



247, 249 & 251 SOUTH PLANT STREET
MORGANTOWN, WV 26501

**FLEX INDUSTRIAL
INVESTMENT**



MORGANTOWN MALL
SHOPPING

WESTRIDGE
DEVELOPMENT

UNIVERSITY TOWN CENTRE
SHOPPING COMPLEX

INTERSTATE 79
EXIT 153

247, 249 & 251 SOUTH PLANT STREET
SUBJECT ASSETS

247, 249 & 251 SOUTH PLANT STREET

MORGANTOWN, WV 26501



TABLE OF CONTENTS

Investment Overview

Introduction of the property including building specifications, utilities, legal description, zoning, parcel map and Industrial Park details.

02

Tenant Overview

Overview of the building's tenants, Fastenal, Noli Enterprises and NovelKeys.

06

Building Floor Plan/Photos

Floor plan, interior and exterior photos of the building and property.

08

Location Overview

Major local employers and a detailed description/aerial photo of the property and its proximity to surrounding businesses and locations.

26

Economic Development Stats

Economic development statistics for the surrounding area including the new WestRidge Development.

30

Demand Drivers

West Virginia University and the surrounding location.

32

Demographics

3, 5 and 10 mile radius demographics.

34

Aerial Photos

Aerial photos of the property from different heights and angles.

36

FINANCIAL INFORMATION

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

INVESTMENT OVERVIEW

247, 249 & 251 SOUTH PLANT STREET

MORGANTOWN, WV 26501

SALE PRICE / \$1,995,000

GROSS BUILDING SIZE / 19,740 SQ FT

BLDG. 247 / 4,800 SQ FT | BLDG. 249 / 8,640 SQ FT | BLDG. 251 / 6,300 SQ FT

GROSS LOT SIZE / 2.76 ACRES

TENANTS / FASTENAL (BLDG. 251) / NOLI ENTERPRISES (BLDG. 249) / NOVELKEYS (BLDG. 247)

Black Diamond Realty is pleased to present 247, 249 and 251 South Plant Street, a portfolio of three industrial buildings on 2.76 (+/-) acres. The combined square footage is 19,740 (+/-) square feet and each building is fully leased.

The Industrial Park is located outside the city limits of Morgantown on the opposite side of the Monongahela River from the downtown/central business district where there is no zoning. The existing entrance to the business park is 2.2 miles from I-79, Exit 152, and 5.5 miles from the I-79/I-68 interchange. A new interchange is being constructed which will offer access from I-79 directly into Phase II of the industrial park.





Aerial of Phase I and II Facing North.

BUILDING SPECIFICATIONS

BUILDING 247

Built in 2018, building 247 is comprised of 4,800 (+/-) square feet of open warehouse space and is currently leased by **NovelKeys**. The property can be accessed via single entrance and exit along South Plant Street.

BUILDING 249

Built in 2017, building 249 is comprised of 8,640 (+/-) square feet between two buildings. The front building is comprised 4,800 (+/-) square feet and the back building is comprised of 3,840 (+/-) square feet. Both buildings are fully leased by **Noli Enterprises**. The property can be accessed via single entrance and exit along South Plant Street. The parking lot is gravel and shared with the adjacent building, 249 South Plant Street. The parking lot offers roughly 12 parking spaces between the two buildings.

BUILDING 251

Built in 2017, building 251 is comprised of 6,300 (+/-) square feet of warehouse space and is currently leased by **Fastenal**. The property can be accessed via single entrance and exit along South Plant Street. The parking lot is paved and offers roughly 12+ parking spaces.

UTILITIES

All public utilities are available to the site. Electric is three-phase.

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

LEGAL DESCRIPTION / ZONING / PARCEL MAP

Located outside of City Limits, this property is situated within the Grant District (07) of Monongalia County. The site is comprised of two (2) parcels of land totaling 2.76 acres. The property is identified as Grant District, Tax Map 13G, Parcels, 26.3 and 48.2. This can be referenced in Deed Book 1506, Page 646.



ROAD, RIVER AND RAIL ACCESS

The Morgantown Industrial Park is strategically located between two major interstates – I-79 North/South Corridor and I-68 East/West Corridor. The accessibility extends to the Park’s prime location in Morgantown, WV, which is within 500 miles of 40% of the entire population of the United States.

The rail line in Morgantown is owned by Norfolk Southern with CSX trackage rights. As a leading transportation provider, Norfolk Southern operates nearly 20,000 route miles in 22 states and D.C., serves every major container port in the East, and runs the most extensive intermodal network in the East.

The Monongahela River is fully navigable from its mouth at the Ohio River in Pittsburgh, past Morgantown upstream to Fairmont. Morgantown Lock and Dam, located in the southern part of the city, helps to provide a continuous pool heading upstream towards the Hildebrand Lock and Dam, and the Opekiska Lock and Dam. Point Marion Lock and Dam, the next downstream dam, is responsible for most of the river’s pool in Morgantown.

FINANCIAL INFORMATION

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

Please submit completed CNDA's to Jeff Stenger at jstenger@blackdiamondrealty.net or contact Black Diamond Realty at 304.413.4350.

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



Barge Access.



Rail Access.

TENANT OVERVIEWS

FASTENAL®

Growth Through Customer Service.

Today, Fastenal is many things to many different customers, an expert consultant, a logistics company, a technology provider, and more generally a distributor of wide-ranging industrial and construction products. These aspects of service share a common foundation: great people, close to their customers.

Their service model centers on approximately 3,200 in-market locations (a combination of public branches and customer-specific onsites), each providing custom inventory and a dedicated sales team to support local customers. These locations are supported by their global distribution network, a closely-aligned supplier network, robust sourcing, quality and manufacturing resources, and multiple teams of subject matter experts and support personnel – all working toward Fastenal's common goal of Growth Through Customer Service®. When Fastenal opened for business in 1967, they were the smallest of an estimated 10,000 fastener sellers in the nation. By the mid-1990s, they had outgrown them all.

THE POWER OF PRESENCE

In an industry that's becoming increasingly centralized, standardized, and transactional, we're invested in moving closer to your business – in terms of proximity and partnership. Bring us your supply chain challenges, and we'll tap into our global resources to provide a custom solution.



21,000+ EMPLOYEES



3,000+ IN-MARKET LOCATIONS



26 COUNTRIES



SALES

\$5.0
NET SALES
BILLION
\$751.9
NET EARNINGS
MILLION



CNC MACHINING AND FABRICATION
PROFESSIONALS

— ADDRESSING YOUR MACHINING NEEDS —



NovelKeys

A MACHINE SHOP READY TO MEET YOUR FABRICATION REQUIREMENTS

Are you looking for trustworthy and efficient mechanics who can work on a machining job efficiently? Noli Enterprises has you covered. With their expertise and experience, their machine shop is the best place to turn to for all your CNC and prototyping needs.

OUR FABRICATION EXPERTISE

We have the skills and experience needed to achieve the results that you want for the job. Our knowledgeable machinists can work on the following projects:

- Machining
- Milling
- Boring
- Turning
- Welding
- Fabrication
- Prototyping
- Press Brake Work for 3/4" x 10' Materials
- Press Work Up to 400 Tons

WHO IS NOVELKEYS

NovelKeys is all about creating your custom mechanical keyboard. They have a wide variety of switches, Keyboards, Key caps, Desk pads and other supplies. Founded in 2016, this company has grown into a tight-knit group of keyboard enthusiasts doing their absolute best to bring their customers great and unique projects.

The NovelKeys team takes pride in what they do and believe everyone should have access to an elevated typing experience.

KEYBOARDS ARE OUR PASSION.

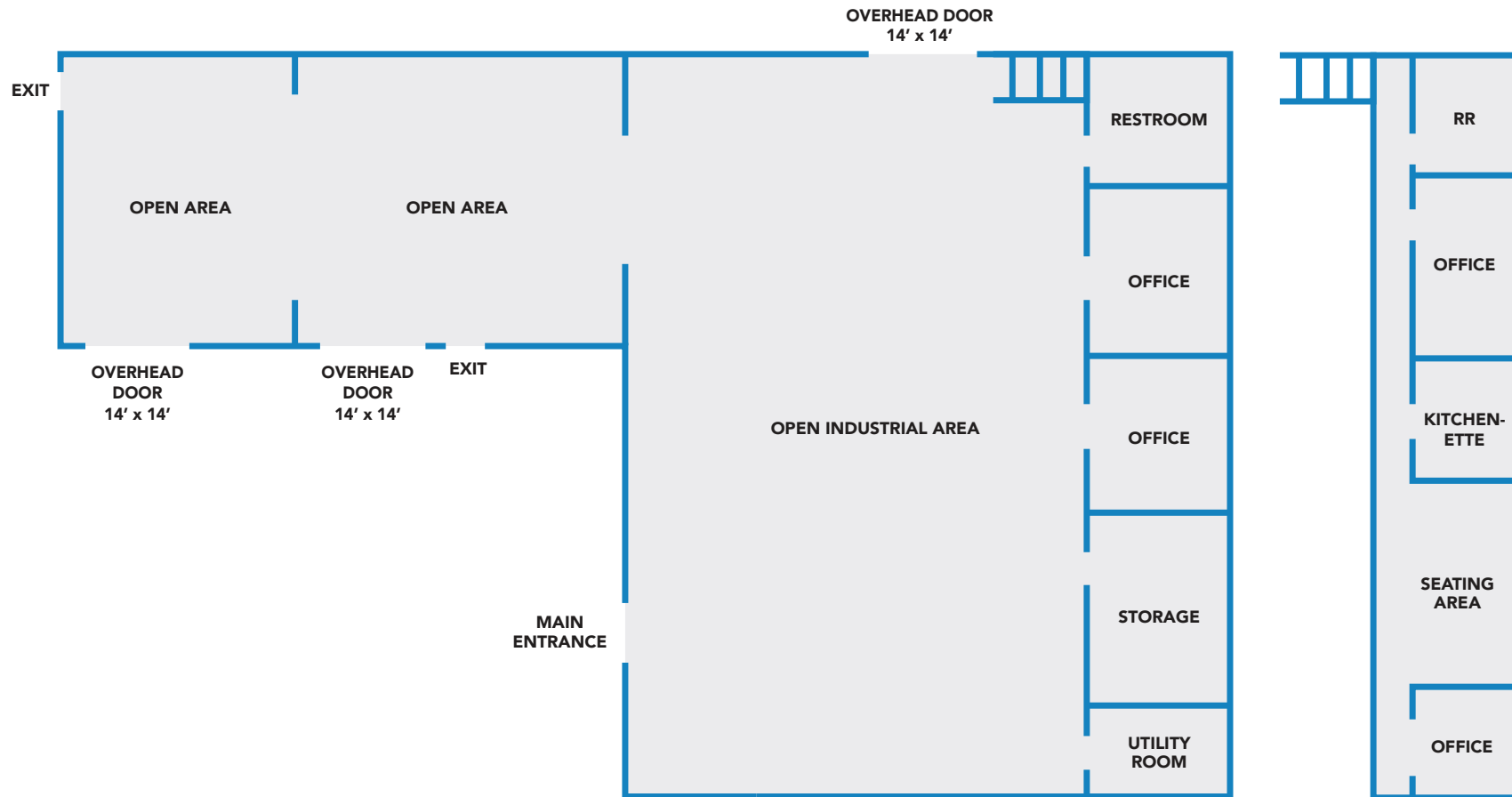
We just happen to work here too.

251 SOUTH PLANT STREET

6,300 (+/-) SQUARE FEET

Built in 2017, the subject building is comprised of 6,300 (+/-) square feet with roughly 4,800 (+/-) square feet being warehouse/office/retail space and 1,500 (+/-) square feet being garage space. The warehouse/office/retail portion of the building offers an open storage area, utility room, storage room, four offices, kitchenette with seating area and two restrooms. The interior ceiling

height of 16' 6" at the eaves. There is a security system in use at this location. The building offers a total of three, 14'x14' overhead doors. Finishes include a combination of metal and drywall walls, concrete and carpet flooring and fluorescent lighting.





Side Industrial Area.



Front Overhead Door.



Side Overhead Door.



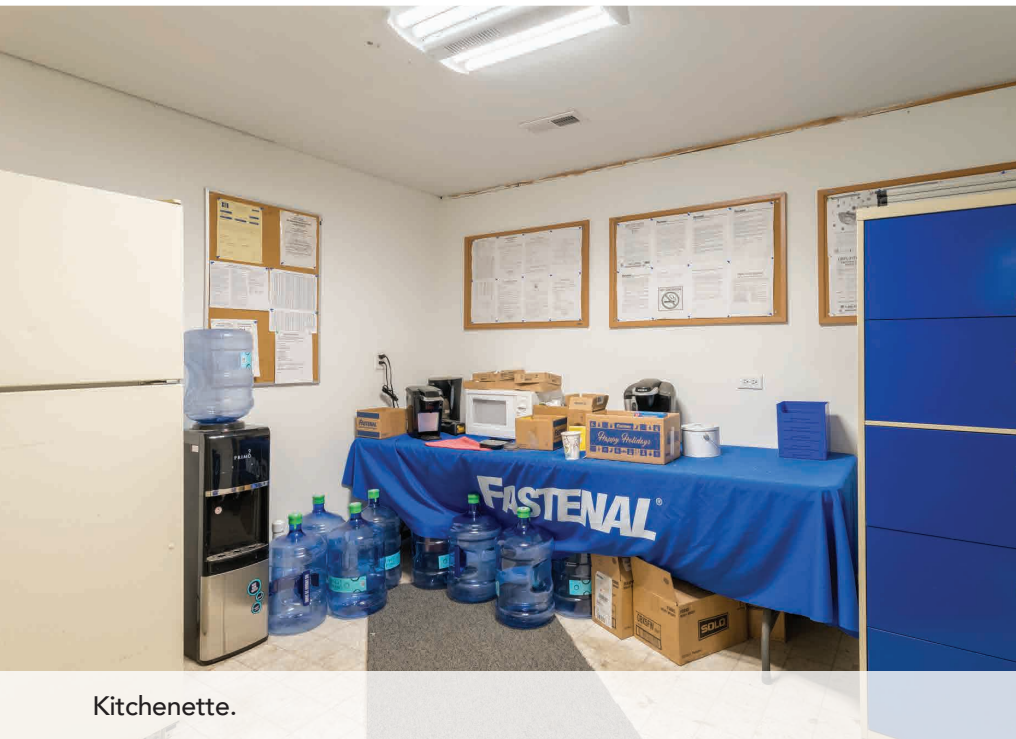
Main Industrial Area.



Downstairs Restroom.



Downstairs Office.



Kitchenette.



Storage.

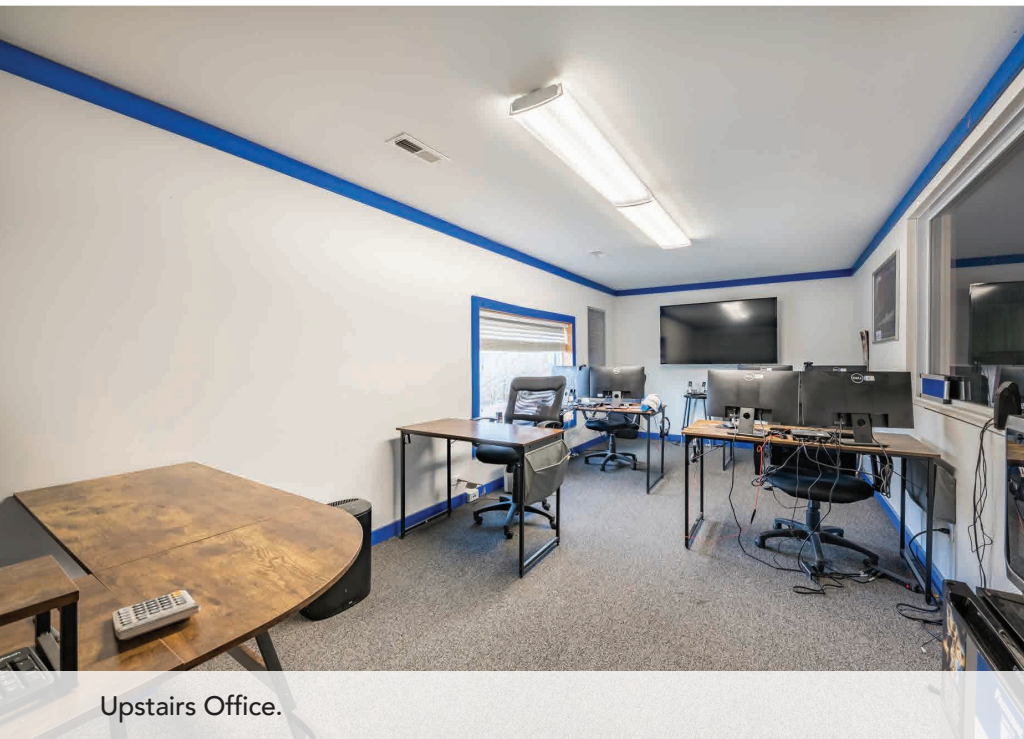




Main Entrance.



Main Entrance.



Upstairs Office.



Upstairs Office.



Building 251.



Building 251.





Building 251.



Building 251.



Building 251.



Building 251.

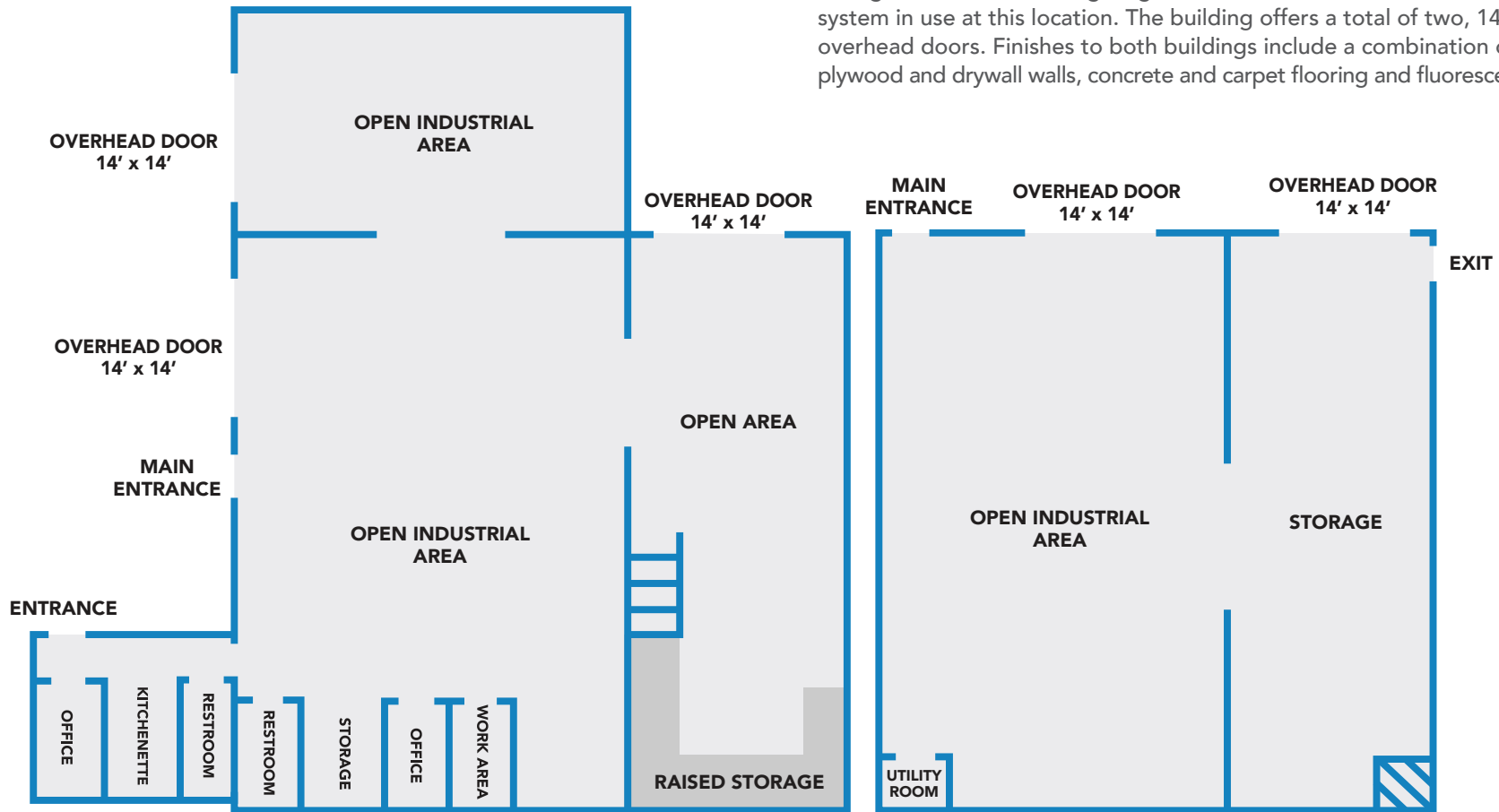
249 SOUTH PLANT STREET

8,640 (+/-) SQUARE FEET

Built in 2017, the subject building is comprised of 8,640 (+/-) square feet across two buildings. The front building offers 4,800 (+/-) square feet of warehouse space and the back building offers 3,840 (+/-) square feet of warehouse space.

The front building offers three large open industrial areas, a work room, two offices, storage area, kitchenette, and two restrooms. The interior ceiling height of 16' 6" at the eaves. There is a security system in use at this location. This building offers a total of three, 14'x14' overhead doors.

The back building offers two large open areas, one industrial and one for storage. The interior ceiling height of 16' 6" at the eaves. There is a security system in use at this location. The building offers a total of two, 14'x14' overhead doors. Finishes to both buildings include a combination of metal plywood and drywall walls, concrete and carpet flooring and fluorescent lighting.





Main Overhead Door.



Back Open Area.



Raised Storage.



Side Industrial Area.



Open Industrial Area.



Restroom.



Industrial Area Office.



Kitchenette.





Back Building, Back of Storage.



Back Building, Main Industrial Area.



Back Building, Main Industrial Area.



Back Building, Storage.



Building 249 Aerial.



Building 249.



Building 249 Aerial, Back Building.



Building 249 Aerial.





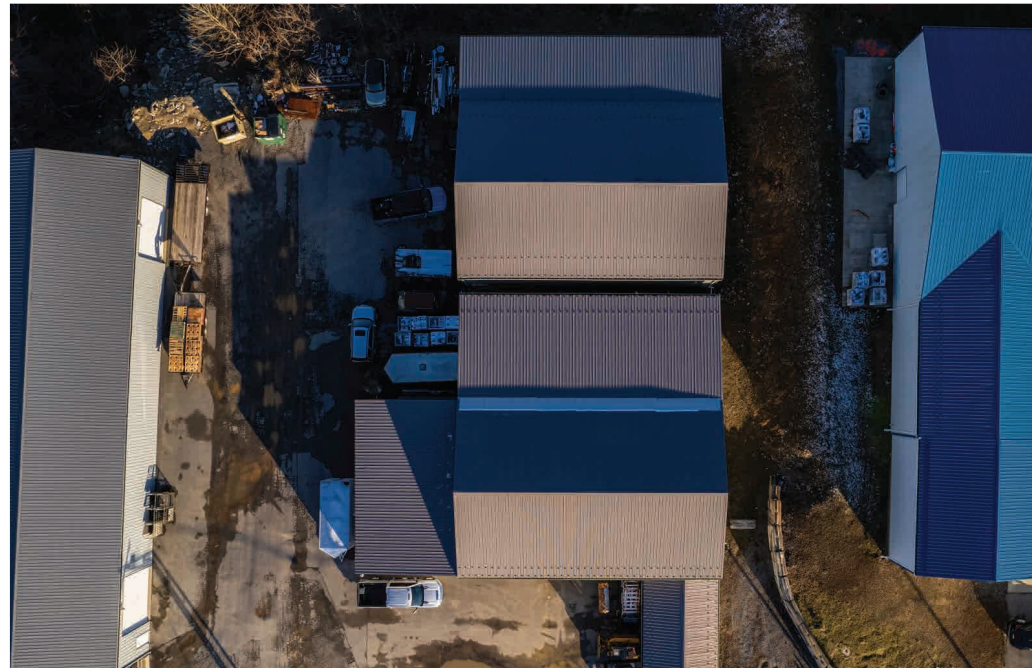
Building 249.



Building 249 Aerial.



Building 249: Back Building.



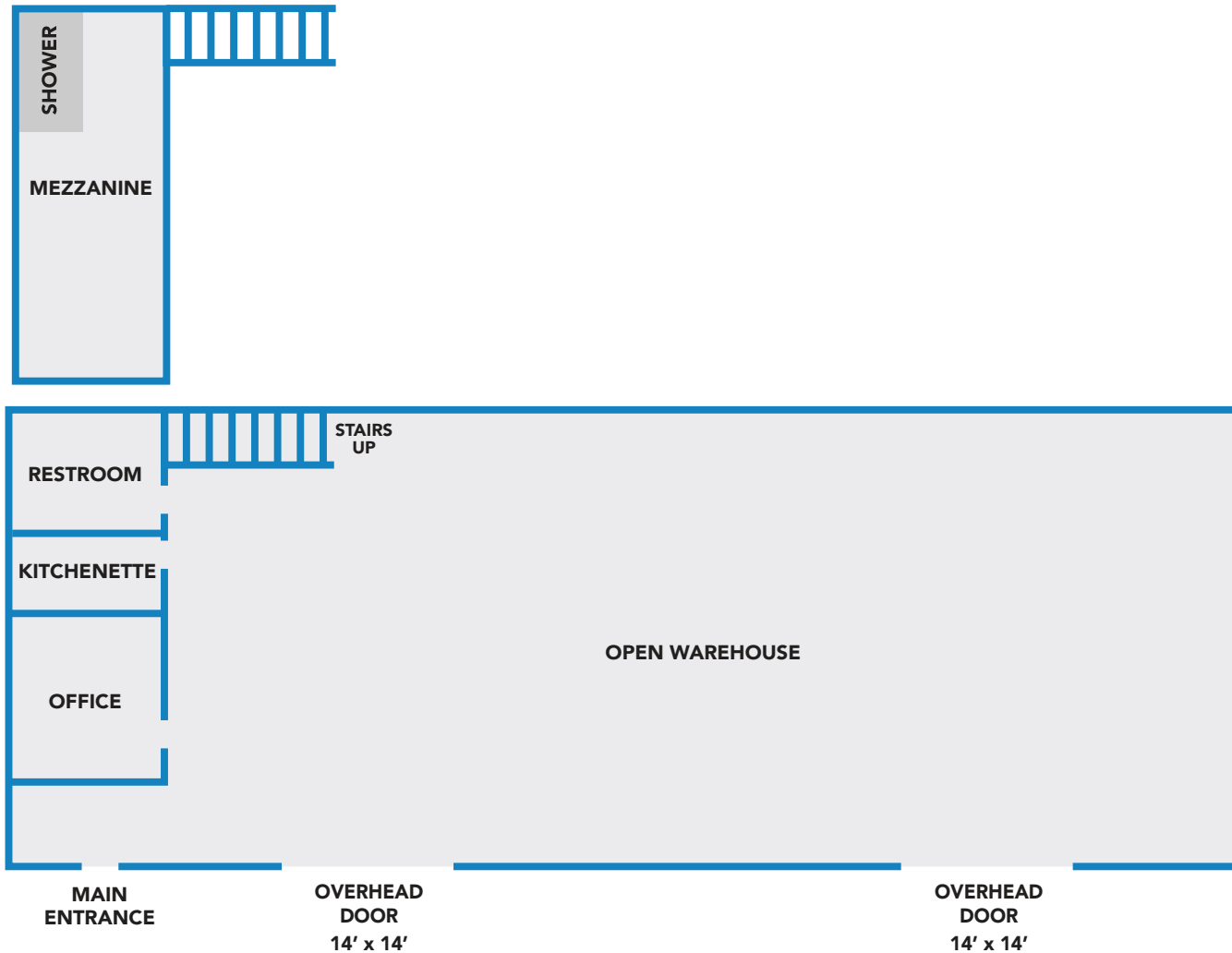
Building 249 View From Above.

247 SOUTH PLANT STREET

4,800 (+/-) SQUARE FEET

Built in 2018, the subject building is comprised of 4,800 (+/-) square feet of mostly open warehouse space. The front building offers a large open warehouse area, office, restroom, kitchenette and upper level mezzanine with shower. The interior ceiling height of this building is 16' 6" at the eaves.

There are a total of two, 14'x14' overhead doors along the front side of the building facing the parking lot. Finishes to the building include a combination of metal, open stud and drywall walls, concrete flooring and fluorescent lighting.





Building 247: Open Warehouse Facing Mezzanine.

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Building 247: Open Warehouse View from Mezzanine.



Building 247: Mezzanine.

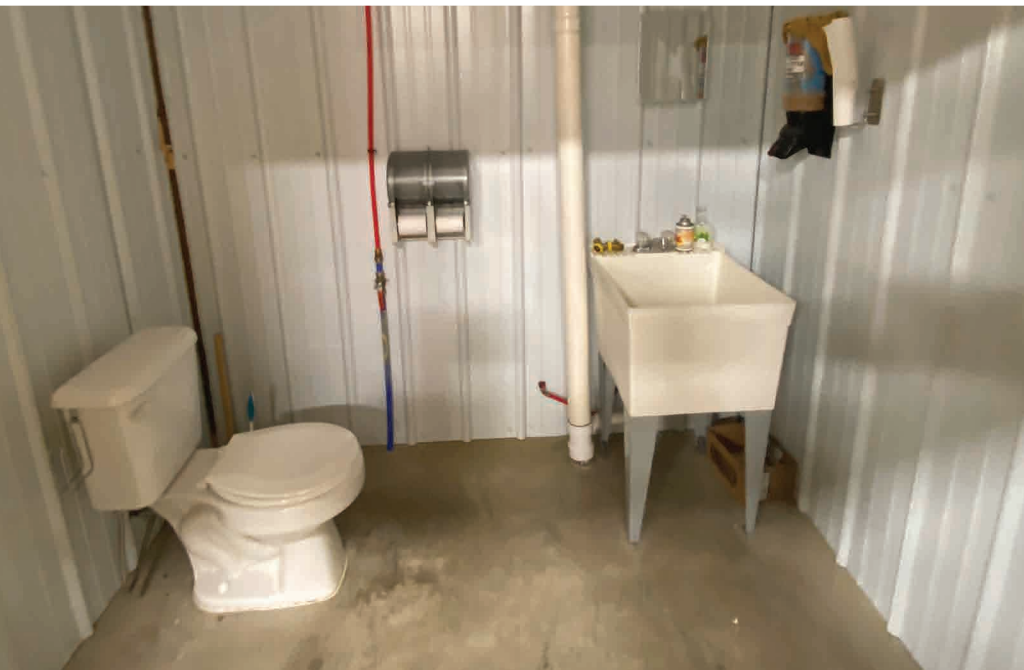




Building 247: Office and Mezzanine.



Building 247: Office.



Building 247: Restroom.



Building 247: Mezzanine Shower.



Building 247 Aerial.



Building 247 Aerial.



Building 247 Aerial.

...





Building 247: View from Above.



Building 247: Front of the Building.



Building 247: View from the Main Road.

LOCATION OVERVIEW

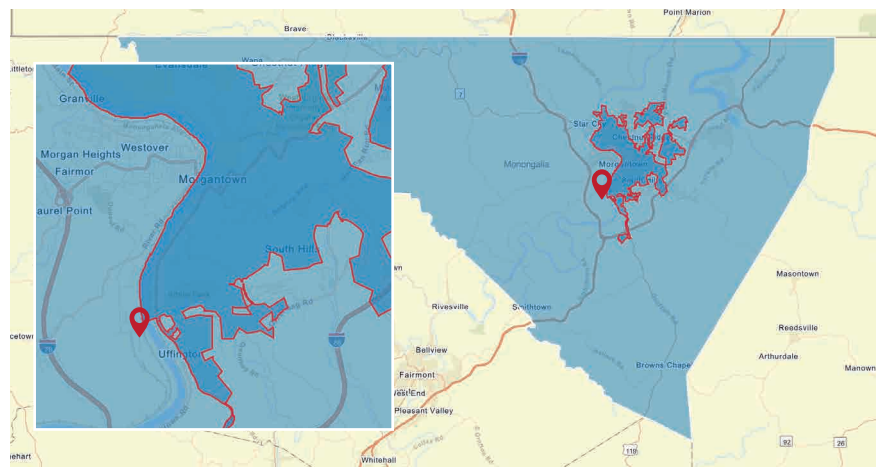
MONONGALIA COUNTY

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 \$65,213. Total number of businesses is 3,875.

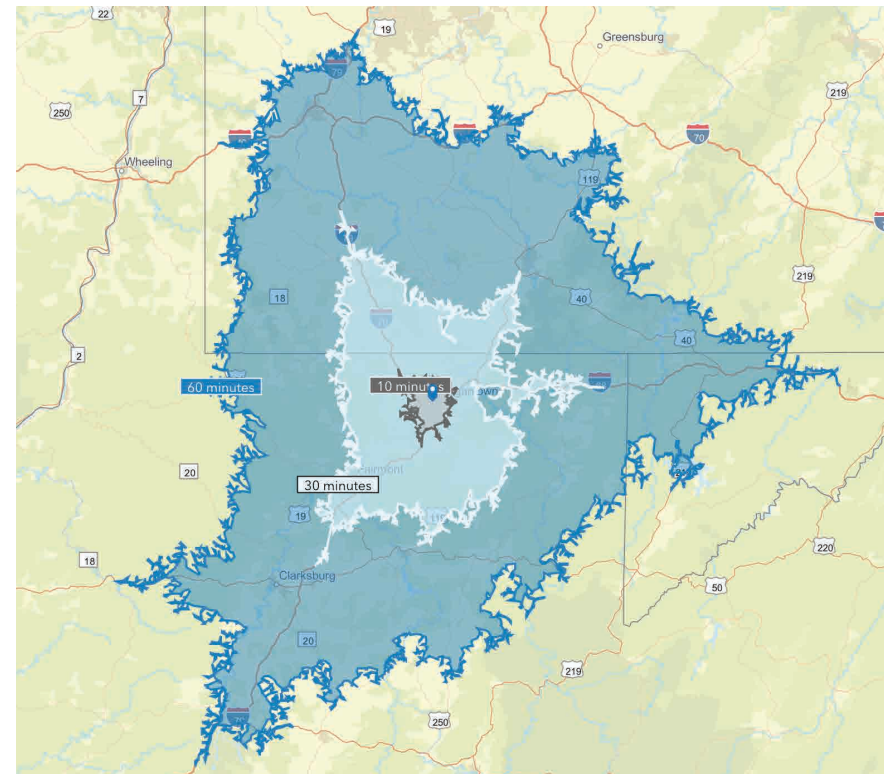
The City of Morgantown has a total population of 29,856 and a median household income of \$43,620. Total number of businesses is 1,441.

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



Monongalia County, WV | Morgantown City Limits | Subject Location

DRIVE TIME



Distance to nearby cities: Fairmont, WV - 20 miles, Uniontown, PA - 28 miles, Bridgeport, WV - 35 miles, Washington, PA - 47 miles, Pittsburgh, PA - 70 miles, Wheeling, WV - 86 miles, Charleston, WV - 156 miles.

MAJOR LOCAL EMPLOYERS



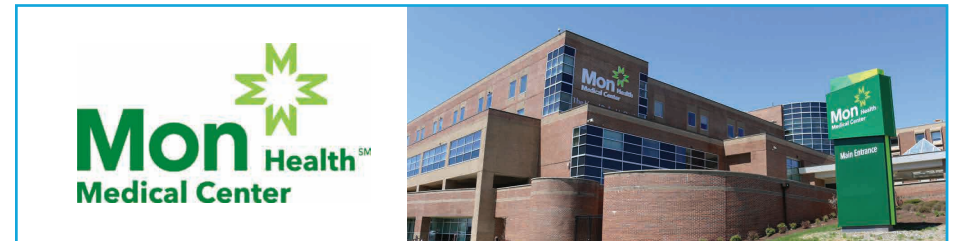
- Fall enrollment for WVU in 2021 remained steady at 28,267 students and full-time and part-time faculty and staff just over 6,214. ²
- Among its 13 colleges, WVU's Morgantown campus offers more than 355 majors and hundreds of distance education and online classes. ²
- WVU has produced 25 Rhodes scholars, 23 Truman scholars, 59 Fulbright scholars, 45 Goldwater scholars, and 26 Boren scholars. ³



- Mylan is a global pharmaceutical company committed to setting new standards in healthcare and providing 7 billion people access to high quality medicine. ⁴
- Mylan has 40+ manufacturing facilities. ⁴
- Mylan has a global workforce of 35,000 employees with 3,000 (+/-) calling Morgantown home. ⁴



- J.W. Ruby Memorial Hospital, the largest facility in the WVU Hospitals family, provides the most advanced level of care available to the citizens of West Virginia and bordering states. ⁵
- Home to WVU Medicine Children's, Jon Michael Moore Level 1 Trauma Center, several clinical programs, and the West Virginia University health schools. ⁶
- Rated "Best Regional Hospitals" by U.S. News & World Report in 2018-19. ⁷



- Mon Health Medical Center is a 189-bed general, acute care hospital in Morgantown, WV. It is the flagship member of Mon Health, an integrated healthcare delivery system offering a full range of services. ⁸

² - <https://www.wvu.edu/about-wvu/wvu-facts>

³ - <https://www.forbes.com/colleges/west-virginia-university/>

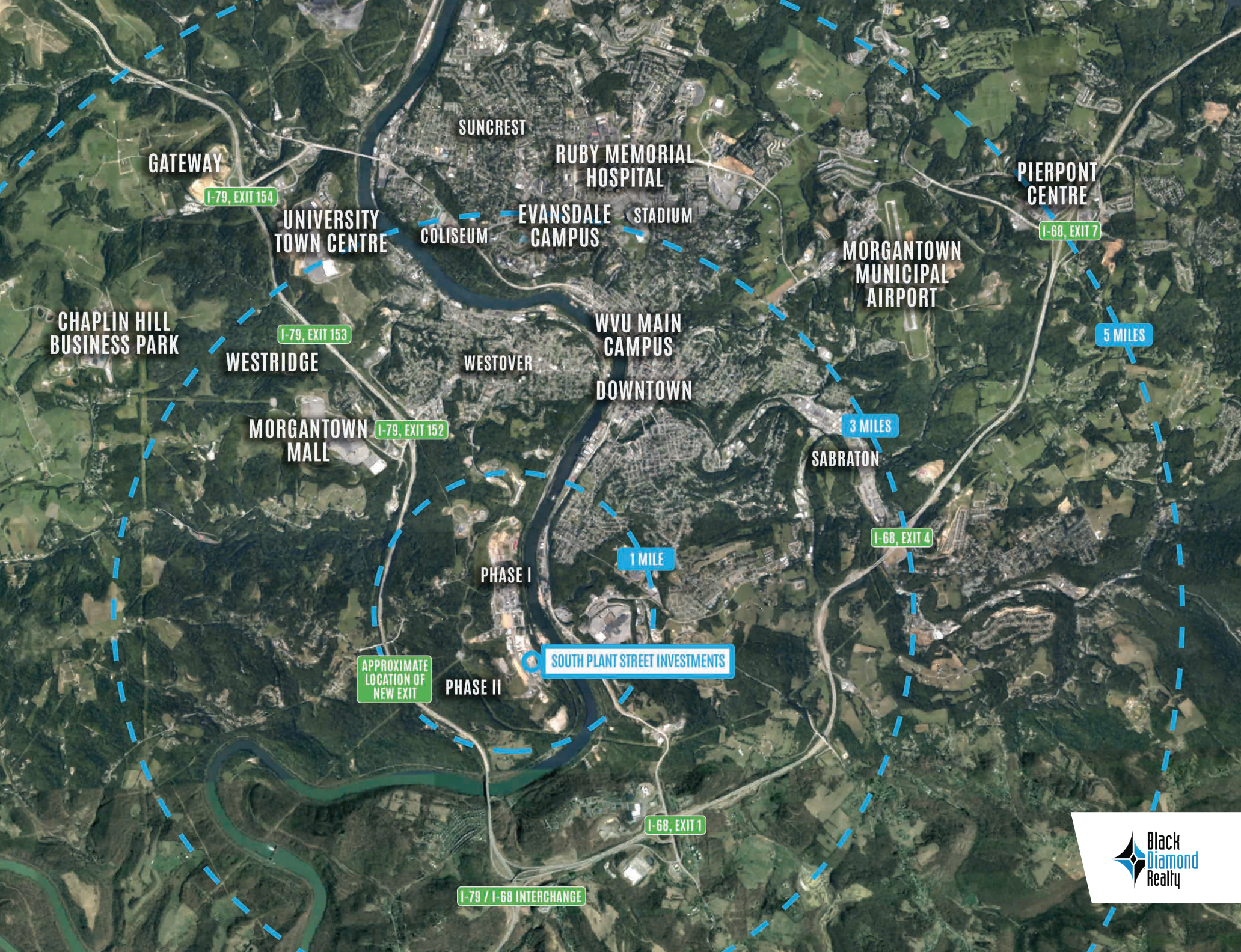
⁵ - <https://wvmedicine.org/about/hospitals-and-institutes/>

⁶ - <https://wvmedicine.org/ruby-memorial-hospital/>

⁷ - <https://wvmedicine.org/ruby-memorial-hospital/about-us/>

⁴ - <https://www.mylan.com/en/about-mylan>

⁸ - <https://www.mongeneral.com/main/about-mon-health-medical-center>



GATEWAY

I-79, EXIT 154

UNIVERSITY TOWN CENTRE

SUNCREST

RUBY MEMORIAL HOSPITAL

PIERPONT CENTRE

I-68, EXIT 7

COLISEUM

EVANSDALE CAMPUS

STADIUM

MORGANTOWN MUNICIPAL AIRPORT

5 MILES

CHAPLIN HILL BUSINESS PARK

I-79, EXIT 153

WESTRIDGE

WVU MAIN CAMPUS

WESTOVER

DOWNTOWN

3 MILES

MORGANTOWN MALL

I-79, EXIT 152

SABRATON

I-68, EXIT 4

1 MILE

PHASE I

SOUTH PLANT STREET INVESTMENTS

APPROXIMATE LOCATION OF NEW EXIT

PHASE II

I-68, EXIT 1

I-79 / I-68 INTERCHANGE





The aerial above was taken facing north. Several of the surrounding businesses have been highlighted with blue numbers. Referenced with a yellow star is the subject properties, 227, 249 and 251 South Plant Street.

● At the intersection of Industrial Park Road and River Road, there is a daily traffic count of 3,712 vehicles per day (WVDOH, 2014).

- | | | |
|-----------------------------------|-------------------------------------|-------------------------------|
| 1 Azimuth Inc. | 9 Waterfront Hotel | 17 Drill Spec Services |
| 2 Commercial Builders | 10 Downtown Morgantown | 18 Core & Main |
| 3 Gerrick Electric | 11 WVU Main Campus | 19 Excel Site Rentals |
| 4 Black Diamond Equipment Rentals | 12 Westover | 20 Addivant USA (South Plant) |
| 5 Javins Corporation | 13 Morgantown Water Treatment Plant | 21 Mountaineer Mall |
| 6 Addivant USA (North Plant) | 14 Roto Rooter | |
| 7 Leam Drilling Systems | 15 WVU Laundry | |
| 8 Pro Directional | 16 Central Supply | |

ECONOMIC DEVELOPMENT STATISTICS

Statistics below are within five mile radius of the subject location.

- **MYLAN PARK:** Mylan Park (Located 0.5 mile from the subject location) just finished a **\$40M indoor aquatic center and outdoor track**. Mylan Park offers nearly **400 acres** with over **1,000,000 visitors a year** prior to the track, aquatic center, Monongalia County building, WVU Rehab Center and assisted living center, alternative learning center. Pro Performance, a large indoor recreational facility, plus several softball fields comprise Mylan Park.

A 120 unit nursing home facility will soon break ground at Mylan Park. The developer closed on the 5-6 acres as of June 15, 2020.

- **GATEWAY:** The Gateway (Located 1.8 miles from the subject location) is fast approaching a total of **\$60 Million of commercial development**.

Immediately adjacent to Gateway Development, Phase 1 (61 acres) of a townhouse development is under construction at Sugar Maple Ridge along Solomon Road. Phase I will consist of 220 townhouses.

Locations listed above can be referenced on the map on the following page.

WESTRIDGE DEVELOPMENT



The new WestRidge Business and Retail Park is located just 2.7 miles from the subject location. It includes 1,000+ beautiful acres of dynamic mixed-use development that has been master planned into five developments. See the development site plan with color coded plans on the following page.

Situated between the University Town Centre (Exit 155) and the Morgantown Mall (Exit 152), WestRidge is perfectly positioned at Exit 154 to capture the retail synergy generated by these two large developments. Transportation infrastructure in WestRidge includes unparalleled direct access to the Interstate 79 high-growth corridor via three interstate exits, one of which was built specifically to provide an “interstate front door” to WestRidge.

WestRidge Corporate Park (**red**) will include 500,000+ square feet of corporate office space. The first two pads are complete, with 90,000 square feet.

More than 400,000 square feet of regional retail and a new WestRidge Commons (**light blue**) will be located four miles from West Virginia University (30,000 students), the main retail component of the 300 acre business park on the west side of I-79 at Exit 154 projected to be approximately 400,000 square feet of retail and restaurants.

WestRidge Commons combined with University Town Centre, exit 154, will boast more than 1.3 million square feet of retail classifying it as a “Super Regional Center.” This will draw from a retail trade area of 25 miles or more.

Menards, is the areas newest retail business coming to the Greater Morgantown market. Menards is the nation’s third largest home improvement chain and has broken ground on a 173,000 square foot facility slated to open in Spring of 2021.

WestRidge Commerce Center (**dark blue**) features a 100,000 square foot FedEx Ground distribution center plus more than 100,000 square feet of flex industrial space to be built by the developer. A total of 40 acres in large pad sites is also available for large-scale distribution, manufacturing and light industrial uses, including Pad 2E (16 acres) and 2F (24 acres).



DEMAND DRIVERS



West Virginia University is a family of distinctive campuses united by a single mission. From the groundbreaking research of the flagship in Morgantown to the liberal arts hub of WVU Potomac State in Keyser to the technology-intensive programs at WVU Tech in Beckley — they are leveraging their talents and resources to create a better future for West Virginia and the world. WVU is ranked as a Research University (Highest Research Activity) – R1 – in the 2015 Carnegie Classification of Institutions of Higher Education.²

The WVU Morgantown campuses are located in a town named “**No. 1 Small City in America**” by BizJournals.com for its exceptional quality of life. Morgantown, population 30,855, was also rated the ninth best college town in America by Business Insider and is within easy traveling distance of Washington, D.C., to the east, Pittsburgh, Pa., to the north, and Cleveland and Columbus, Ohio, to the northwest. Other rankings: Kiplinger.com included Morgantown in their 10 great places to live list; one of “**Best Sports Cities**” by Sporting News; 5th “**Best Small Metro**” by Forbes; 12th overall “**Hottest Small City**” by Inc.; one of “**50 Smartest Places to Live**” by Kiplinger’s; and the second-ranking “**Best College Town for Jobs**” by Forbes.²

Students at the Morgantown campus come from 108 nations, all 50 U.S. states and all 55 West Virginia counties; 13,986 are West Virginia residents. In fall 2019, WVU’s Morgantown campuses enrolled roughly **30,000** students.²

WVU Medicine, the affiliated academic medical system of West Virginia University, unites the clinical and research faculty of the West Virginia University Health Sciences Center with the hospitals, clinics, and health professionals of the West Virginia University Health System. Together, they are a national leader in patient safety and quality, they are unified and driven by a passion to provide the most advanced healthcare possible to the people of West Virginia and the world.³

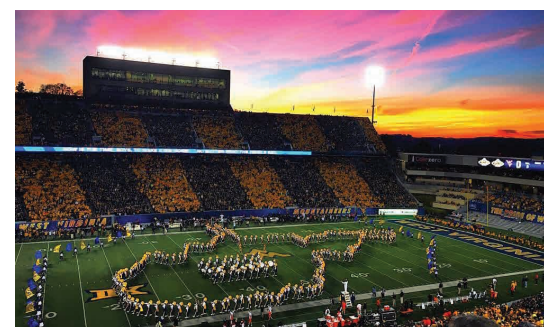
SOURCES

² - <https://www.wvu.edu/>

³ - <https://wvmedicine.org/about/>



WVU Main Campus - Morgantown, WV



WVU Football - Milan Puskar Stadium



WVU Medicine - Ruby Memorial Hospital



SHOPPING



- Morgantown has a wide variety of big box retailers plus locally owned merchants. Find men, women and children's clothing/accessory stores, housewares, hard goods, soft goods and more at local malls and shopping centers including the University Town Centre, Gateway, Suncrest Towne Centre, Pierpont Centre, Morgantown Mall, and Wesmon Plaza.
- Choose from numerous supermarket options in Morgantown including Sam's Club, Walmart Supercenter, Kroger, Aldi, Giant Eagle and local organic markets.

RESTAURANTS



- Throughout Morgantown, upscale and casual dining options coexist with neighborhood bistros, family-owned eateries, national chains and spirited pubs and tastes from around the world.
- Top restaurants in Morgantown voted by locals include: Black Bear, Mario's Fish Bowl, Iron Horse, Table 9, Tailpipes, Sargasso, Hill and Hollow and Tin 202. Other popular establishments include Stefano's, Kegler's, The Wine Bar, Crab Shack Cariba and Mountaineer Tap House.

TRANSPORTATION



- **Mountain Line** is the town's bus service, and is free for faculty, staff and students with a valid WVU ID. The cost for non-WVU users is 75 cents per ride. The Mountain Line offers WVU specific routes, city/county routes and routes to Pittsburgh.
- Morgantown offers access to a variety of **taxi services** and **Uber** and **Lyft** drivers as an alternate means of transportation.
- Located only seven minutes from WVU Main campus, **Morgantown Municipal Airport** (MGW) currently offers daily flights to Baltimore-Washington International (BWI) in Maryland and Pittsburgh International Airport in Pennsylvania accessing nearly 1,000 connecting flights to domestic and international destinations.

ENTERTAINMENT



- Morgantown offers a variety of events and entertainment opportunities year round including WVU football games, WVU basketball games, baseball games at the new WV Black Bears ball park, live concerts and more.
- A significant nightlife presence is concentrated in downtown Morgantown. Multiple bars offer evening happy hour drink and dinner specials, as well as nightly live music, karaoke, trivia and drink specials.
- Other entertainment options include a bowling alley, Regal movie theatre, golf courses, walking and biking nature trails, fishing and boating on Cheat Lake and more.

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



32,856

Total Population



1,637

Businesses



36,733

Daytime Population



\$221,722

Median Home Value



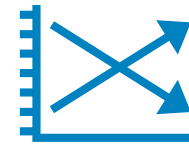
\$29,733

Per Capita Income



\$48,677

Median Household Income



0.4%

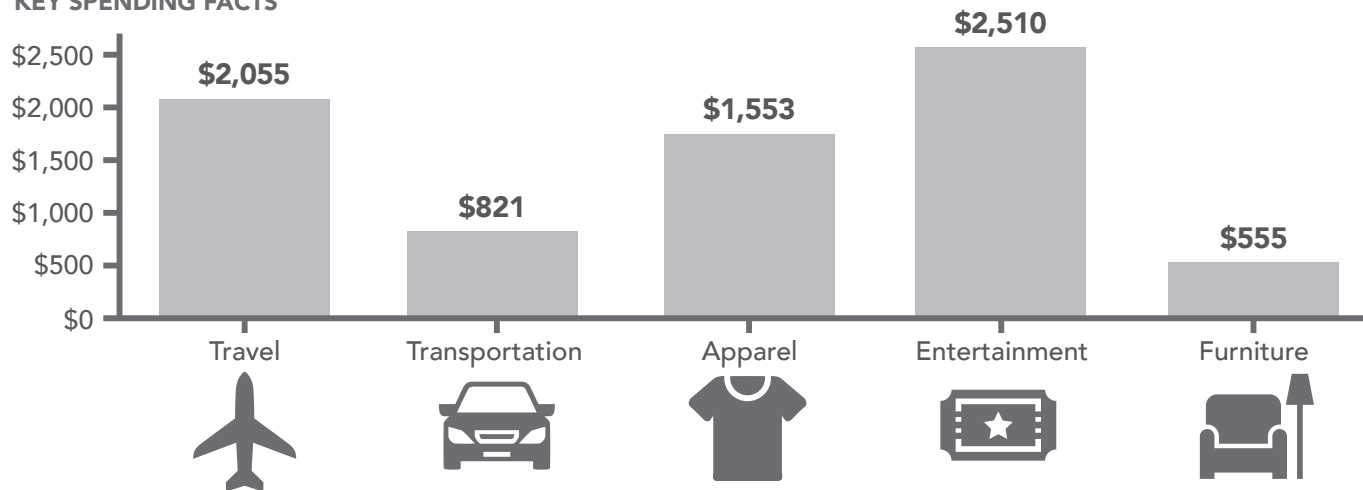
2025-2030 Pop Growth Rate



15,128

Housing Units (2020)

KEY SPENDING FACTS



5 MILE RADIUS



71,054

Total Population



3,148

Businesses



90,620

Daytime Population



\$268,501

Median Home Value



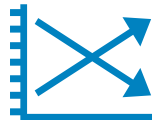
\$36,580

Per Capita Income



\$55,617

Median Household Income



0.4%

2025-2030 Pop Growth Rate



34,540

Housing Units (2020)



109,095

Total Population



3,918

Businesses



119,073

Daytime Population



\$278,228

Median Home Value



\$41,556

Per Capita Income



\$64,339

Median Household Income



0.4%

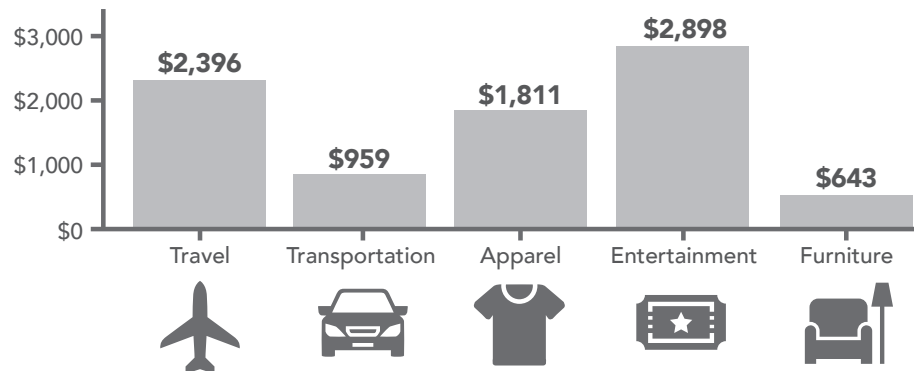
2025-2030 Pop Growth Rate



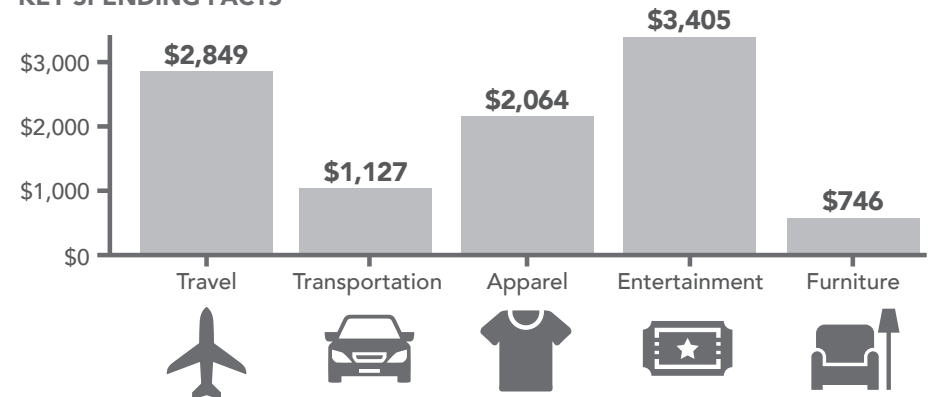
51,306

Housing Units (2020)

KEY SPENDING FACTS



KEY SPENDING FACTS





Aerial View of the Property Facing Northeast.





Aerial View of the Property Facing Southeast.



Aerial View of the Property Facing Northwest.



Aerial View of the Property Facing South (2017).



NEW INTERCHANGE

PHASE II
MORGANTOWN INDUSTRIAL PARK

PHASE I
MORGANTOWN INDUSTRIAL PARK

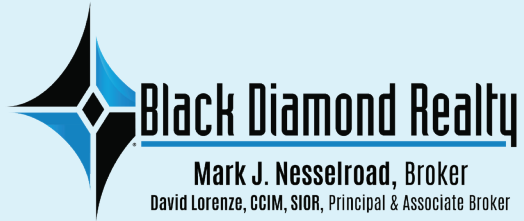
Aerial View of the Property Facing North (2022).





PHASE I
MORGANTOWN INDUSTRIAL PARK

Aerial View of the Property Facing Northeast (2022).



FINANCIAL INFORMATION

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

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