

**Black Diamond Realty**

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**FOR LEASE**  
**INDUSTRIAL BUILDING**  
**MARKETING FLYER**



# MICROFACTORY PARK

100-400 FACTORY DRIVE • MORGANTOWN, WV 26501



**100 FACTORY DRIVE**



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## INDUSTRIAL BUILDINGS FOR LEASE

## MICROFACTORY PARK 100-400 FACTORY DRIVE • MORGANTOWN, WV 26501

**RENTAL RATE / \$14.00 / SQ FT / YEAR**

**LEASE STRUCTURE / NNN**

**GROSS BUILDING SIZE /  
18,000 - 60,000 SQ FT**

**TOTAL SUITES AVAILABLE / 3**

**SQ FT PER SUITE / 4,500 - 9,000 SQ FT**

**PROPERTY TYPE / INDUSTRIAL, FLEX**

**CITY LIMITS / OUTSIDE**

**INDUSTRIAL CEILING HEIGHT / 24 FEET**

**PROPERTY FEATURES / NEW BUILD,  
CUSTOMIZABLE, OVERHEAD DOORS,  
SEPARATELY METERED, AMPLE PARKING,  
NATURAL LIGHT**

Introducing Microfactory Park at Factory Drive, an exciting new industrial development offering unmatched flexibility and visibility just off I-79. Situated on 11.76 (+/-) acres, this multi-phase project is now pre-leasing during construction, with Phase 1 delivering an 18,000 (+/-) square foot flex industrial building available in April 2026. 100 Factory Drive features four 4,500 (+/-) square foot customizable suites with the option to combine two suites totaling 9,000 (+/-) square feet. Suite 103 is fully leased. Each unit includes a minimum of one 12' x 14' overhead door, one 9' x 9' glass retail entry, minimum one restroom, and optional mezzanine for added square footage. Additional restrooms and offices can be built to accommodate tenant needs. Designed with modern industrial needs in mind, the property boasts 24' eave heights, 6 (+/-) parking spaces per unit, and easy semi-truck access. Future phases offer flexible building sizes tailored to tenant demand. Don't miss this opportunity to secure your space in one of the region's most dynamic industrial developments.

Located just 3 miles south of I-79 Exit 1 (Mount Morris) and 5 miles north of Exit 155 (Morgantown), Microfactory Park provides strategic access and excellent visibility from the interstate.

**FOR LEASE**

**INDUSTRIAL BUILDINGS - LOCATED 3 MILES TO I-79, EXIT 1**

**FACTORY DRIVE · MORGANTOWN, WV 26501 · MICROFACTORY PARK · INDUSTRIAL BUILDINGS / SUITES**

# PROPERTY SPECIFICATIONS

## PROPERTY SPECIFICATIONS

The subject property offers 11.76 (+/-) acres of land ideal for industrial development. Microfactory Park is designed for phased growth based on tenant demand, with flexible configurations across future buildings. This property is planned to accommodate up to four industrial buildings. Future buildings can be tailored to tenant needs, with the potential to combine building 300 and 400 to create a single building of up to approximately 60,000 (+/-) square feet for a larger, long-term user.

Each suite is fully customizable making this location ideal for any end user. All suites also have the option to add windows along the back of the space for additional natural light.

**100 Factory Drive** (Under Construction): 18,000 (+/-) square feet, divided into four 4,500 (+/-) square foot units with 1,500 (+/-) square foot optional mezzanines. Suites 101 and 102 can be combined for a 9,000 (+/-) square foot suite. Suite 101 and 104 feature one 12' x 14' overhead door and an additional 8' x 9' side overhead door. Suite 102 include one 12' x 14' overhead door. The building offers 24' clear height and clear-span construction.

**200 Factory Drive** (Planned): 22,000 (+/-) square feet, with the final footprint flexible based on tenant needs. This building is planned to have four loading docks for semi trucks.

**300 Factory Drive** (Planned): 22,000 (+/-) square feet, with the final footprint flexible based on tenant needs. This building is planned to have four loading docks for semi trucks.

**400 Factory Drive** (Planned): 22,000 (+/-) square feet, with options to subdivide for smaller users. Minimum unit size is approximately 1,800 (+/-) square feet, and multiple units can be combined to accommodate larger requirements.

## UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Hope Gas
Water	Pleasant Valley (PSD)
Sewer	Morgantown Utility Board (MUB)
Trash	Mountain State Waste
Cable/Internet	Multiple Providers

## INGRESS / EGRESS / PARKING

This property currently offers one point of ingress and egress via Blue Horizon Drive. The property offers at minimum 6 (+/-) parking spaces per unit, end units will have 12 (+/-) parking spots. The lots will be paved. This entry road is designed to accommodate large commercial trucks.

## LEGAL DESCRIPTION / ZONING

Located outside the city limits of Morgantown, this property is positioned in the Cass District of Monongalia County. The site is comprised of one parcel containing a total area of 11.76 (+/-) acres. The property is identified as Cass District, Tax Map 8, Parcel 86. This can be referenced in Deed Book 1810, Page 464. This property does not have any zoning restrictions.

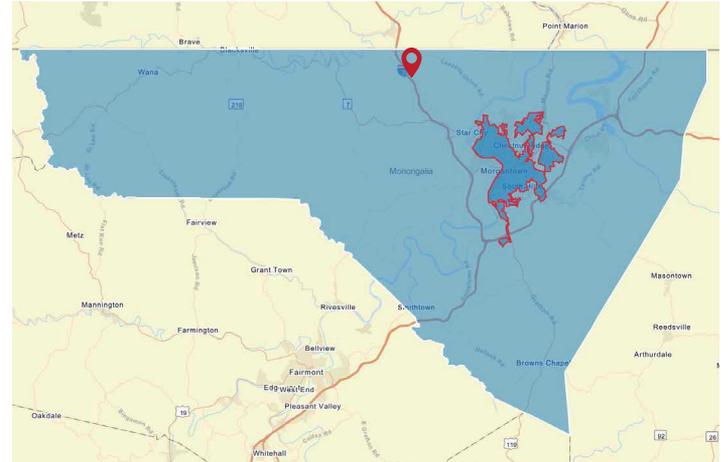
# LOCATION ANALYSIS

Monongalia County is located in north-central West Virginia, with Morgantown serving as the county seat and home to West Virginia University. The Morgantown MSA consistently ranks on numerous lists recognizing the region’s achievements in growth, business development, and workforce cultivation. Morgantown’s prominence in the recession-resistant sectors of higher education and health care contributes to the area’s long-term economic stability. According to the WVU Bureau of Business and Economic Research, the region is projected to experience “continued healthy growth” well into the future.

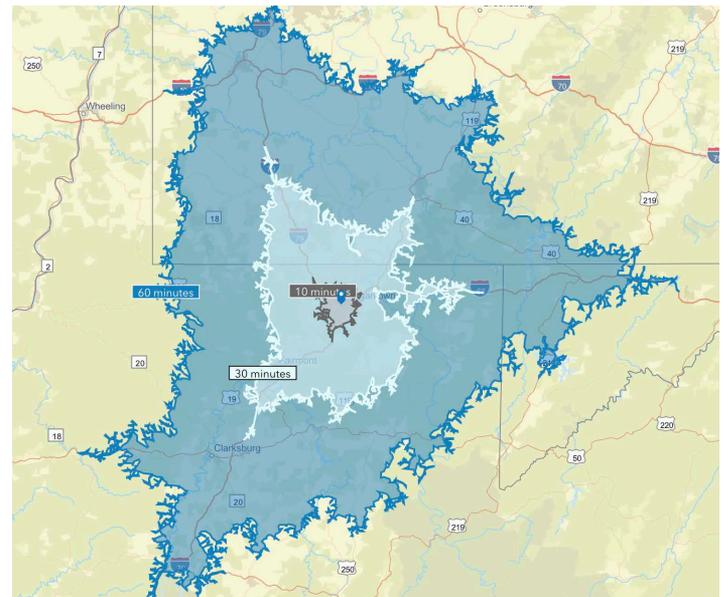
**Monongalia County** has a total population of 106,376, with a median household income of \$56,213 and 3,875 total businesses.

The **City of Morgantown**, located within the county, has a total population of 29,856, a median household income of \$43,620, and 1,441 total businesses.

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



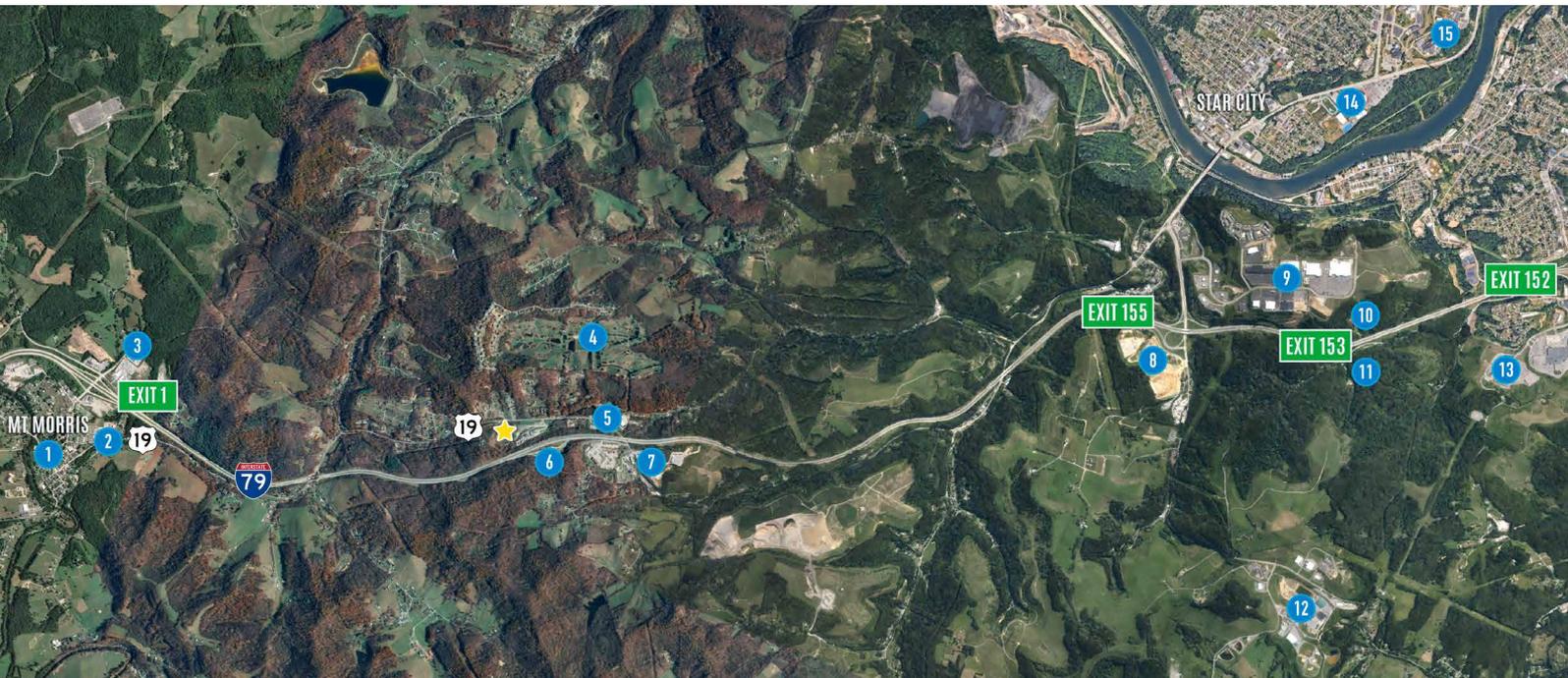
■ Monongalia County, WV ■ Morgantown City Limits 📍 Subject Location



# FOR LEASE

## INDUSTRIAL BUILDINGS - LOCATED 3 MILES TO I-79, EXIT 1 FACTORY DRIVE · MORGANTOWN, WV 26501 · MICROFACTORY PARK · INDUSTRIAL BUILDINGS / SUITES

# SURROUNDING AMENITIES



The Google earth image above highlights several surrounding businesses and amenities.

The subject property at Microfactory Park, (100-400 Factory Drive) has been referenced with a yellow star.

- 1 Mt. Morris Auto Sales & Towing
- 2 Jack's Recycling
- 3 Mountain State Waste, Meyer's RV Sales
- 4 Mountaineer Golf Course
- 5 Tri-State Roofing & Sheet Metal Company, Chico Bakery
- 6 I-79 Rest Area & West Virginia Welcome Center
- 7 NAPA Auto Parts, Blue Horizon Flea Market
- 8 Gateway: Triple S Harley-Davidson, Hobby Lobby, I-79 Honda, Sportsmans Warehouse, Rhino Storage
- 9 University Town Centre; Starbucks, Chipotle, Olive Garden, Cracker Barrel, Dollar Tree, Best Buy, Dick's Sporting Goods, Giant Eagle, Target, Sam's Club, Walmart, and more
- 10 Monongalia County Ballpark, Hampton Inn & Suites, Chic-fil-A, Fusion Steakhouse, Panda Express, Buffalo Wild Wings, Wendy's, and more
- 11 Menard's, KFC, Bass Pro Shops, Texas Roadhouse, Kohl's, HomeGoods, Ross, Burlington, PetSmart
- 12 Mylan Park
- 13 Morgantown Commons, Gabe's
- 14 WVU Coliseum
- 15 Evansdale Campus

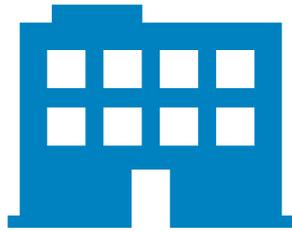
# DEMOGRAPHICS / KEY FACTS

## 3 MILE RADIUS



**4,423**

Total Population



**90**

Businesses



**2,961**

Daytime Population



**\$267,672**

Median Home Value



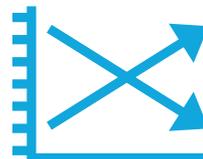
**\$47,700**

Per Capita Income



**\$80,384**

Median Household Income



**0.3%**

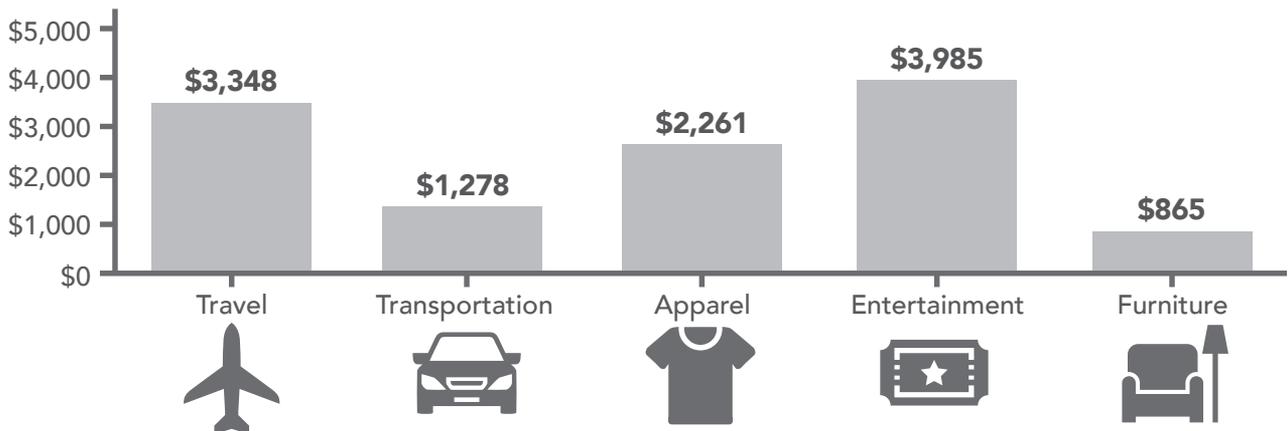
2025-2030 Pop Growth Rate



**2,012**

Housing Units (2020)

### 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 2025, 2030. Spending facts are average annual dollar per household.

## 5 MILE RADIUS



14,366

Total Population



502

Businesses



14,647

Daytime Population



\$285,334

Median Home Value



\$47,455

Per Capita Income



\$74,440

Median Household Income



0.2%

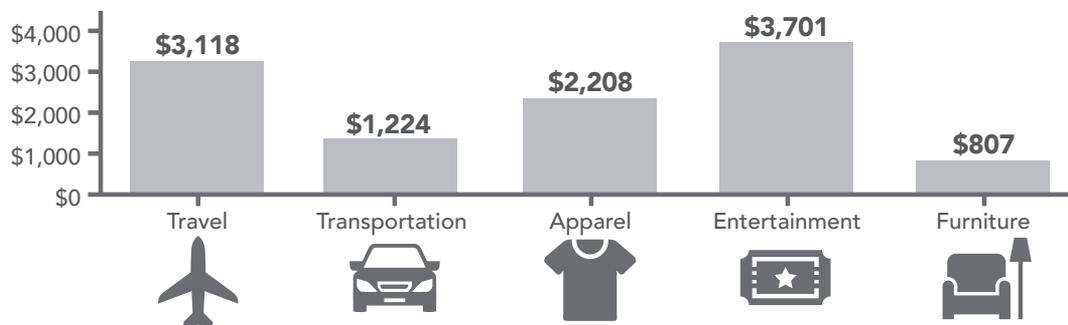
2025-2030 Pop Growth Rate



7,064

Housing Units (2020)

### KEY SPENDING FACTS



## 10 MILE RADIUS



92,314

Total Population



3,675

Businesses



107,243

Daytime Population



\$262,424

Median Home Value



\$39,161

Per Capita Income



\$60,026

Median Household Income



0.3%

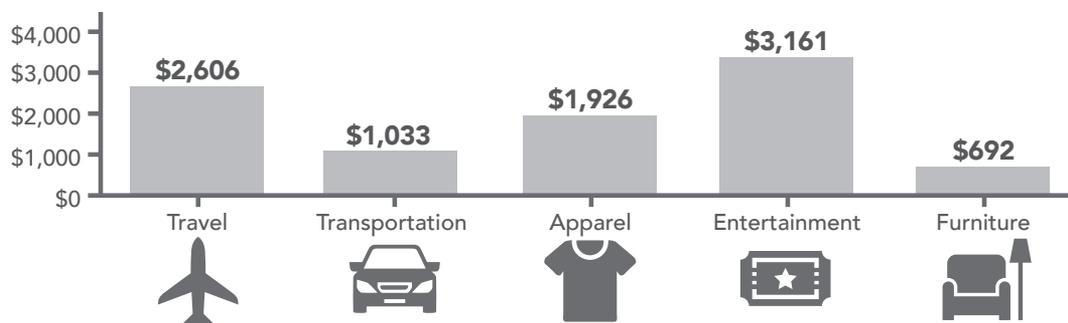
2025-2030 Pop Growth Rate



44,782

Housing Units (2020)

### KEY SPENDING FACTS



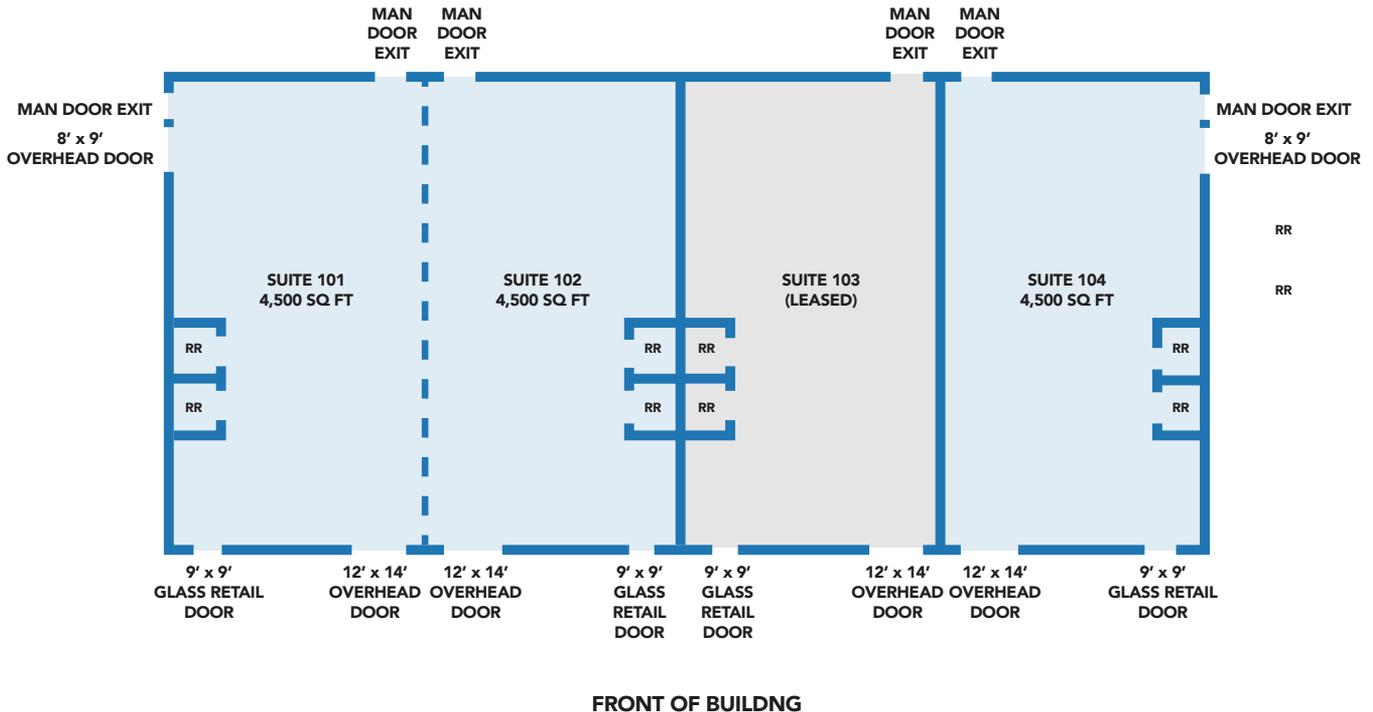
# 100 FACTORY DRIVE - FLOOR PLAN

## 18,000 (+/-) SQUARE FEET

This property features a brand-new, 18,000 (+/-) square foot flex industrial building, which is currently under construction and slated for delivery in April 2026. Situated on approximately 1.5 (+/-) acres, the building is divided into four suites that can be leased individually or combined. Suites 101 and 102 can be leased together or separately. Individual suites are comprised of 4,500 (+/-) square feet while combined suites include 9,000 (+/-) square feet. Each unit includes a minimum of one 12' x 14' overhead door, one 9' x 9' glass retail entry, minimum one restroom with the ability to add a second, and optional mezzanine for added square footage. Additional restrooms and offices can be built to accommodate tenant needs.

The building offers 24-foot eave ceiling heights, with potential to add a 1,500 (+/-) square foot mezzanine with 10-12' clearance below and above. Each suite is fully customizable making this location ideal for any end user. All suites also have the option to add windows along the back of the space for additional natural light. Available suites are highlighted in blue below. Leased suites are in gray. Suite 103 is fully leased.

Finishes include concrete flooring, high R-value insulation liner system and LED lighting. Suites can be leased separately or together. The property offers at minimum 6 (+/-) parking spaces per unit, end units will have 12 (+/-) parking spots.



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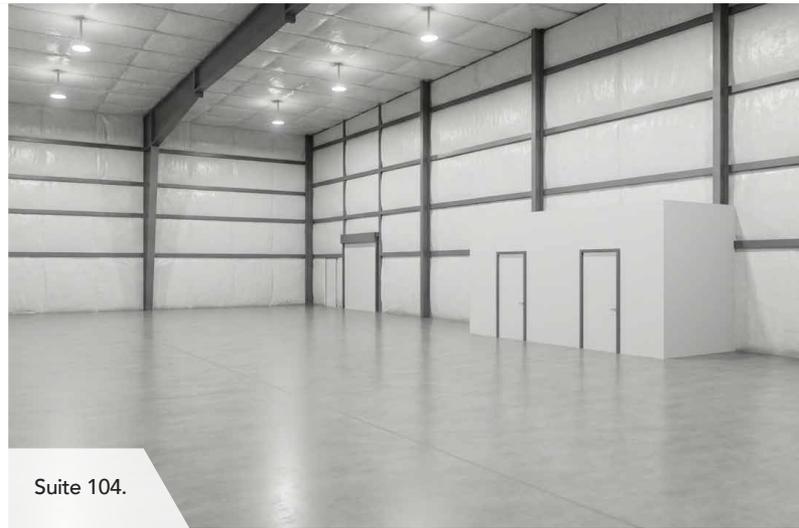
**INDUSTRIAL BUILDINGS - LOCATED 3 MILES TO I-79, EXIT 1**

**FACTORY DRIVE · MORGANTOWN, WV 26501 · MICROFACTORY PARK · INDUSTRIAL BUILDINGS / SUITES**

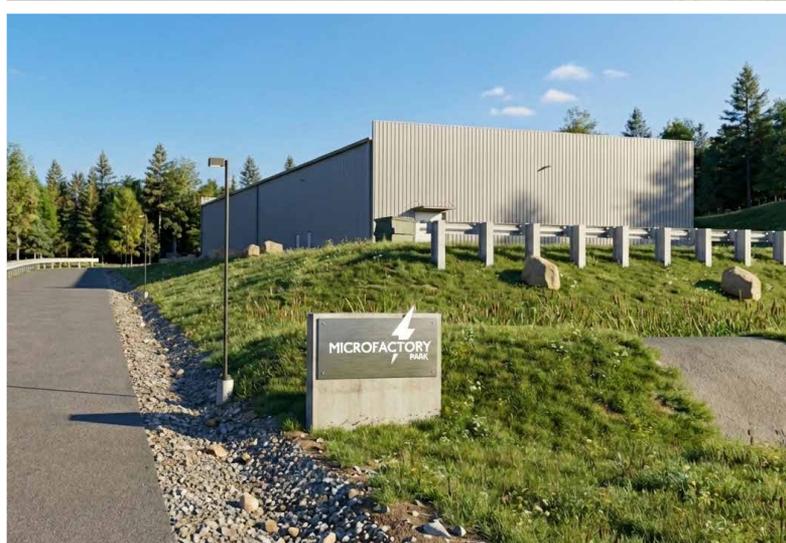
# PARK RENDERING



# 100 FACTORY DRIVE RENDERINGS



**FOR LEASE**  
**INDUSTRIAL BUILDINGS - LOCATED 3 MILES TO I-79, EXIT 1**  
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# AERIALS



Aerial Facing Southwest.

*\*Boundaries are approximate*

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**FACTORY DRIVE · MORGANTOWN, WV 26501 · MICROFACTORY PARK · INDUSTRIAL BUILDINGS / SUITES**

*\*Boundaries are approximate*

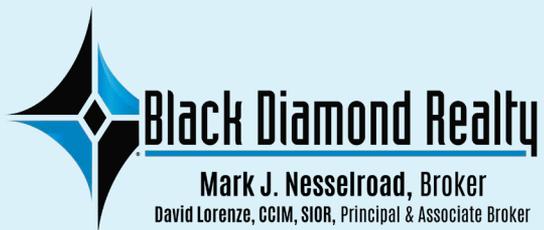


Aerial Facing North.

*\*Boundaries are approximate*



Aerial Facing West.



# CONTACT

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