



Black Diamond Realty

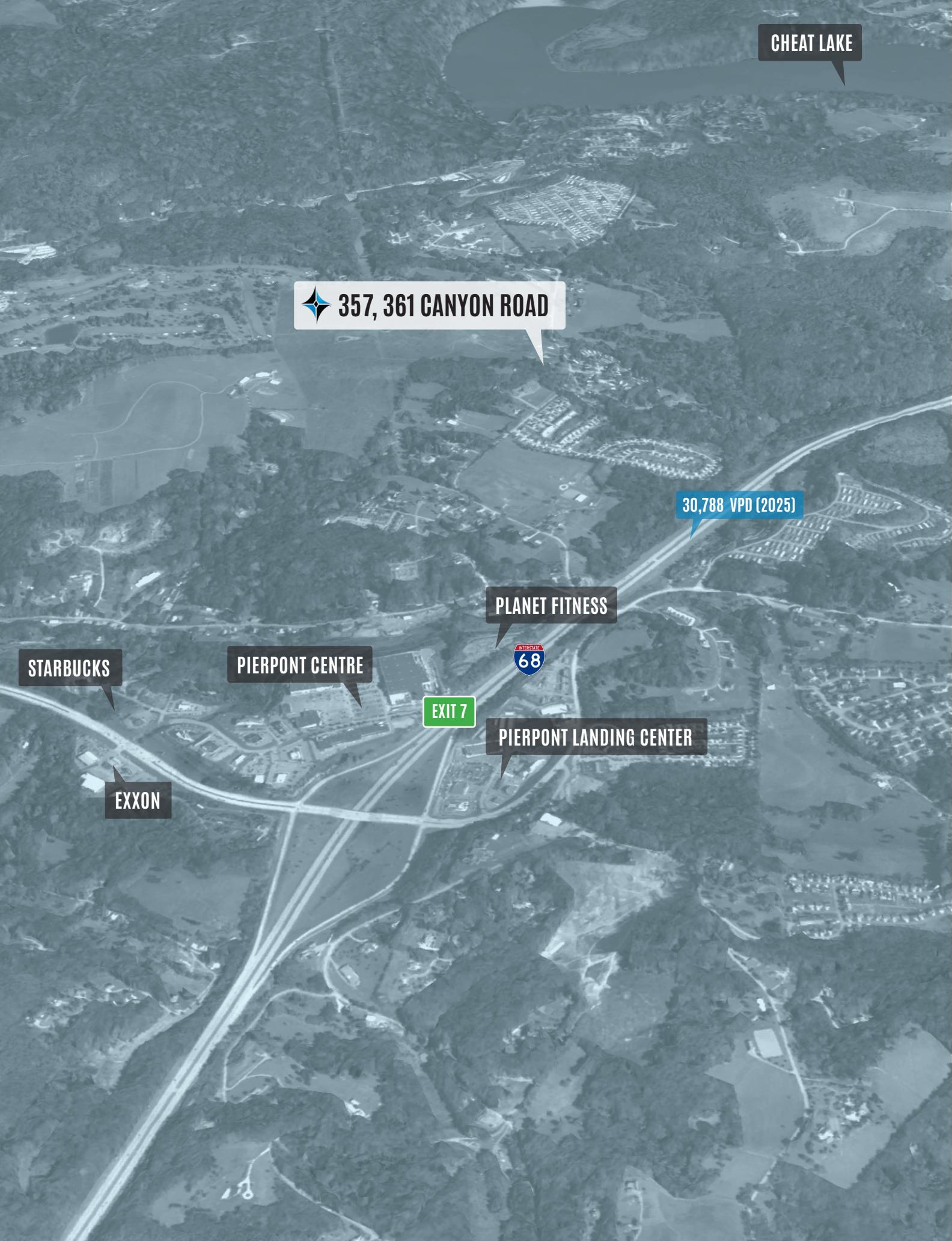
Mark J. Nesselroad, Broker

David Lorenze, CCIM, SIOR, Principal & Associate Broker

FOR SALE / LEASE
INDUSTRIAL
MARKETING FLYER



357, 361 CANYON ROAD
MORGANTOWN, WV 26508



CHEAT LAKE

357, 361 CANYON ROAD

30,788 VPD (2025)

PLANET FITNESS

STARBUCKS

PIERPONT CENTRE

PIERPONT LANDING CENTER

EXXON

EXIT 7



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INDUSTRIAL PROPERTY FOR SALE / LEASE

SALE PRICE / NEGOTIABLE

LEASE RATE / \$11.00 / SQ FT

LEASE STRUCTURE / NNN

AVAILABLE SQUARE FEET / 14,400 SQ FT

LOT SIZE / 2.2 ACRES

CEILING HEIGHT / 19-26 FEET

ZONING / NO ZONING

PROPERTY TYPE / INDUSTRIAL

**PROPERTY FEATURES / ACCESS TO
INTERSTATE, CLOSE TO MANY
AMENITIES, SECURITY SYSTEM, HIGH
CEILINGS, PAVED PARKING LOT**

357, 361 CANYON ROAD MORGANTOWN, WV 26508

• Prime Industrial Property

- Two industrial buildings totaling 22,276 (+/-) square feet of functional space
- 357 Canyon Road offers 14,400 (+/-) square feet
- 361 Canyon Road offers 7,876 (+/-) square feet (*This building is fully leased*)
- Can be leased / sold together or separate
- Versatile layout suitable for manufacturing, warehousing, or mixed industrial
- Building 1 (357 Canyon Road) offers 26' to center and 15' at eave ceiling height, and six overhead doors
- Building 2 (361 Canyon Road) offers 19' to center and 16' at eave ceiling height, and five overhead doors (*This building is fully leased*)

• Expansive Lot Size

- Situated on 2.2 (+/-) acres providing ample outdoor space
- 357 Canyon Road offers 40 (+/-) parking spaces
- 361 Canyon Road offers 35 (+/-) parking spaces (*This building is fully leased*)

• Strategic Location

- Convenient access to major highways for efficient transportation and logistics
- Located just 2 miles from I-68, Exit 7

FOR SALE / LEASE
INDUSTRIAL PROPERTY - LOCATED 2 MILES FROM I-68, EXIT 7
357, 361 CANYON ROAD · MORGANTOWN, WV 26508 · 22,276 SQ FT

PROPERTY SPECIFICATIONS

PROPERTY SPECIFICATIONS

- Total Building Size: 22,276 (+/-) square feet across two buildings
- Lot Size: 2.2 (+/-) acres
- Year Built: 2016
- Building Type: Industrial (two buildings)
- Metal wall structure with concrete foundation and floors

INGRESS / EGRESS / PARKING / DIRECTIONS

- One ingress/egress from Canyon Road
- Large paved parking lot
- Head Northeast on I-79
- Take Exit 7
- Turn right onto Cheat Road.
- Travel 0.6 mile and then turn left onto N Pierpont Road
- Turn right onto Canyon Road and travel 0.8 mile
- 357, 361 Canyon Road is located on the left

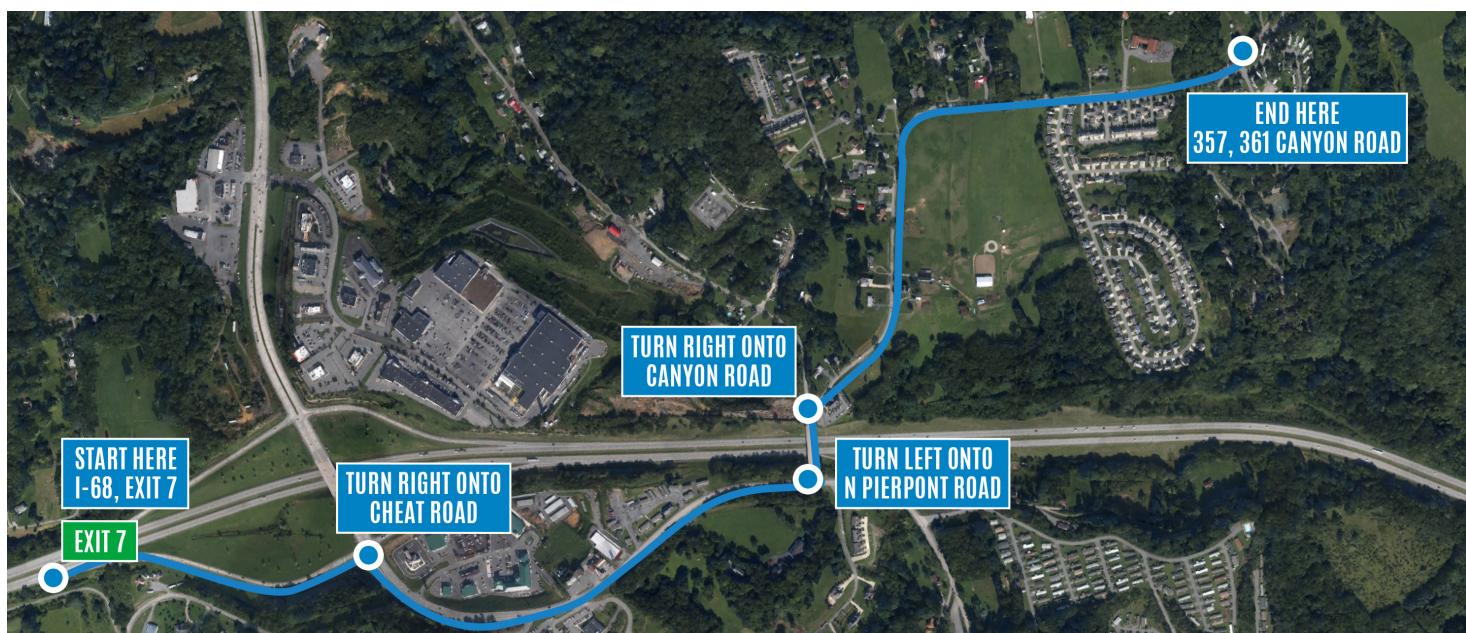
LEGAL DESCRIPTION / ZONING / PARCEL MAP

- Outside city limits of Morgantown
- Parcel 20, Tax Map 20, Union District, Monongalia County
- Deed Book 1471, Page 641
- No zoning regulations

UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Mountaineer Gas
Water	Morgantown Utility Board (MUB)
Sewer	Morgantown Utility Board (MUB)
Trash	Republic
Cable / Internet	Multiple Providers



LOCATION ANALYSIS

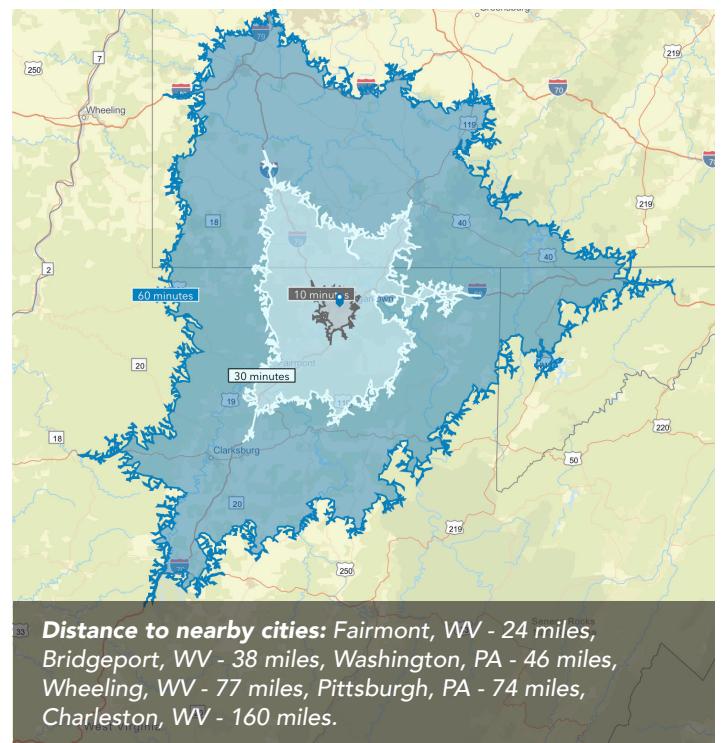
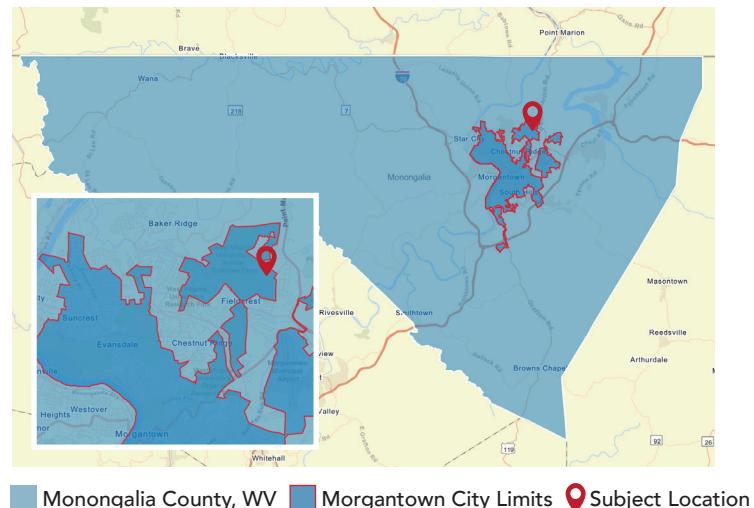
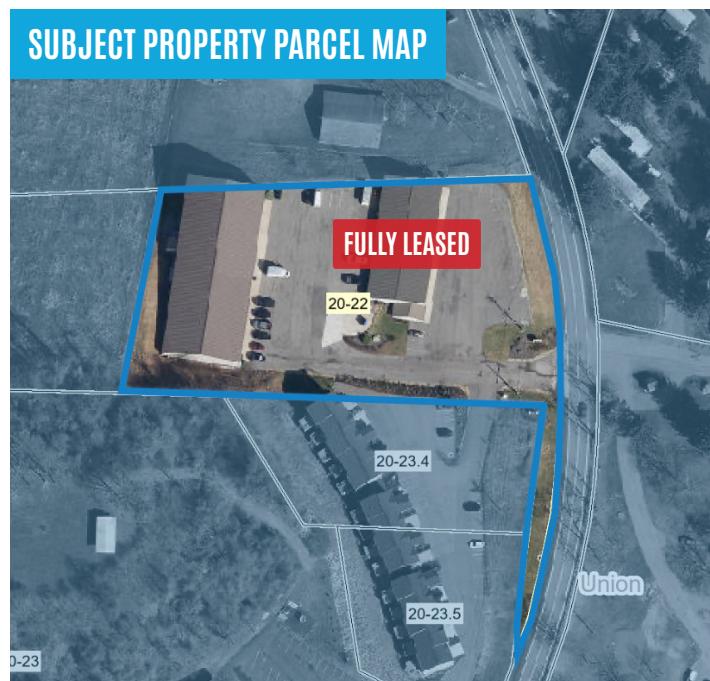
Monongalia County lies in north central West Virginia with Morgantown as the county seat and home of West Virginia University. The Morgantown MSA regularly ranks a variety of lists pointing to the area's accomplishments in terms of growth, business development, workforce cultivation and more.

Morgantown's prominence in both of the recession-resistant sectors of higher education and health care employment is one reason for the stability in the area. The WVU Bureau of Business and Economic Research calls for "continued healthy growth" well into the future.

Monongalia County has a total population of 106,376 and a median household income of \$56,213. Total number of businesses is 3,875.

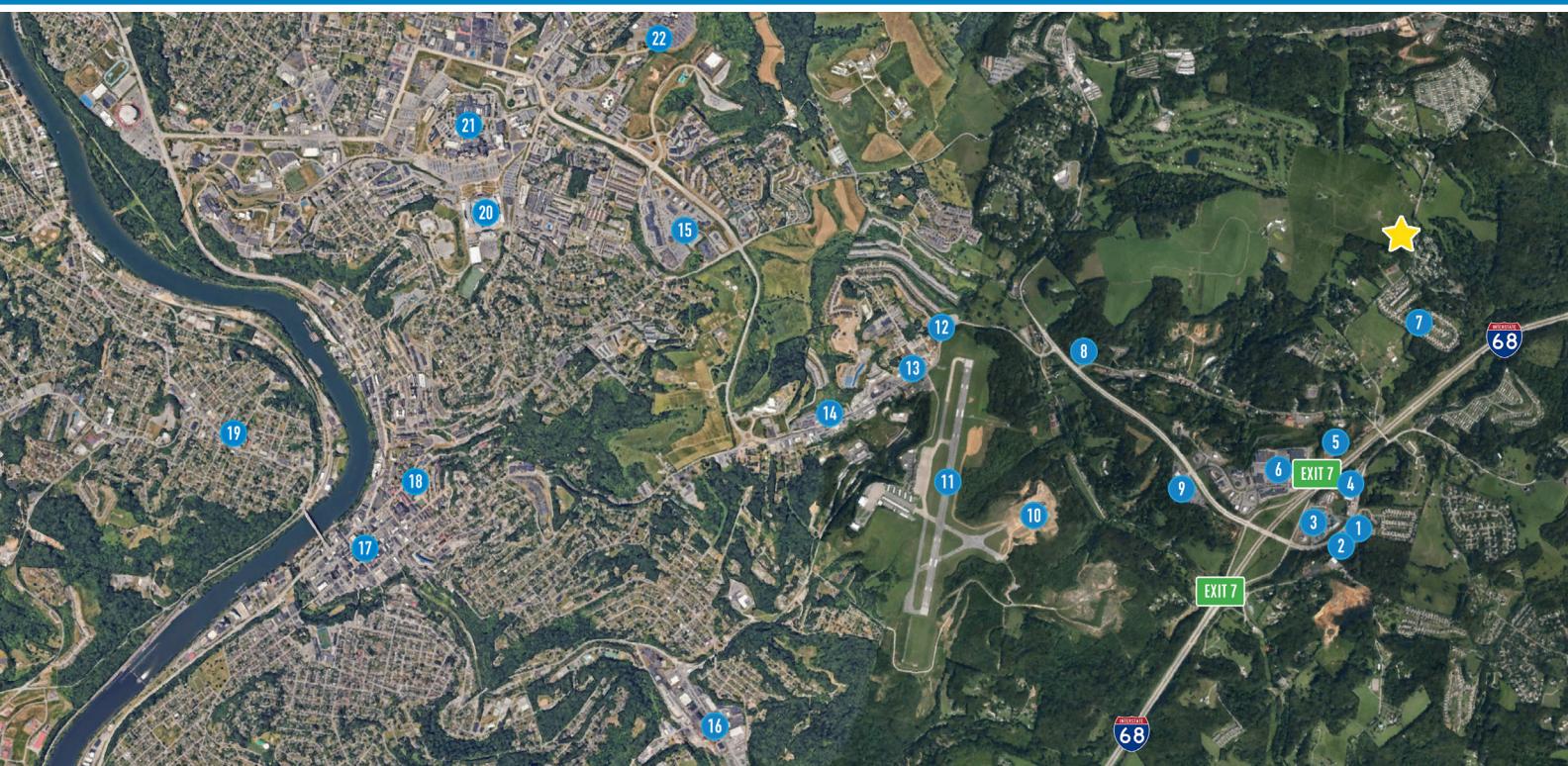
The **City of Morgantown** has a total population of 29,856 and a median household income of \$43,620. Total number of businesses is 1,441.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2025.



FOR SALE / LEASE
INDUSTRIAL PROPERTY - LOCATED 2 MILES FROM I-68, EXIT 7
357, 361 CANYON ROAD · MORGANTOWN, WV 26508 · 22,276 SQ FT

AERIAL PHOTO



The Google aerial above was taken facing south towards Morgantown. Several surrounding businesses have been highlighted with blue numbers. Referenced a yellow star is the subject property, 357, 361 Canyon Road.

- 1 WVU Primary Care
- 2 Mine Safety & Health Administration
- 3 Pierpont Landings: PARCS Superstore, Apple Annie's, First Exchange Bank
- 4 Store More Storage
- 5 Fort Pierpont: Plant Fitness, MonHealth Primary Care, Fox's Pizza, Ziebart, Cafe Oliverio
- 6 Pierpont Centre: Lowe's, Price Cutter, Michael's, Xfinity Store, Starbucks, McDonald's, Zen Leaf Dispensary, Ruby Tuesday, Holiday Inn Express, Wendy's, Outback Steakhouse, IHOP, Clear Mountain Bank, Chipotle, Fujiyama
- 7 Cheat Crossing
- 8 Tireland of Morgantown
- 9 Exxon, Pro Performance, Airgas Store
- 10 Army National Guard
- 11 Morgantown Municipal Airport
- 12 Northpointe Plaza
- 13 Sheetz, NAPA Auto Parts
- 14 Mileground: Subaru of Morgantown, Chrysler Dodge Jeep RAM Fiat, of Morgantown, EZ Storage, J&S Pawn And Guns
- 15 Suncrest Towne Centre: Kroger, WVU Endocrinology, NTB National Tire and Battery, McDonald's, WesBanco, Great Clips, Hilton Garden, Chico's, Buffalo Wild Wings
- 16 Sabraton
- 17 Downtown Morgantown
- 18 West Virginia University
- 19 Westover
- 20 Milan Puskar Stadium
- 21 WVU Medicine Health Sciences Campus, Ruby Memorial Hospital
- 22 MonHealth Medical Center

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



21,427

Total Population



821

Businesses



20,334

Daytime Population



\$328,108

Median Home Value



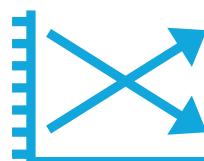
\$54,797

Per Capita Income



\$81,328

Median Household Income



0.6%

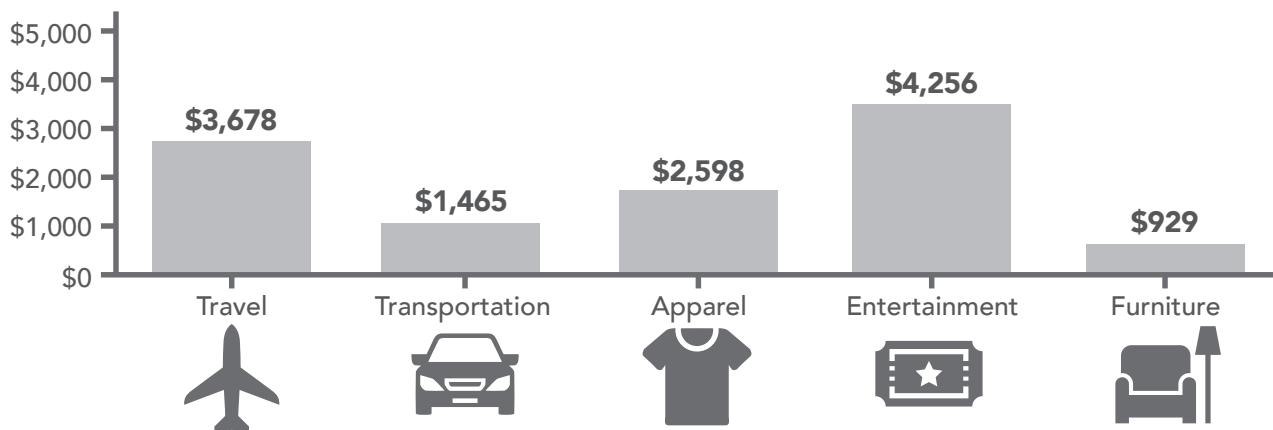
2025-2030 Pop Growth Rate



10,034

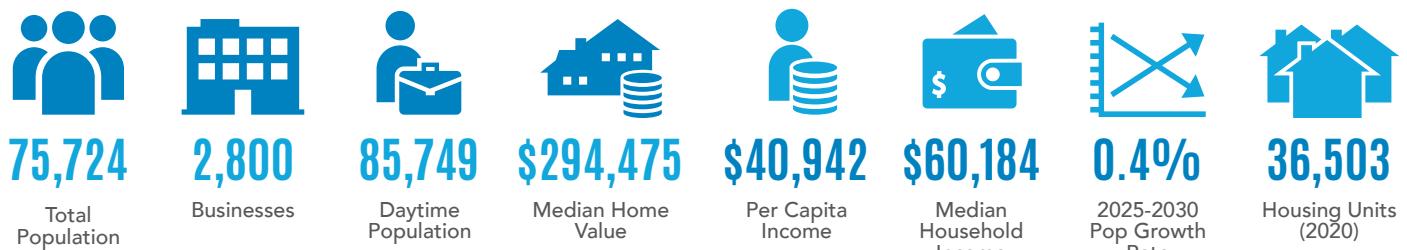
Housing Units (2020)

KEY SPENDING FACTS

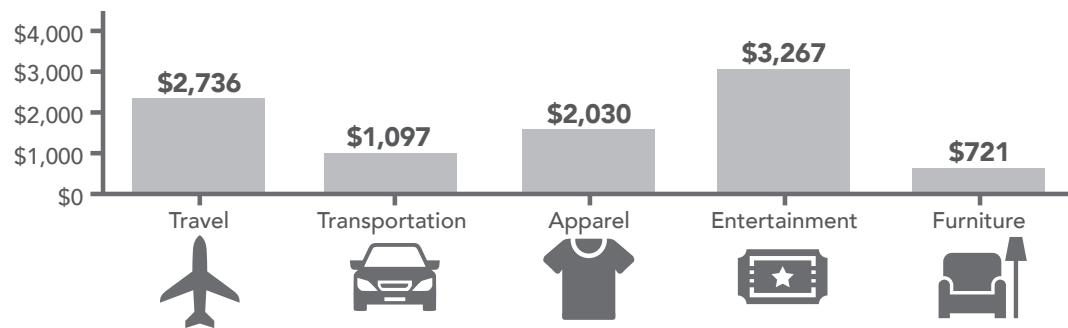


These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axe. The vintage of the data is 2025, 2030. Spending facts are average annual dollar per household.

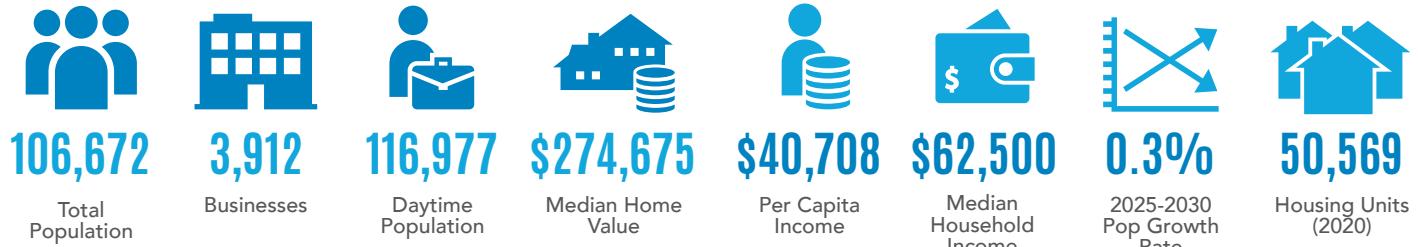
5 MILE RADIUS



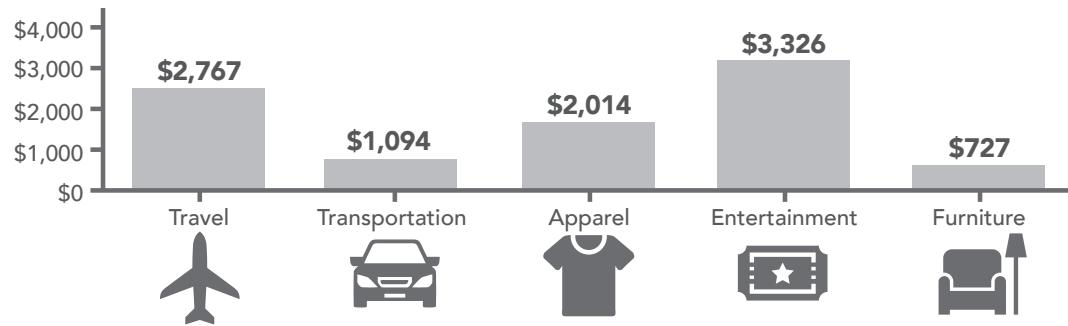
KEY SPENDING FACTS



10 MILE RADIUS



KEY SPENDING FACTS

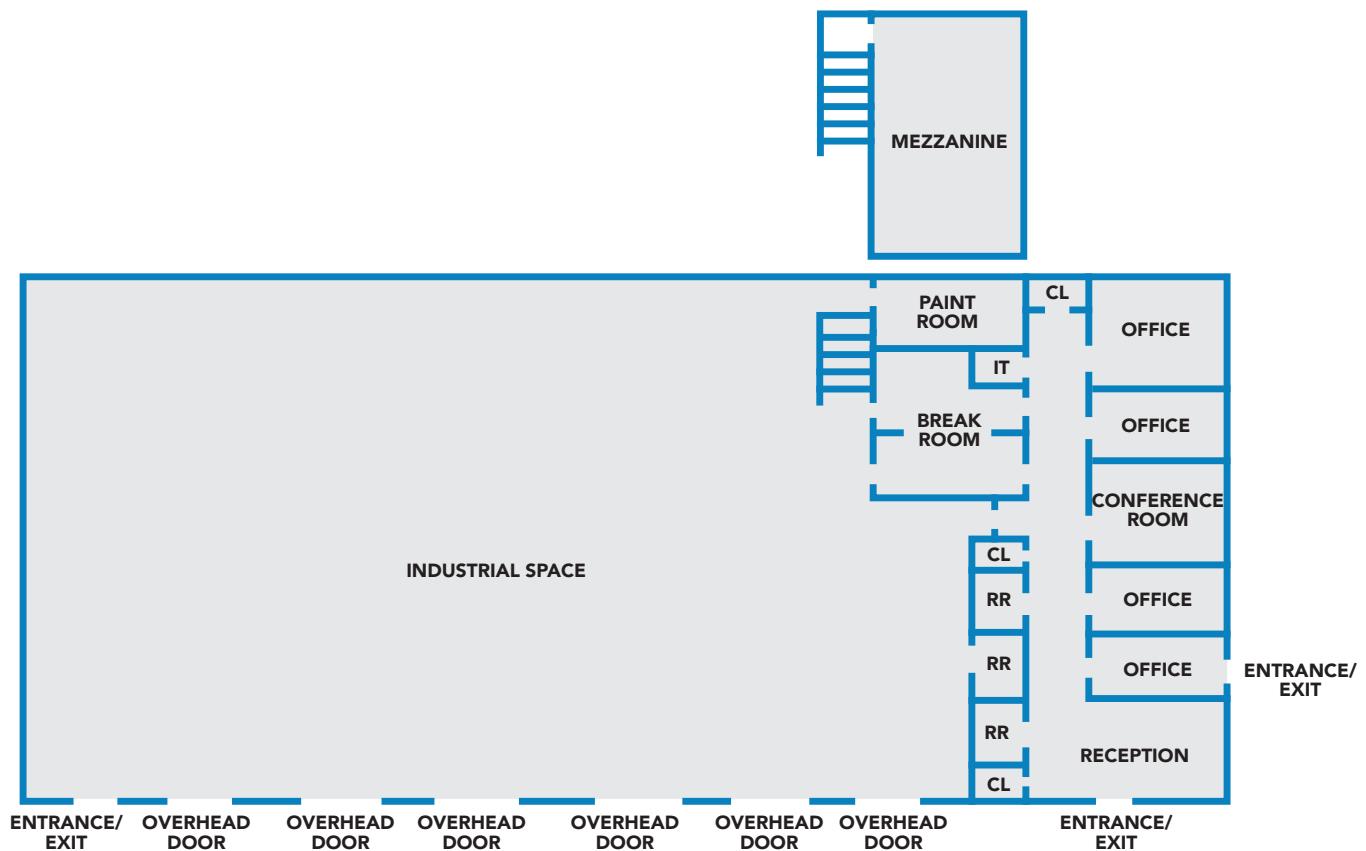


FLOOR PLANS

357 CANYON ROAD

Building 1

- Total Size: 14,400 (+/-) square feet
- Office Area
- Warehouse Ceiling Height: 26' to center and 15' at eave
- Six Overhead Doors
- Lighting: Fluorescent throughout

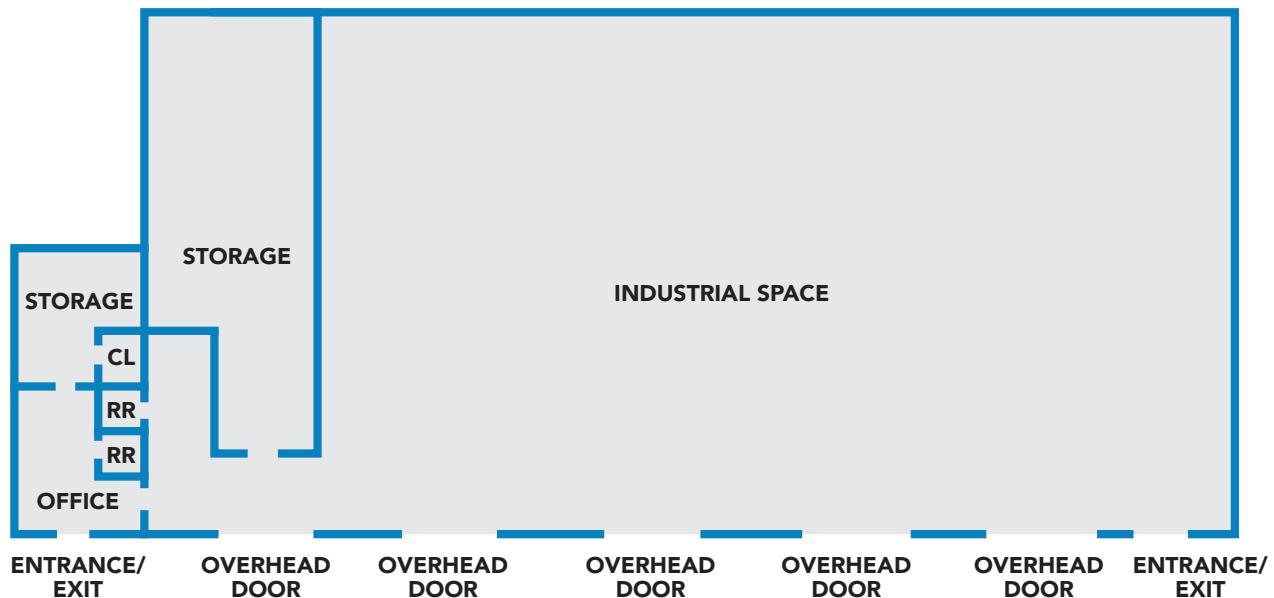


FOR SALE / LEASE
INDUSTRIAL PROPERTY - LOCATED 2 MILES FROM I-68, EXIT 7
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361 CANYON ROAD FULLY LEASED

Building 2

- Total Size: 7,876 (+/-) square feet
- Office Area
- Warehouse Ceiling Height: 19' to center and 16' at eave
- Five Overhead Doors
- Flooring: Laminate in offices; concrete in warehouse



INTERIOR PHOTOS - 357 CANYON ROAD



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Industrial Space.



Industrial Space.

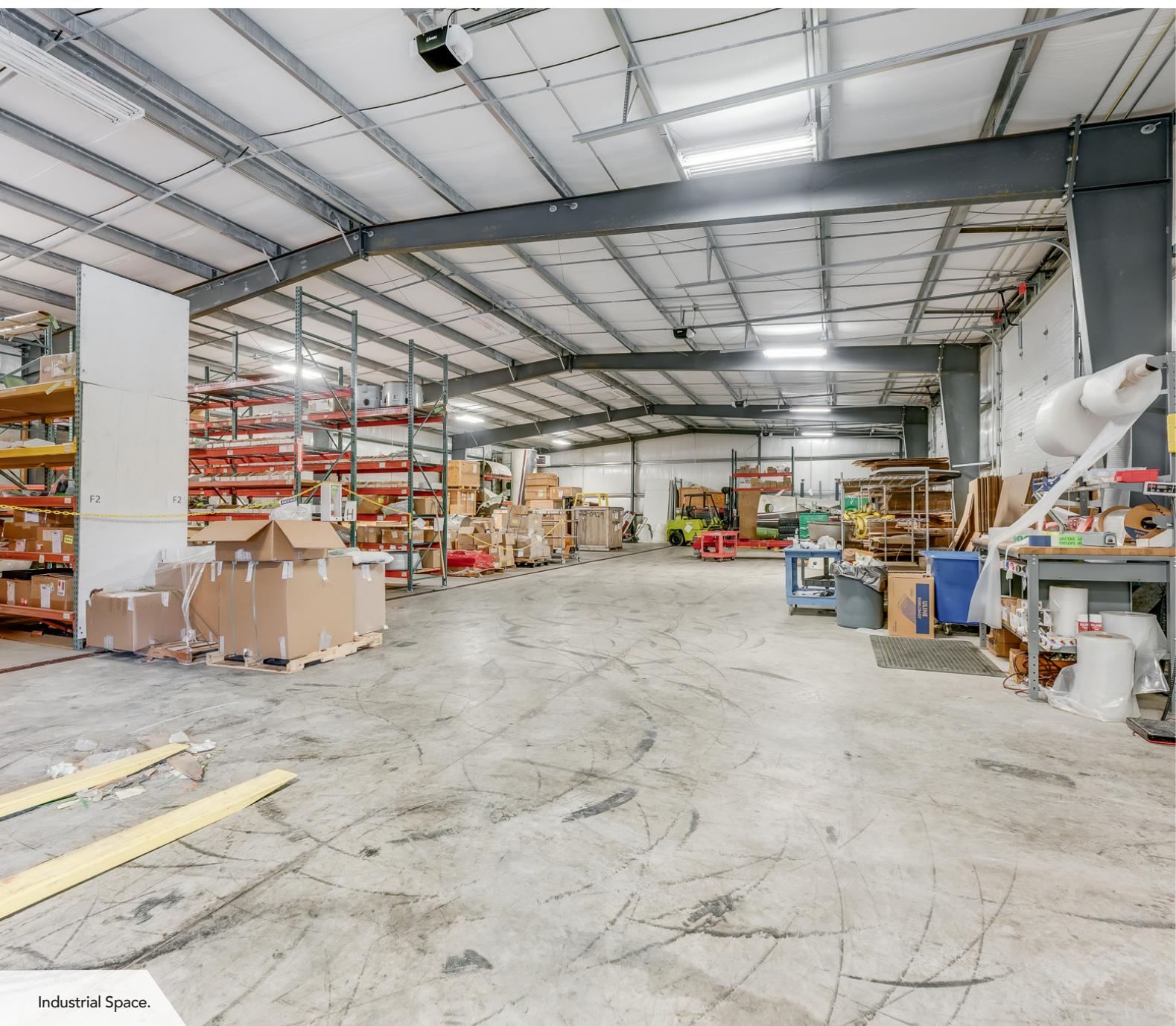


Industrial Space.



Mezzanine.

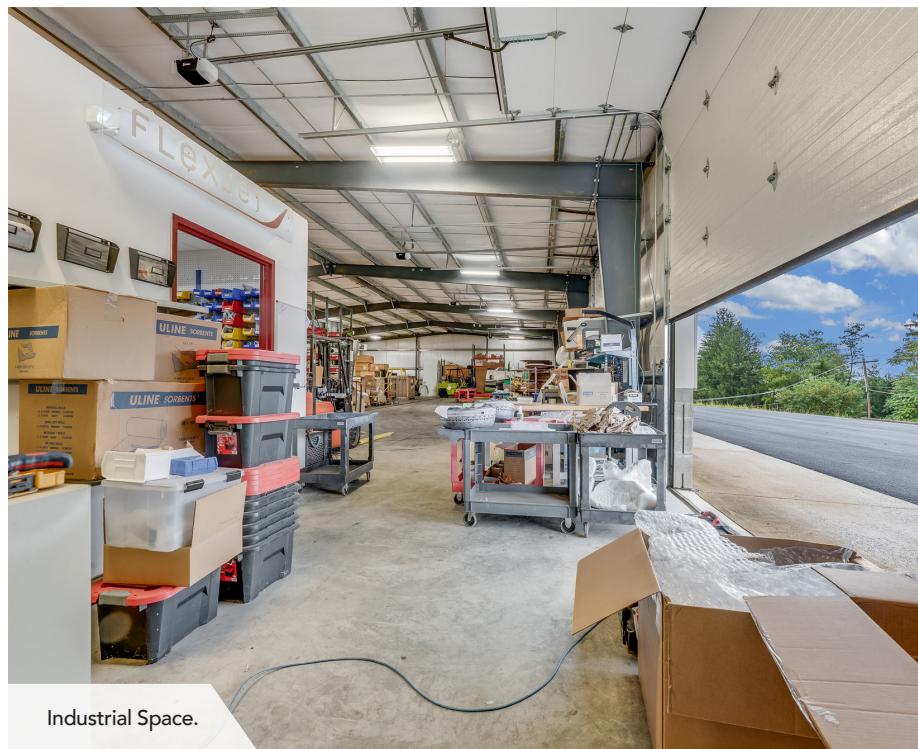
INTERIOR PHOTOS - 361 CANYON ROAD



Industrial Space.

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FULLY LEASED



Industrial Space.



Storage.



Industrial Space.



Industrial Space.

EXTERIOR PHOTOS



Exterior of Both Buildings.

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AERIAL PHOTOS

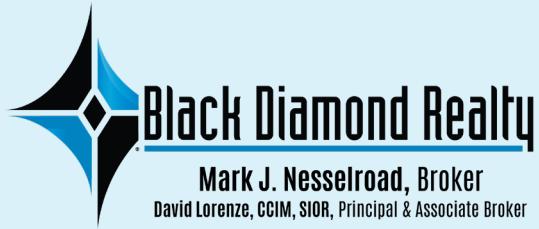


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Aerial Facing South.

*Boundaries are approximate



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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

Jeff Stenger, Senior Associate / Salesperson

M. 301.237.0175

jstenger@blackdiamondrealty.net