

FOR LEASE
WAREHOUSE
MARKETING FLYER



945 KING STREET
FAIRMONT, WV 26554

FAIRMONT GATEWAY CONNECTOR
EXIT 136

I-79, EXIT 137
LOCATED 0.5 MILE FROM LOCATION

 **945 KING STREET**

SPEEDWAY BUSINESS PARK
ACREAGE AVAILABLE

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WAREHOUSE SPACE FOR LEASE

945 KING STREET FAIRMONT, WV 26554

RENTAL RATE / \$3.50 / SQ FT / YEAR

LEASE STRUCTURE / MODIFIED GROSS

TOTAL SPACE AVAILABLE / 65,275 SQ FT

MIN DIVISIBLE / 9,700 SQ FT

GROSS BUILDING SIZE / 82,484 SQ FT

ZONING / NEIGHBORHOOD MIXED USE

PROPERTY FEATURES / THREE-PHASE
ELECTRIC, QUICK INTERSTATE ACCESS,
LOADING DOCKS, OFF STREET PARKING

945 King Street is 82,484 (+/-) square foot warehouse building that is sectioned off for multi-tenant use. The building currently has three spaces available, Section C being 9,700 (+/-) square feet, Section D being 14,500 (+/-) square feet and Section E being 41,075 (+/-) square feet. The property is situated in a prime location for commercial users offering quick access to I-79, Exit 137, off-street parking, and loading dock access. *Section A and B are fully leased.*

The property is located in a developing area of Marion County 0.5 mile off I-79, Exit 137 and 1.2 mile from I-79, Exit 136 (Fairmont Gateway Connector). This area provides a number of commercial service-oriented businesses while being surrounded by residential rooftops. Along I-79 there is an annual average daily traffic count (AADT) of 61,642 Vehicles Per Day (WVDOT GIS Data, 2020).

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PROPERTY SPECIFICATIONS

BUILDING SPECIFICATIONS

945 King Street is a multi-tenant building comprised of 82,484 square feet. The building is construction includes 8"+ concrete flooring, metal walls, and metal roofing. Roof insulation is 2" fibreglass with vinyl backing. The interior ceiling height for the industrial space is 19' at the side eaves and 23' at the center roof ridge. Lighting is fluorescent.

INGRESS / EGRESS / DIRECTIONS

This property is positioned at the corner of King Street and Indiana Avenue. The building offers multiple points of access. Section A can be accessed via King Street and Section D can be accessed via Indiana Avenue.

From I-79, Exit 137, travel north on E Grafton Road for 0.2 mile then bear right onto Speedway Avenue. Travel roughly 0.4 mile on Speedway Avenue then turn left onto King Street. The building will be located on the left along King Street. To access Section D, continue straight on King Street until you reach Indiana Avenue, then turn right. The entrance to Section D will be 0.1 mile on the left along Indiana Avenue.

UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Dominion Energy
Water	City Of Fairmont (Currently Off)
Sewer	City Of Fairmont
Trash	City Of Fairmont
Cable	Multiple Providers
Internet	Multiple Providers

ZONING

Located within the city limits of Fairmont, this property is positioned in the Union City District (5) of Marion County. The site is comprised of two (2) tax parcel of land consisting of a total area of 3.82 acres. The property is identified as District 5, Tax Map 3, Parcel 131 and 141.1. This can be referenced in Deed Book 1178, Page 296.



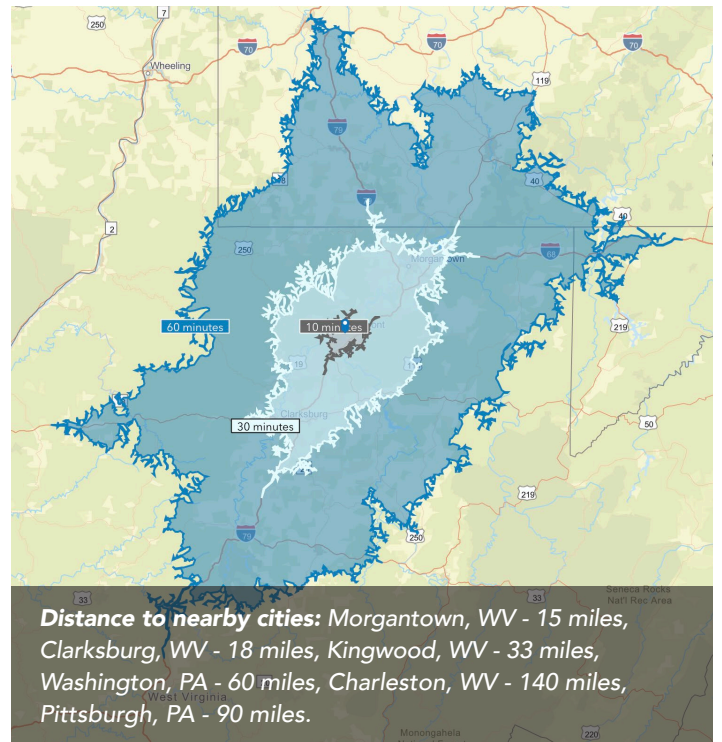
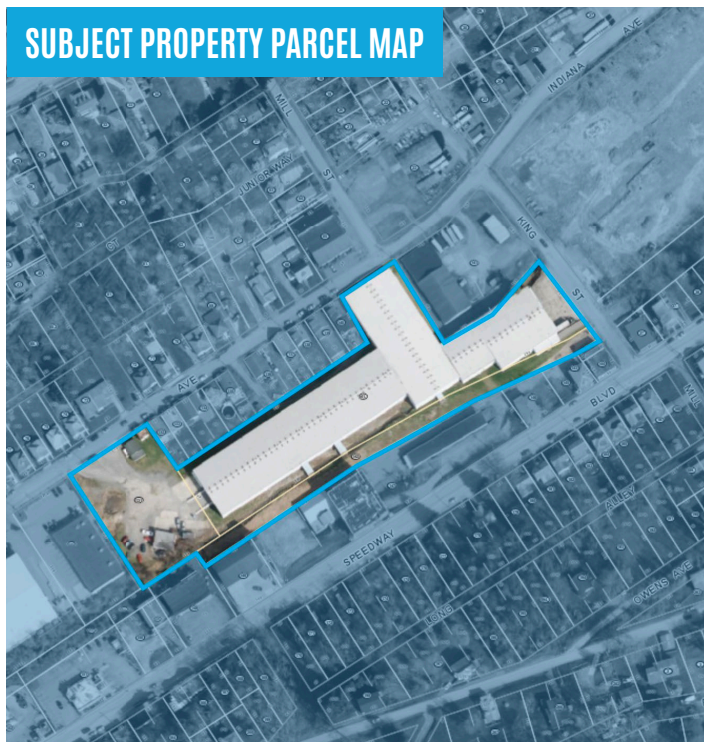
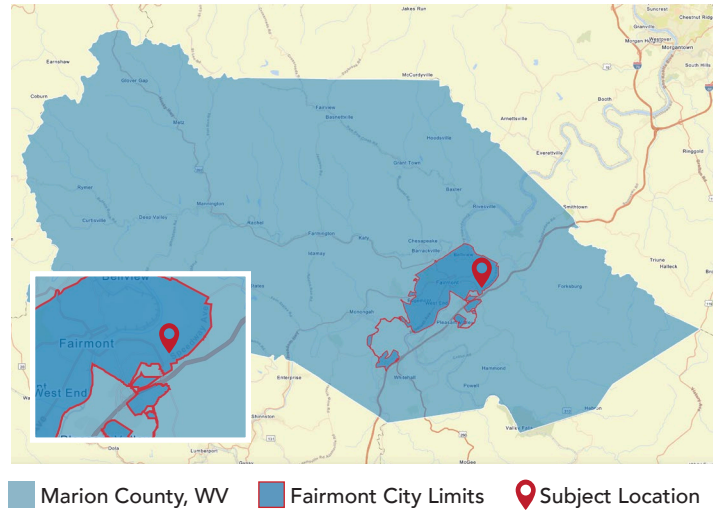
LOCATION ANALYSIS

Marion County is located in the north-central part of West Virginia with Fairmont as the county seat and home of Fairmont State University. With a 120-acre main campus, Fairmont State University is a key part of the state's growing high technology corridor. Coal production has remained strong and the oil and gas industries are making substantial investments in the county. With a strong emphasis on education and technology, the future for Marion County is bright.

Marion County has a total population of 55,586 and a median household income of \$53,483. Total number of businesses is 1,679.

The **City of Fairmont** has a total population of 18,506 and a median household income of \$45,527. Total number of businesses is 801.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2021.



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AERIAL PHOTO



*Aerial image taken in 2017

The aerial above highlights several of the most popular surrounding locations. Located at 945 King Street, the subject property has been referenced with a yellow star.

● Along Morgantown Avenue there is a daily traffic count of 4,756 vehicles per day (WVDOH, 2017).

- 1 Dairy Creme Corner
- 2 Shell Gas Station
- 3 Castle
- 4 Wendy's
- 5 Subway
- 6 RPM Motors
- 7 BcBank
- 8 McDonald's
- 9 East Fairmont Price Cutter
- 10 Speedway Appliance
- 11 Dollar General
- 12 Speedway Market
- 13 Clarion Inn
- 14 D&M Welding
- 15 Lynch Hydr Manufacturing
- 16 Coal Country Miniature Golf
- 17 Family Dollar
- 18 Advance Auto Parts
- 19 Domino's Pizza
- 20 Country Roads Physical Therapy and Rehabilitation
- 21 Crosby's K-9 Country Club
- 22 U-Pack
- 23 GCR Tires & Service
- 24 Equipment Transport
- 25 Northern Mountain State Metals
- 26 Novelis
- 27 The UPS Store
- 28 East Park Elementary School

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



24,258

Total Population



891

Businesses



24,898

Daytime Population



\$131,818

Median Home Value



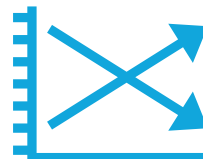
\$30,463

Per Capita Income



\$53,390

Median Household Income



-0.26%

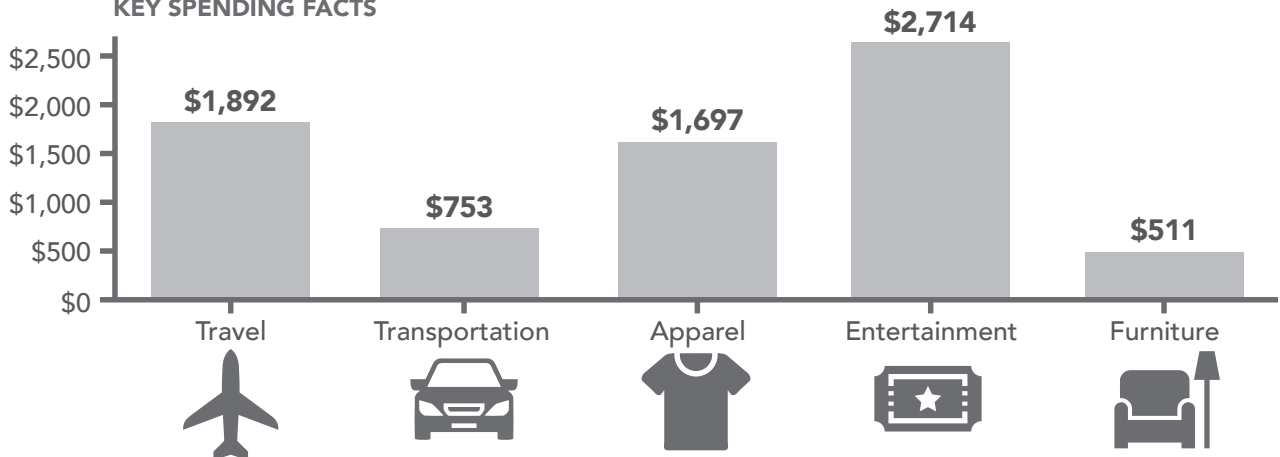
2020-2022 Pop Growth Rate



40.5

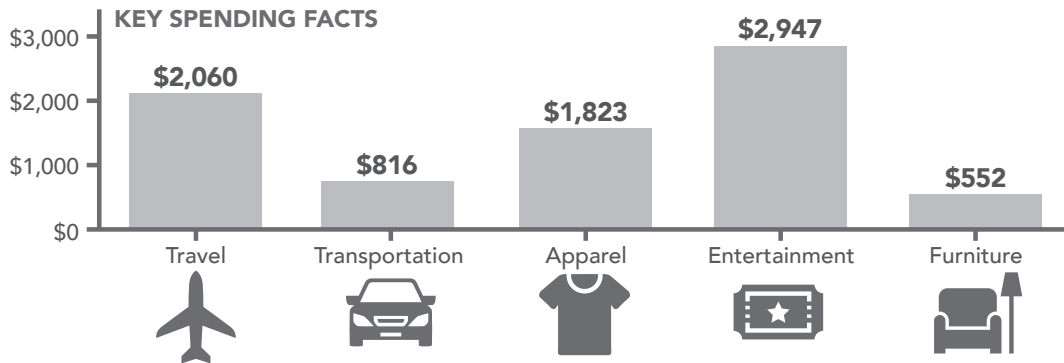
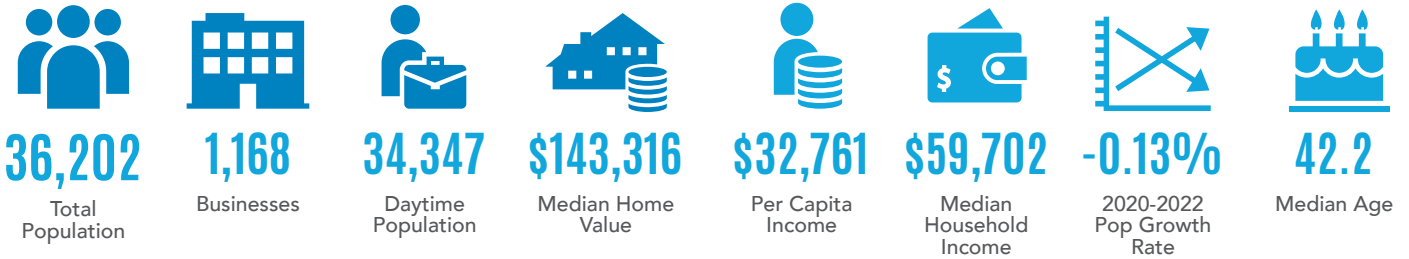
Median Age

KEY SPENDING FACTS

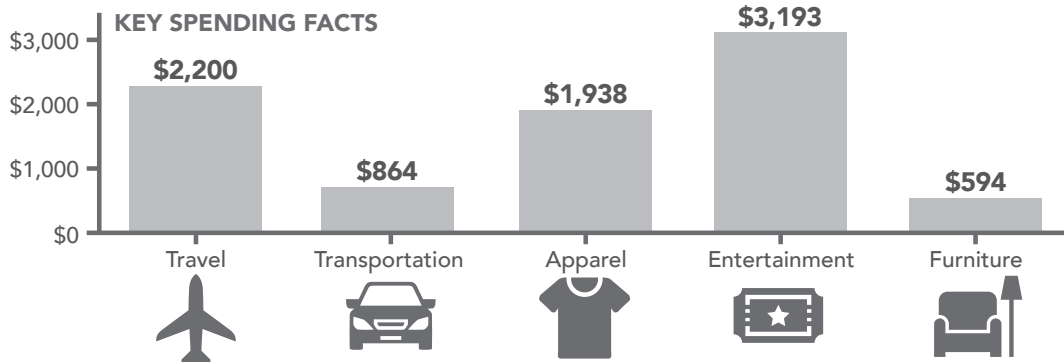
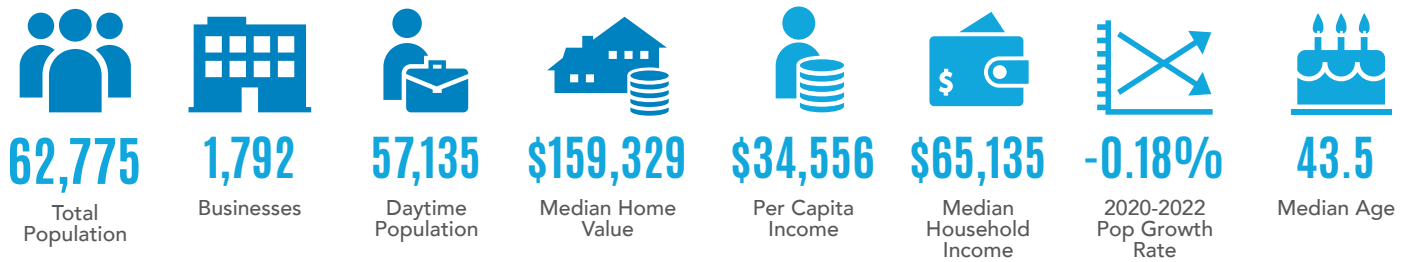


These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axle. The vintage of the data is 2022, 2027. Spending facts are average annual dollar per household.

5 MILE RADIUS



10 MILE RADIUS

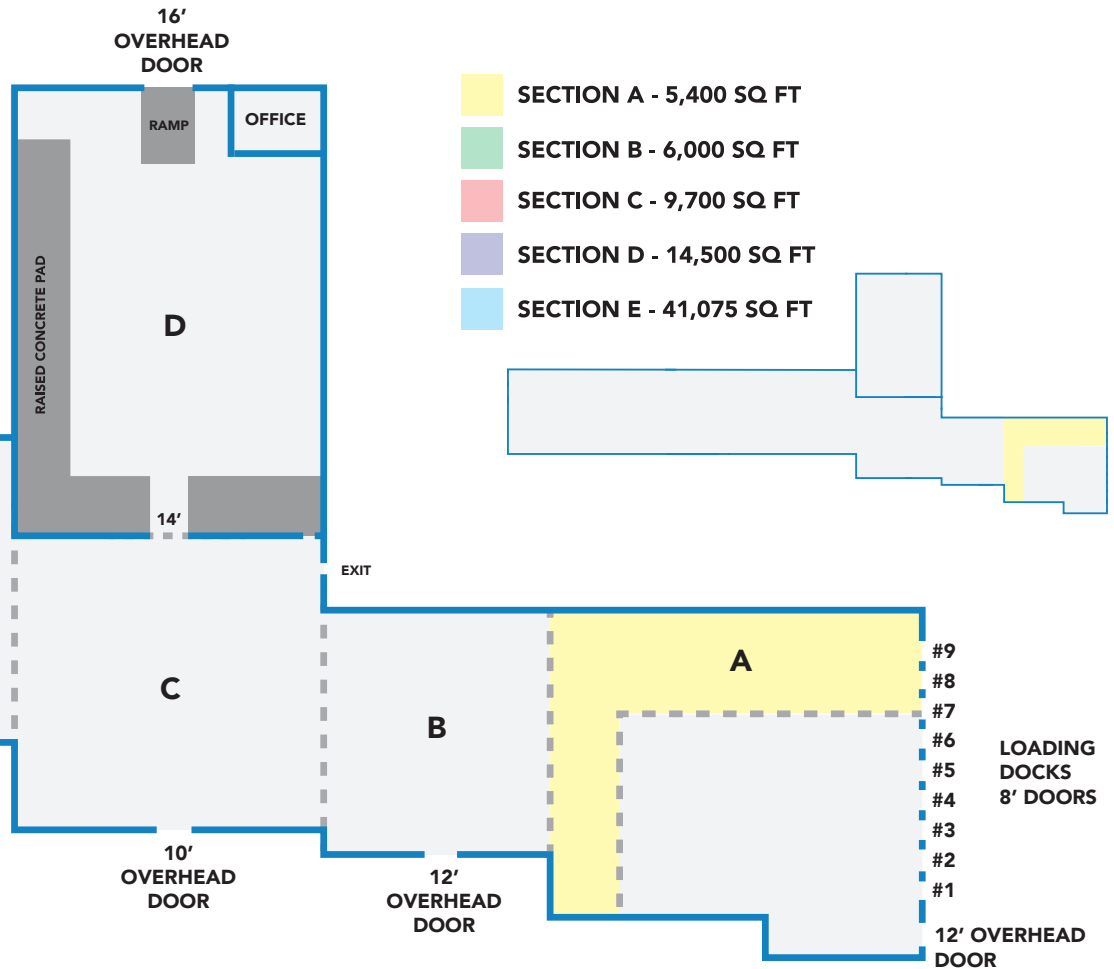


SECTION A - FLOOR PLAN

LEASED

5,400 SQUARE FEET

Located at the east end of the building, Section A offers 5,400 (+/-) square feet of warehouse space with three loading docks with 8' doors. This space is contiguous with Space B. The space "L" shape extending from the loading docks to the adjacent space. See the space below highlighted in yellow.



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PHOTOS



Section A Facing Loading Docks.



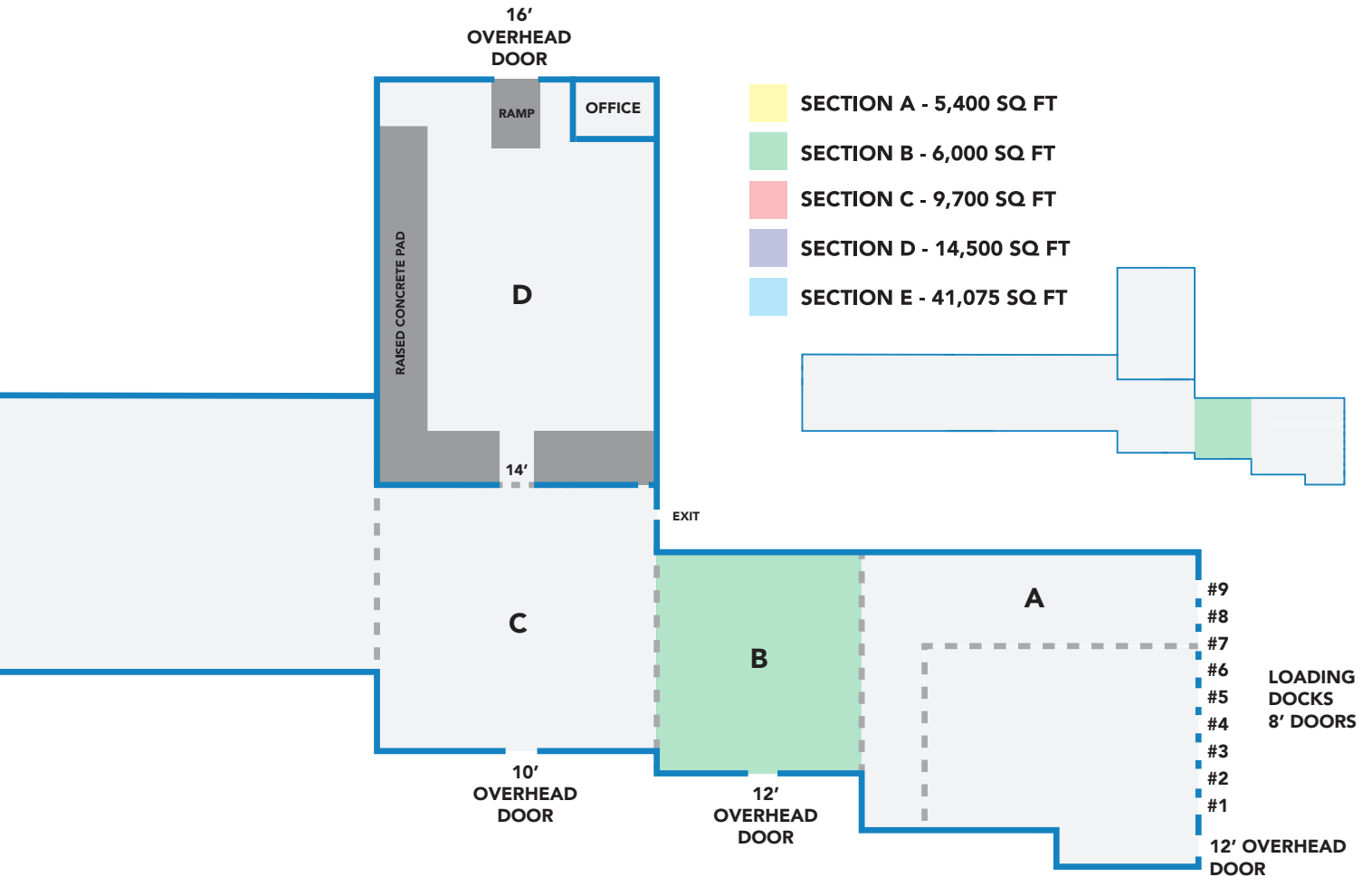
Section A Facing Loading Docks.

SECTION B - FLOOR PLAN

LEASED

6,000 SQUARE FEET

Located along the south side of the building, Section B offers 6,000 (+/-) square feet of warehouse space with one 12' overhead door leading to the exterior. This space is contiguous with Space C and Space A. The space is square in shape. See the space below highlighted in green.



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PHOTOS

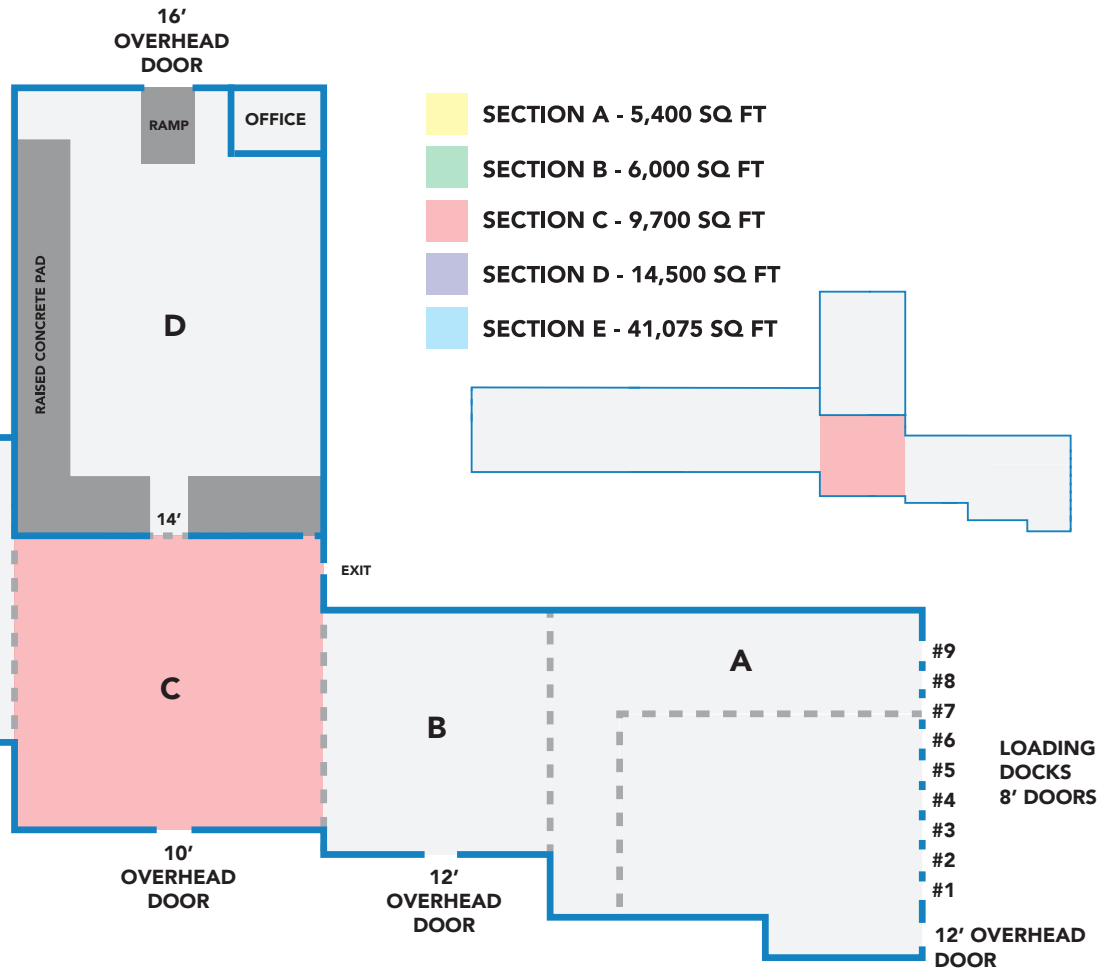


Section B.

SECTION C - FLOOR PLAN

9,700 SQUARE FEET

Located along the south side of the building, Section C offers 9,700 (+/-) square feet of warehouse space with one 10' overhead door and one man door leading to the exterior. This space is contiguous with Space B and Space D. The space is square in shape. See the space below highlighted in red.

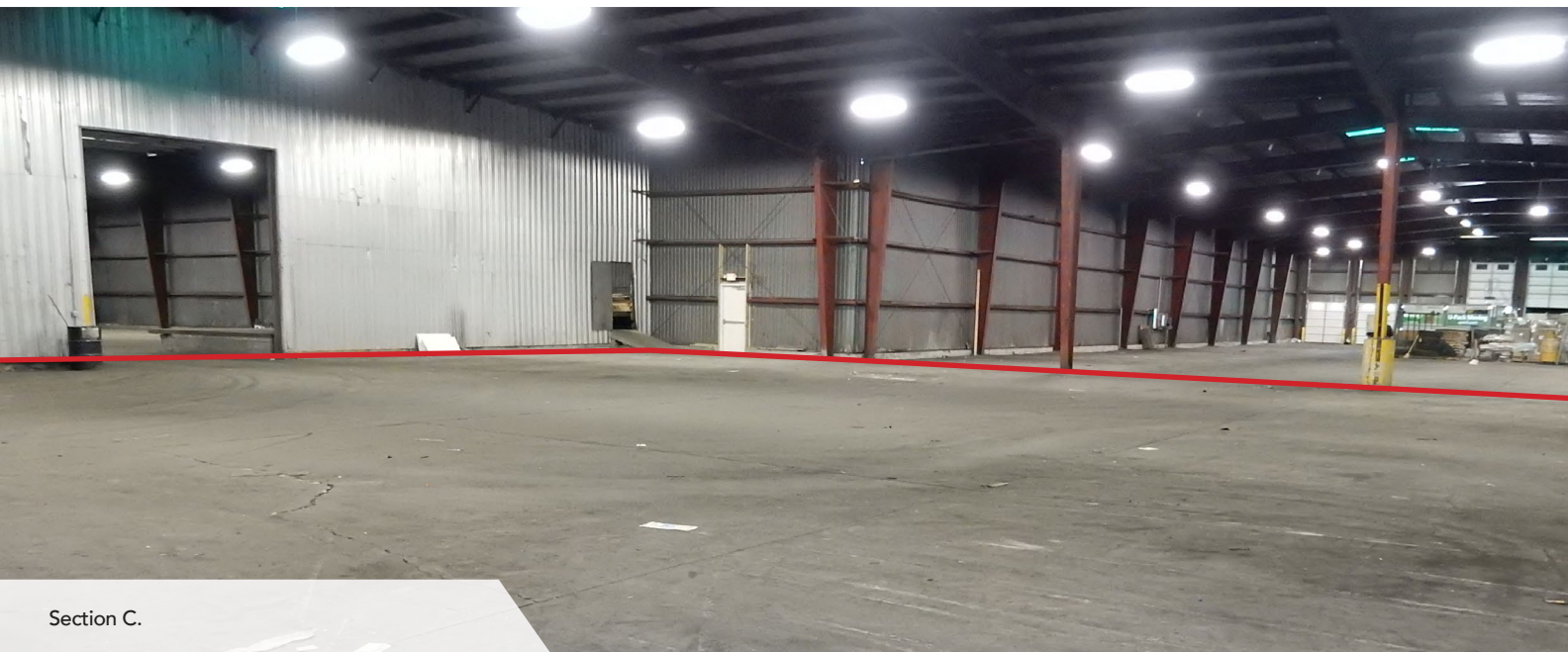


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PHOTOS



Section C.



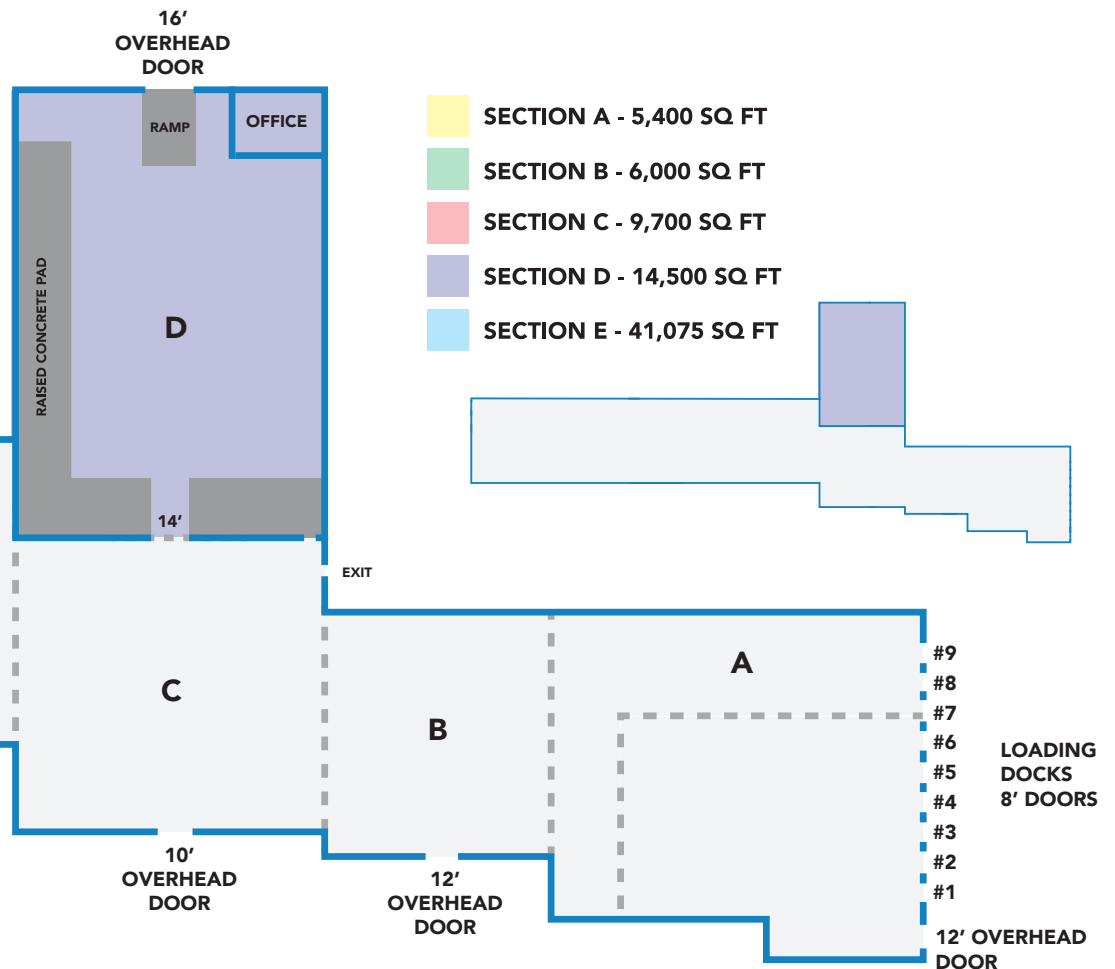
Section C.

SECTION D - FLOOR PLAN

14,500 SQUARE FEET

Located at the north end of the building, Section D offers 14,500 (+/-) square feet of warehouse space with one 16' overhead door. This space is contiguous to Space B. The space is rectangular and connects to the adjacent space

via 14' wide door. Within the space there are raised concrete pads along the south and west walls and a small office space in the northeast corner. See the space below highlighted in purple.



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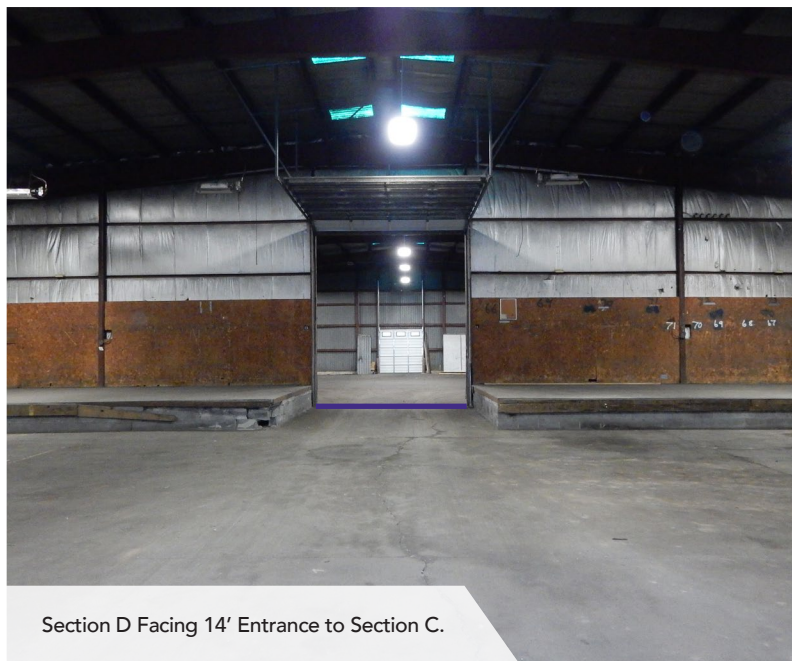
PHOTOS



Section D Facing 16' Overhead Door.



Section D.



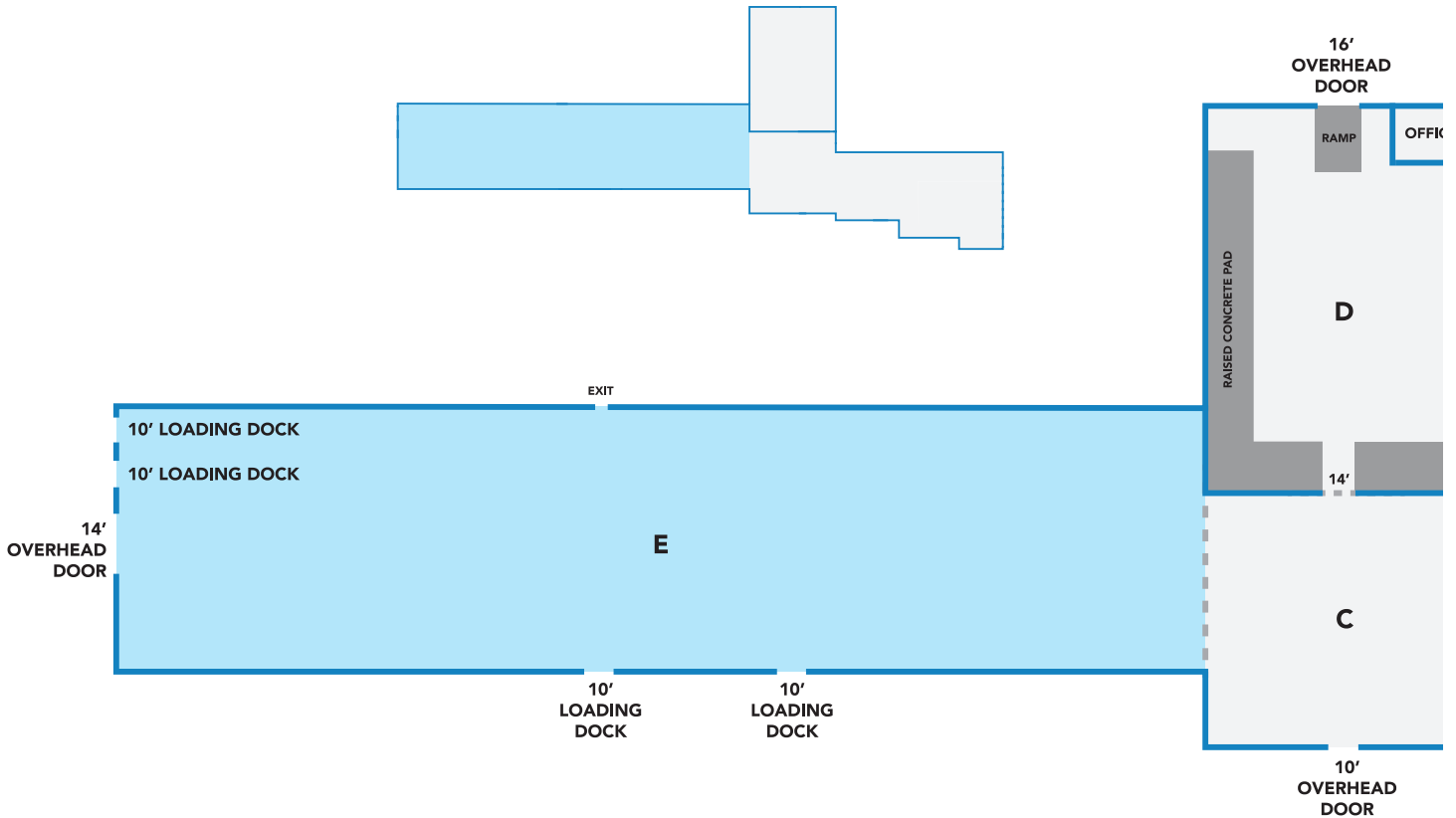
Section D Facing 14' Entrance to Section C.

SECTION E - FLOOR PLAN

41,075 SQUARE FEET

Located at the west end of the building, Section E offers 41,075 (+/-) square feet of warehouse space. Along the west side of the space there is one 14' overhead door and two 10' loading docks. Along the south side of the space there are two additional 10' loading docs. This space is contiguous to Space D and C.

- SECTION A - 5,400 SQ FT
- SECTION B - 6,000 SQ FT
- SECTION C - 9,700 SQ FT
- SECTION D - 14,500 SQ FT
- SECTION E - 41,075 SQ FT



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PHOTOS



Section E Interior.



Section E Overhead Door.



Section E Interior.

EXTERIOR PHOTOS



View of Loading Docks (Section A).



West End View of the Building (Section E).

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East End View of the Building.

AERIALS



945 KING STREET
YOUR NEW LOCATION

Aerial View Facing West.

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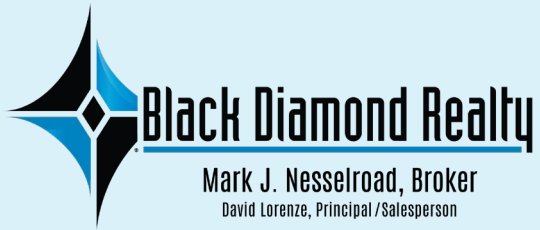
Aerial View Facing North.



Aerial View Facing Northeast.



Aerial View Facing East.



CONTACT

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