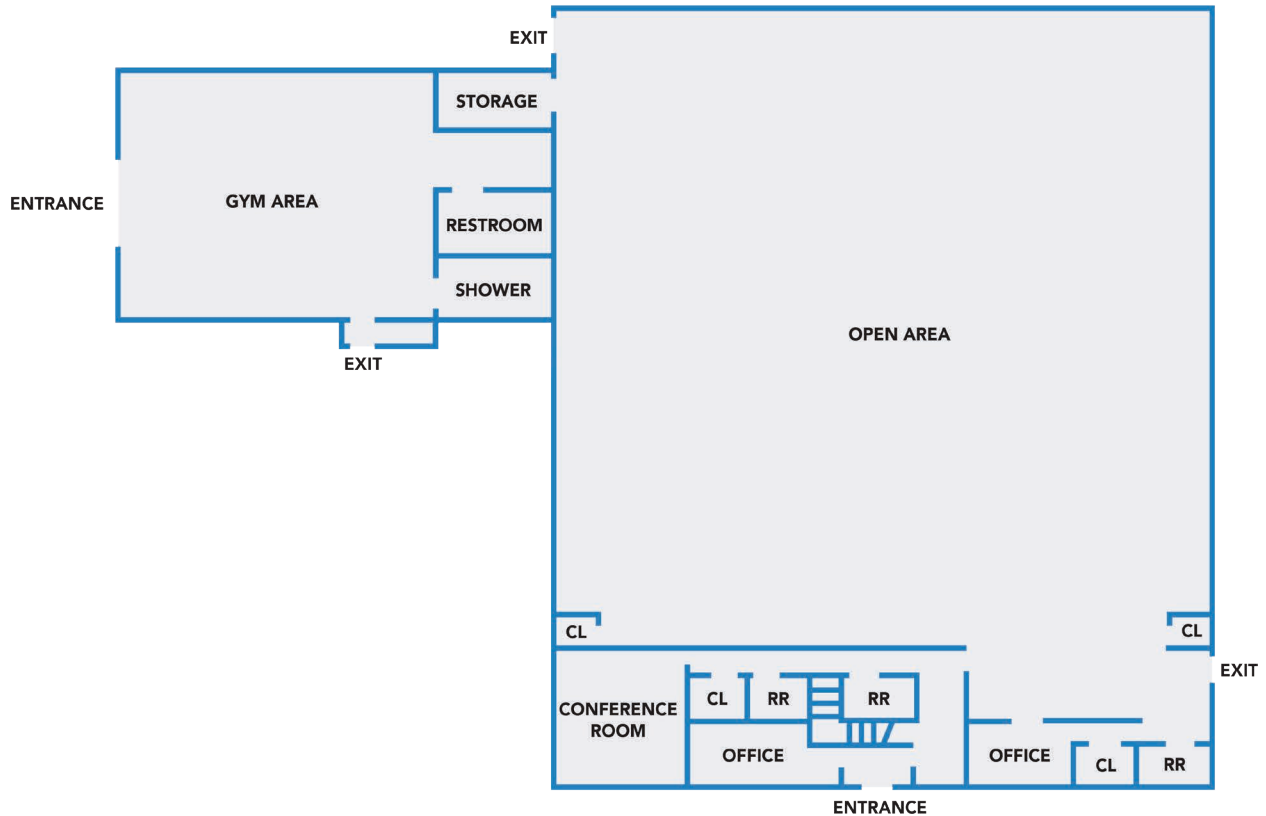


FLOOR PLAN

11,000 SQUARE FEET

The subject building is comprised of 11,000 (+/-) square feet across two floors. The first floor includes a large open area, two offices, conference room, four restrooms, a shower room, storage room and four closets of various sizes. The second floor includes an apartment that is roughly 75%-80% complete. This could be finished as office space if desired.

Finishes include a combination of carpet, laminate and tile flooring, fluorescent, recessed and dome light fixtures, and a combination of metal, drywall and unfinished walls.



**CLICK HERE TO VIEW MATTERPORT
FLOOR PLAN OR SCAN QR CODE**
PASSWORD: wheelhouse

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FIRST FLOOR PHOTOS



Entrance to Open Area.

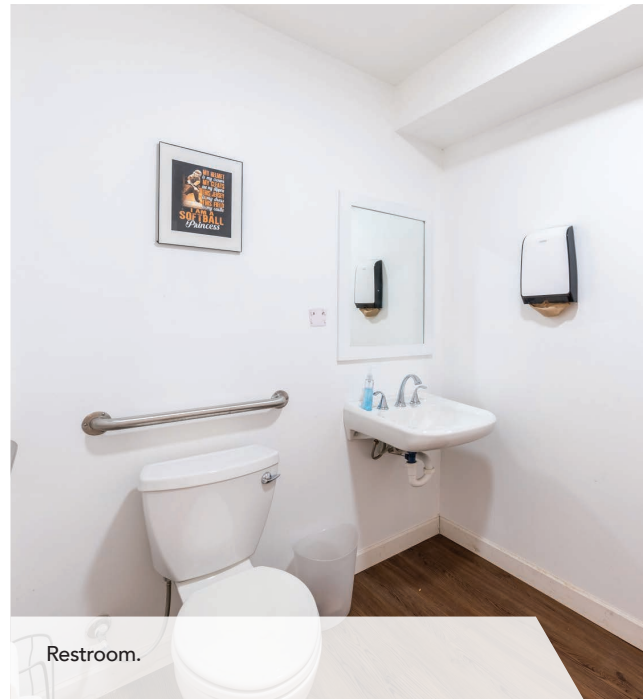


Office.

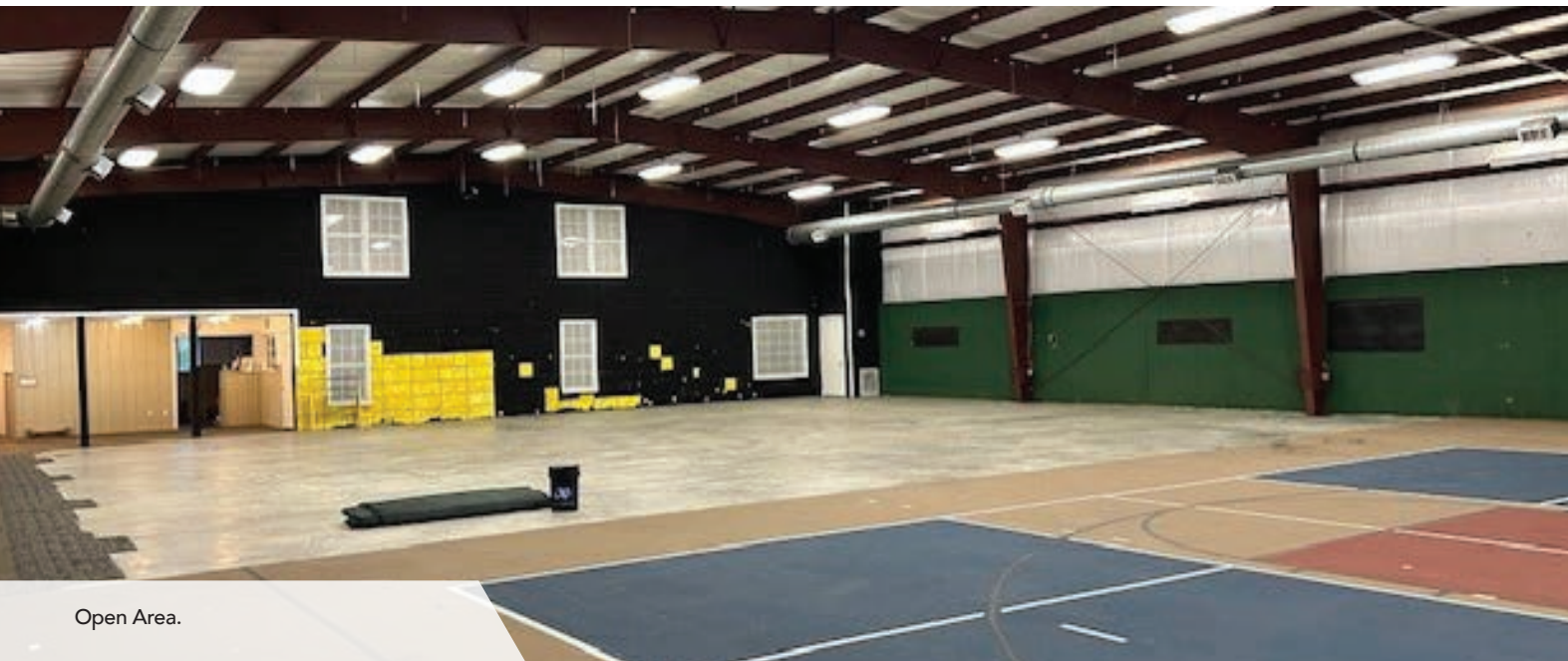
FIRST FLOOR PHOTOS



Hallway to Conference Room.



Restroom.



Open Area.

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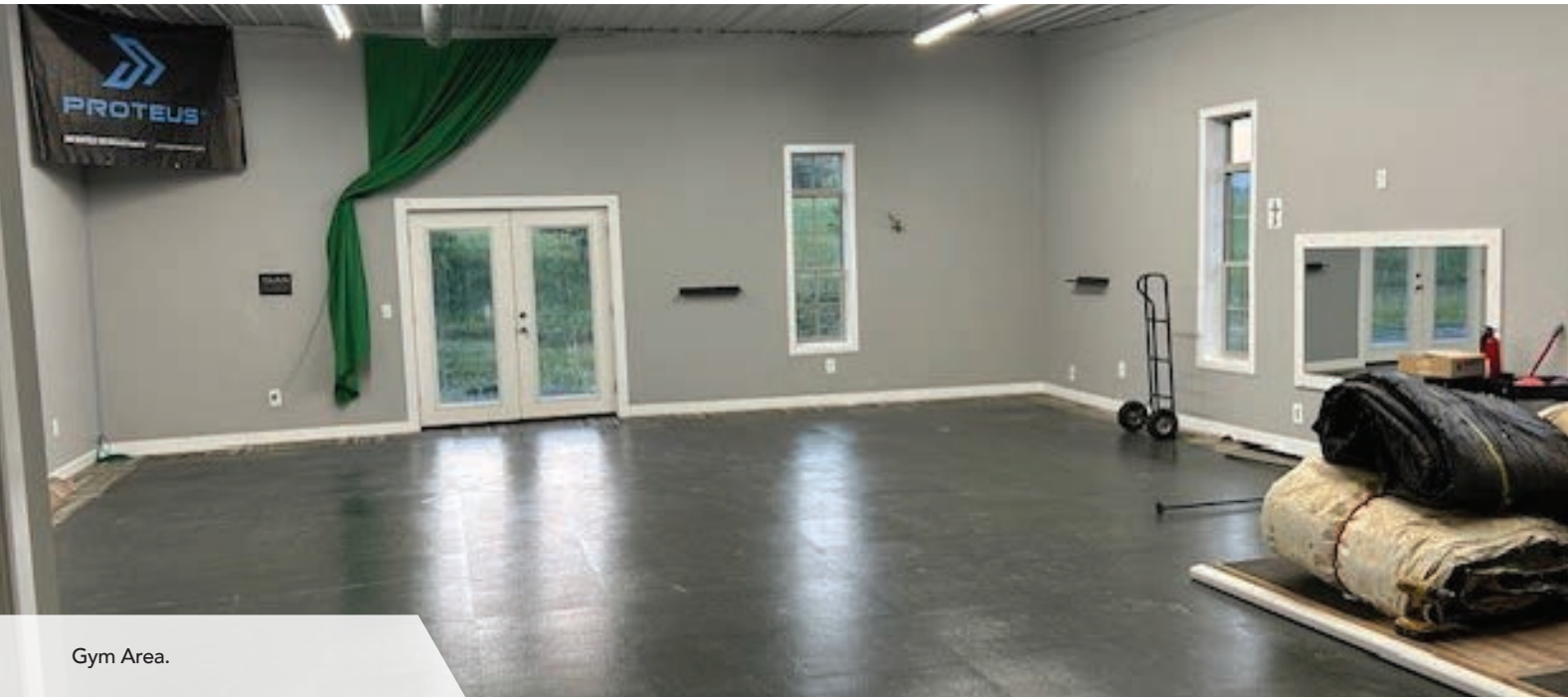


Open Area.



Conference Room.

FIRST FLOOR PHOTOS



Gym Area.

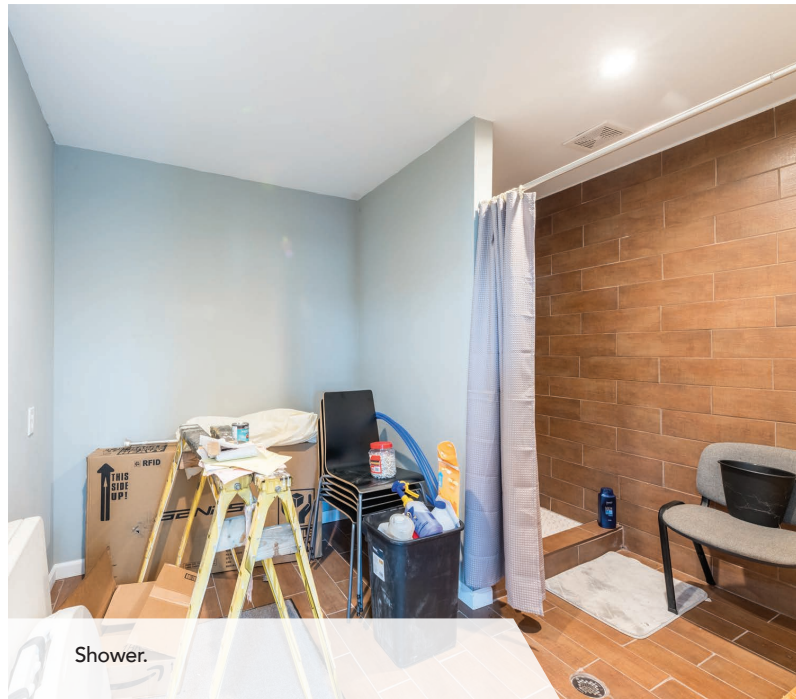


Gym Area.

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Shower.



Storage.



Hallway.

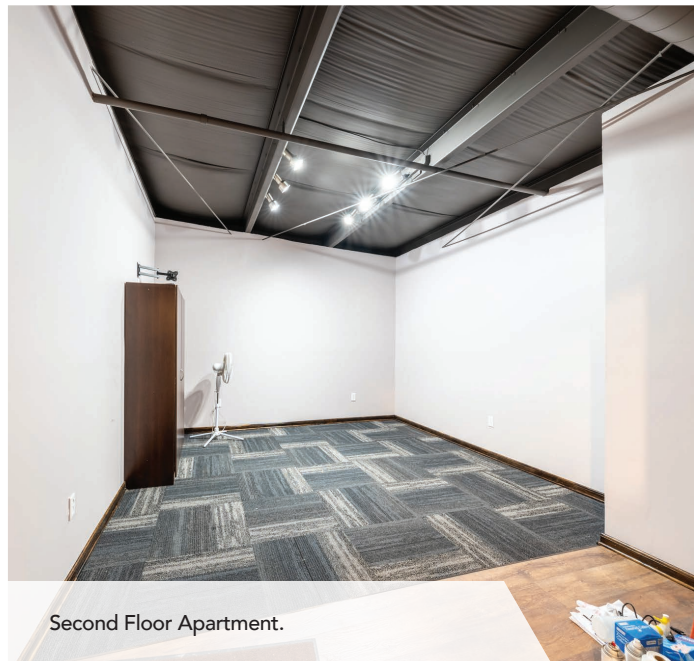
SECOND FLOOR PHOTOS



Second Floor Apartment, Kitchen.



Second Floor Apartment, Kitchen.



Second Floor Apartment.

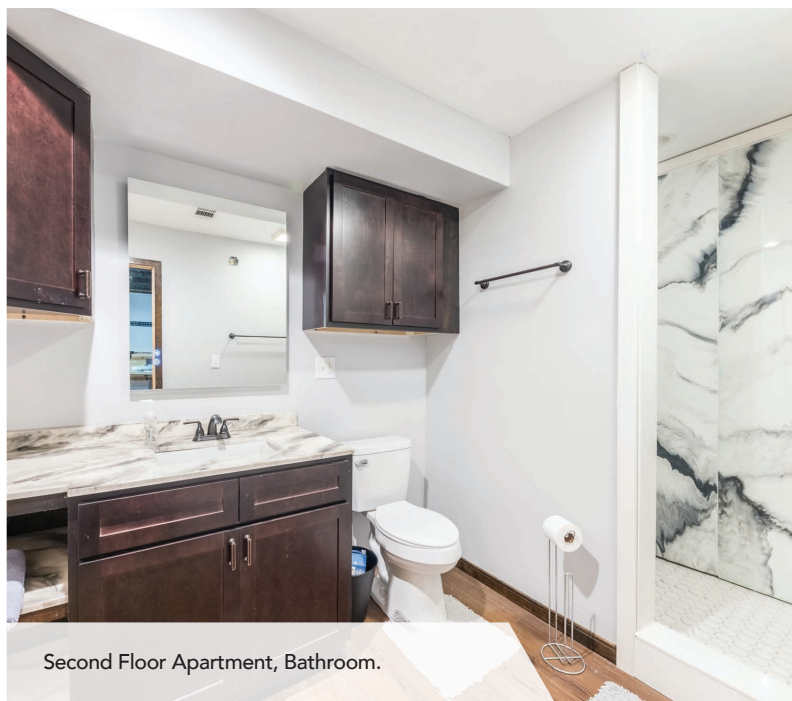
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Second Floor Apartment.



Second Floor Apartment, Bathroom.



Second Floor Apartment.

EXTERIOR PHOTOS



View of the Main Entrances.



Side View of the Building.

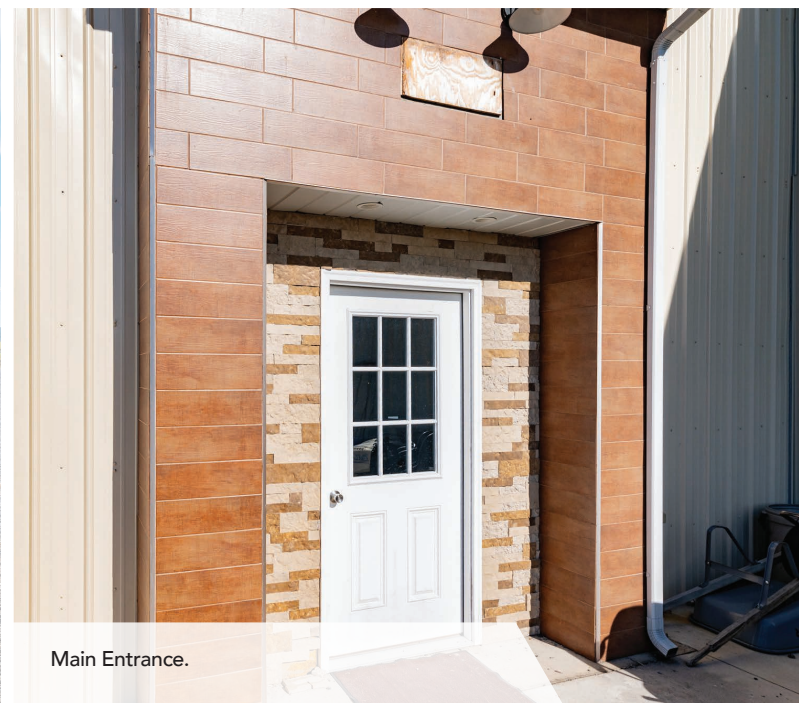
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Back View of the Building.



Main Entrance.



View from the Corner of the Property.

AERIALS



Aerial of the Property Facing North.

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Aerial of the Property Facing Northeast.



Aerial of the Property Facing Southeast.



Aerial of the Property Facing Southwest.

AERIALS



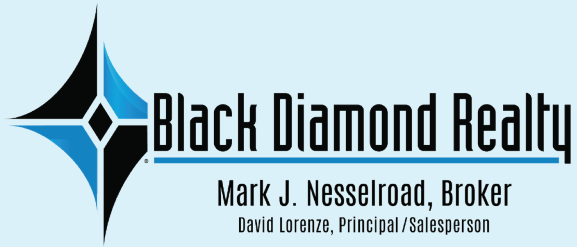
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Downtown Fort Ashby.



CONTACT

BLACK DIAMOND REALTY

1399 Stewartstown Road, Suite 150
Morgantown, WV 26505

P. 304.413.4350 | F. 304.599.3285

BlackDiamondRealty.net

PRIMARY CONTACT

Anna Carrier, Associate

M. 304.216.6926

cwooldridge@blackdiamondrealty.net