



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



# MICROFACTORY PARK

1879 BLUE HORIZON DRIVE • MORGANTOWN, WV 26501





✦ 1879 BLUE HORIZON DRIVE





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BUILD-TO-SUIT OPTIONAL

PAD 2


BUILD-TO-SUIT OPTIONAL

PAD 4

BUILD-TO-SUIT OPTIONAL

PAD 1

PAD 3

 1879 BLUE HORIZON DRIVE

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## INDUSTRIAL BUILDINGS FOR LEASE

RENTAL RATE / \$14.00 / SQ FT / YEAR

LEASE STRUCTURE / NNN

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

TOTAL SUITES AVAILABLE / 4

SQ FT PER SUITE / 4,500 SQ FT

PROPERTY TYPE / INDUSTRIAL, FLEX

CITY LIMITS / OUTSIDE

INDUSTRIAL CEILING HEIGHT / 30 FEET

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

## MICROFACTORY PARK

1879 BLUE HORIZON DRIVE • MORGANTOWN, WV 26501

Introducing Microfactory Park at 1879 Blue Horizon 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 a 18,000 (+/-) square foot flex industrial building available in early 2026. Building 1 features four 4,500 (+/-) square foot customizable suites, two of which are already leased. Each unit includes a 12' x 14' overhead door, 9' x 9' glass retail entry, private office, restroom, utility closet, and optional mezzanine for added square footage. 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.

# 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 Pads 3 and 4 to create a single building of up to approximately 60,000 (+/-) square feet for a larger, long-term user.

**Building 1** (Under Construction): 18,000 (+/-) square feet, divided into four 4,500 (+/-) square foot units with 1,500 (+/-) square foot optional mezzanines. Suites 1 and 4 feature one 12' x 14' overhead door and an additional 8' x 9' side overhead door. Suites 2 and 3 include one 12' x 14' overhead door. The building offers 24' clear height and clear-span construction.

**Building 2** (Planned): 23,400 (+/-) square feet, with the final footprint flexible based on tenant needs.

**Building 3** (Planned): 22,000 (+/-) square feet, with options to subdivide for smaller users. Minimum unit size is approximately 2,500 (+/-) square feet, and multiple units can be combined to accommodate larger requirements.

**Building 4** (Planned): 20,000 (+/-) square feet, with the final footprint flexible based on tenant needs.

## 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.

## 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.



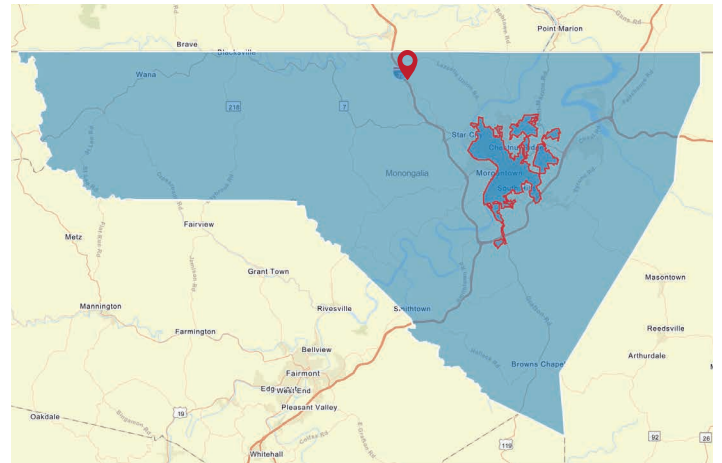
# LOCATION ANALYSIS

Monongalia County 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.

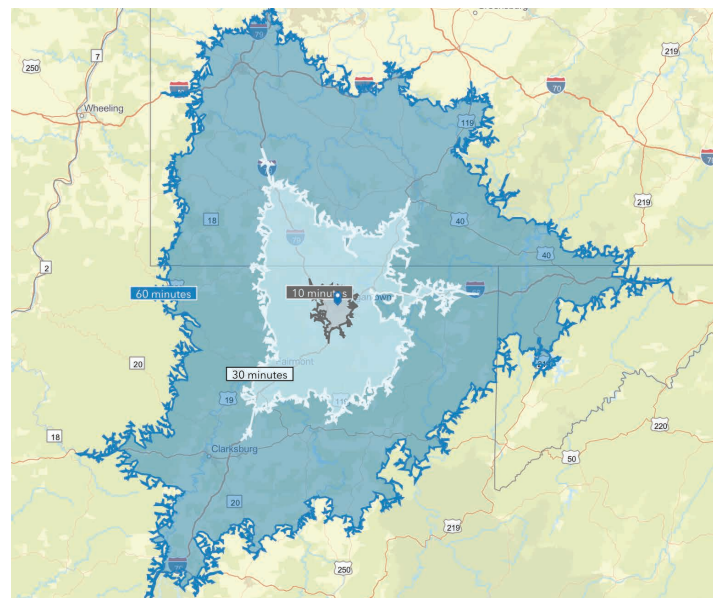
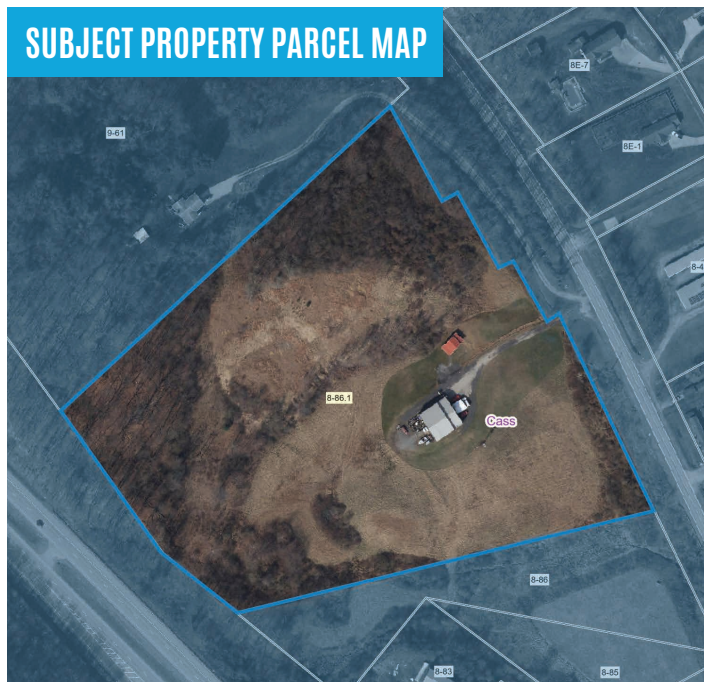
**Monongalia County** has a total population of 107,576 and a median household income of \$62,983. Total number of businesses is 4,046.

The **City of Morgantown** has a total population of 30,211 and a median household income of \$39,400. Total number of businesses is 1,524.

*Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2024.*



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



**Distance to nearby cities:** Fairmont, WV - 24 miles, Uniontown, PA - 24 miles, Bridgeport, WV - 39 miles, Clarksburg, WV - 42 miles, Washington, PA - 48 miles, Pittsburgh, PA - 76 miles, Charleston, WV - 170 miles.

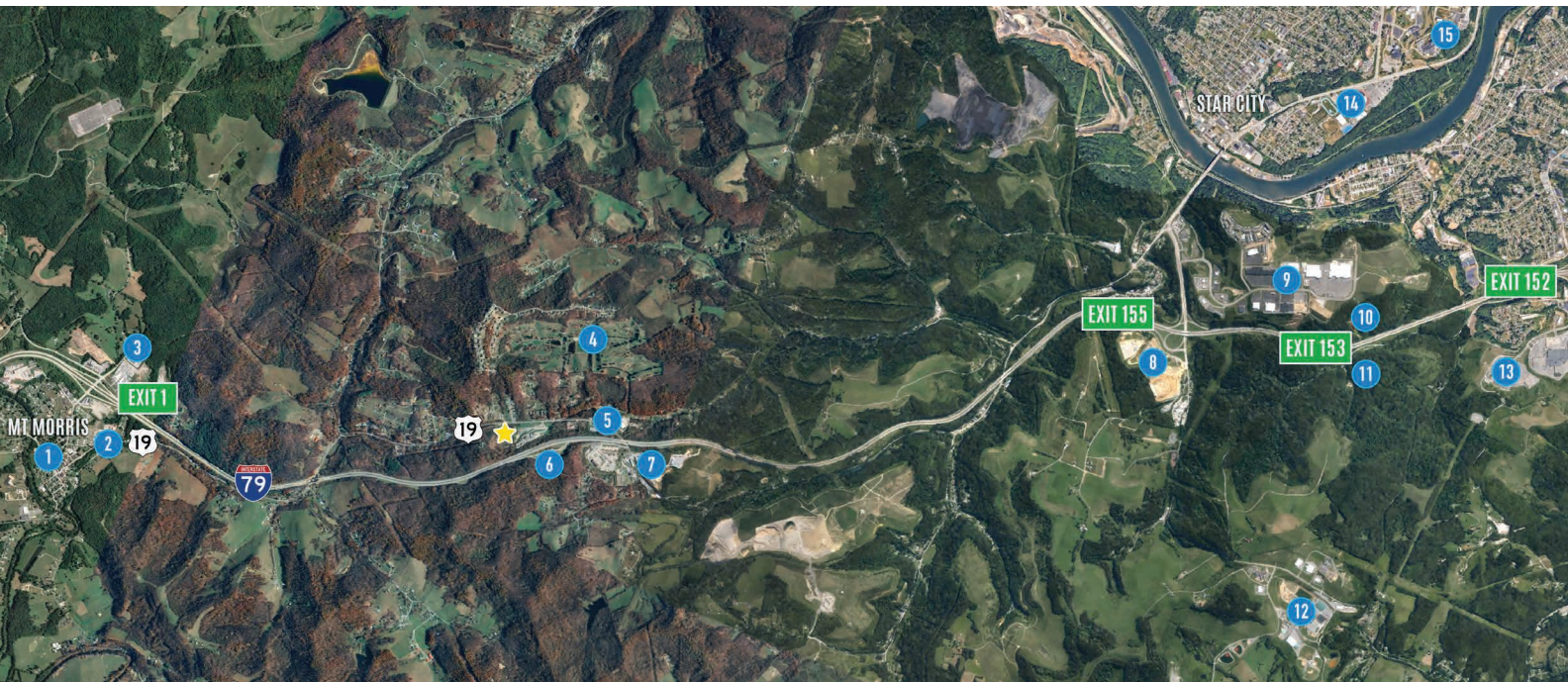


# FOR LEASE

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

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# SURROUNDING AMENITIES



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

The subject property at Microfactory Park, (1879 Blue Horizon 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



4,436

Total  
Population



92

Businesses



2,842

Daytime  
Population



\$264,700

Median Home  
Value



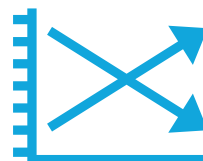
\$46,104

Per Capita  
Income



\$79,025

Median Household  
Income



0.29%

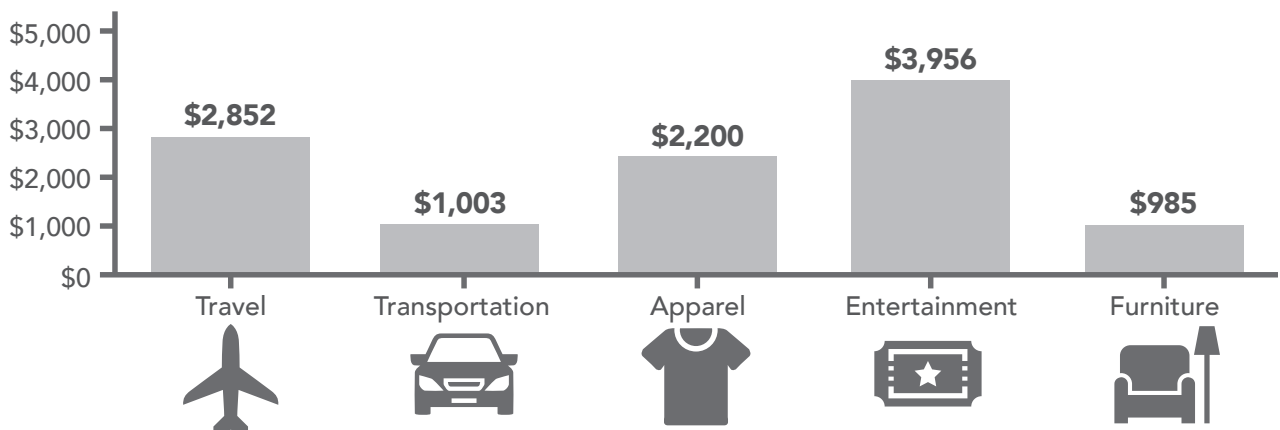
2024-2029  
Pop Growth Rate



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 2024, 2029. Spending facts are average annual dollar per household.

## 5 MILE RADIUS



**14,503**

Total  
Population



**522**

Businesses



**14,950**

Daytime  
Population



**\$271,418**

Median Home  
Value



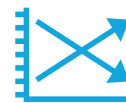
**\$45,733**

Per Capita  
Income



**\$73,908**

Median  
Household  
Income



**0.35%**

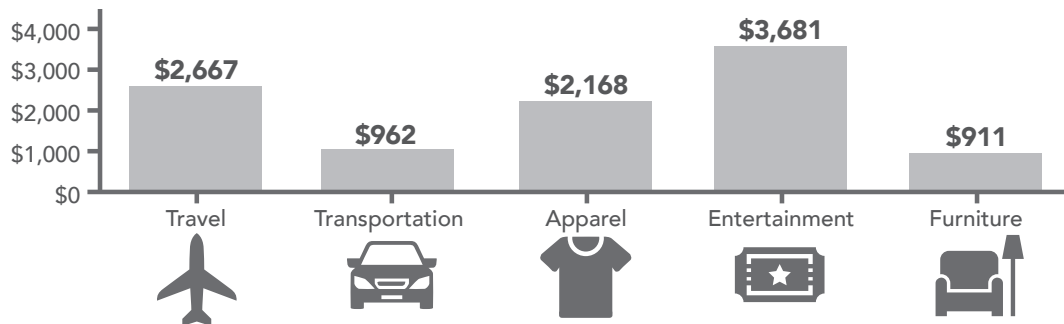
2024-2029  
Pop Growth  
Rate



**7,064**

Housing Units  
(2020)

### KEY SPENDING FACTS



## 10 MILE RADIUS



**93,063**

Total  
Population



**3,683**

Businesses



**108,021**

Daytime  
Population



**\$250,449**

Median Home  
Value



**\$37,805**

Per Capita  
Income



**\$57,281**

Median  
Household  
Income



**0.08%**

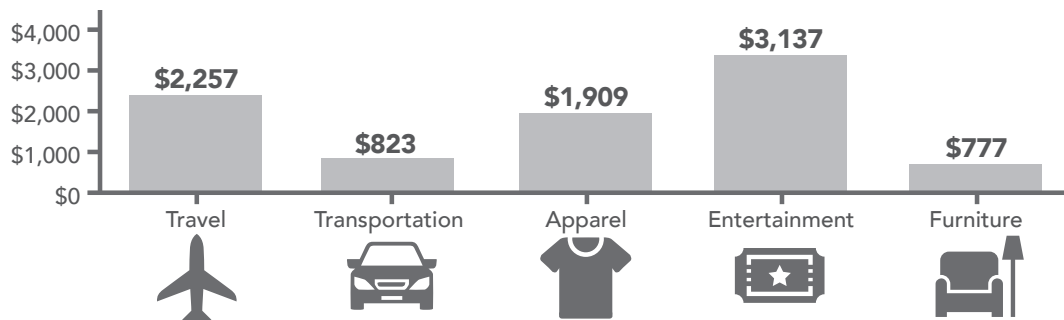
2024-2029  
Pop Growth  
Rate



**44,782**

Housing Units  
(2020)

### KEY SPENDING FACTS

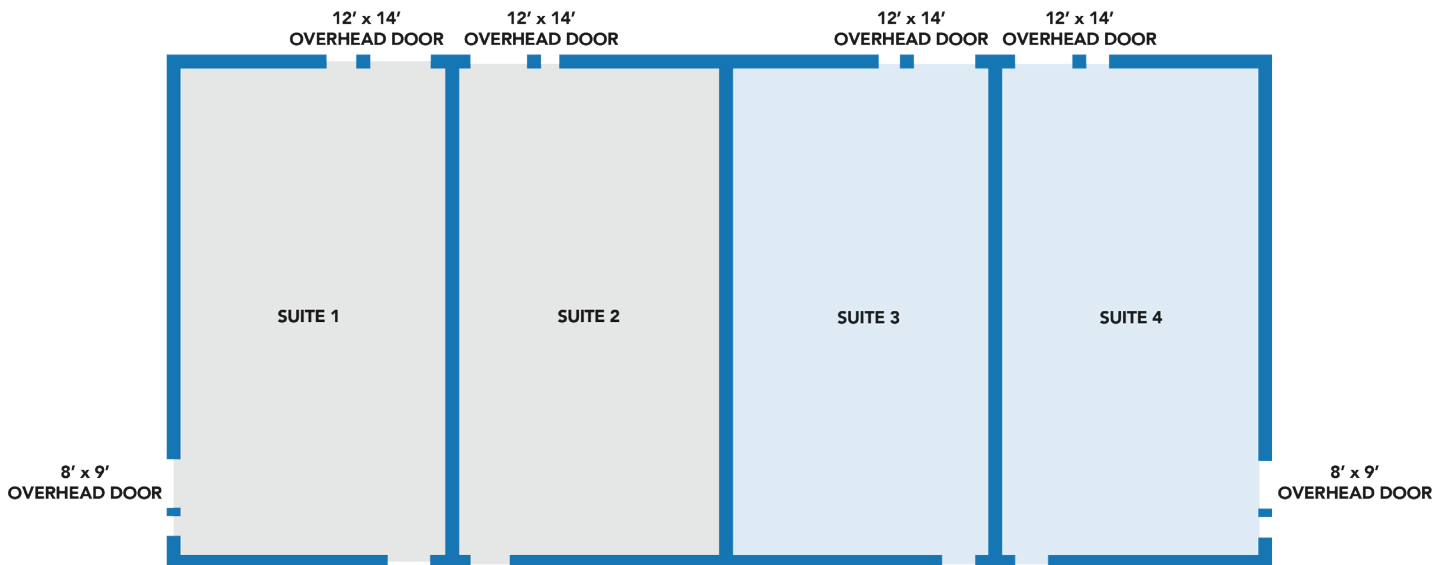


# FLOOR PLAN

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

This property will feature a brand-new 18,000 (+/-) square foot flex industrial building, which is currently under construction and slated for delivery in early 2026. Situated on approximately 1.5 (+/-) acres, the building is divided into four suites that can be leased individually or combined. Suites 1 and 2 are fully leased, leaving two remaining suites available. Each 4,500 (+/-) square foot bay includes one 12' x 14' overhead door, one 9' x 9' glass retail entry, two man doors (front and rear), a private office, a restroom, and a utility closet. The building offers 24-foot eave ceiling heights, with potential to add a 1,500 (+/-) square foot mezzanine.

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, and units will have 12 (+/-) parking spots. Suites highlighted in blue below are available for lease. Spaces in gray are leased.





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

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# RENDERING



# RENDERINGS / ILLUSTRATIONS

## CONCEPT LAYOUTS

The illustrations below showcase conceptual examples of different industrial unit types planned for Microfactory Park. Each building is shown with varied configurations, including different loading areas, interior layouts, and warehouse

setups to accommodate diverse tenant needs such as storage, manufacturing, or distribution. The illustrations depict multiple bays, mezzanine access, office spaces, drive-in doors, as well as truck and vehicle parking.





**FOR LEASE**

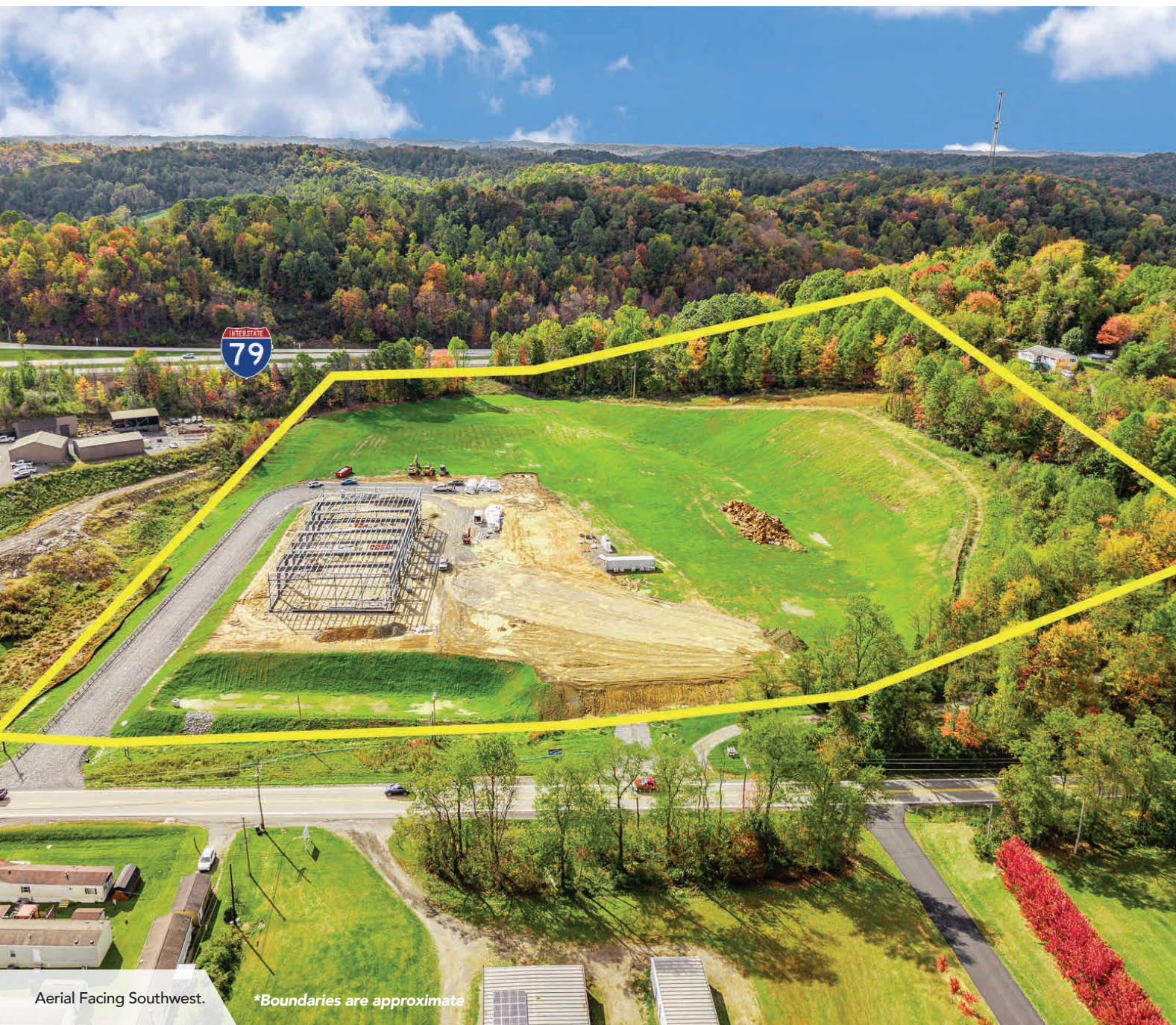
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# AERIALS



Aerial Facing Southwest.

*\*Boundaries are approximate*



# FOR LEASE

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

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*\*Boundaries are approximate*



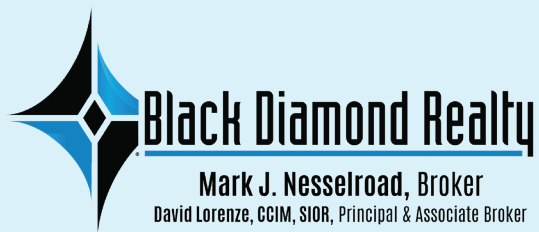
Aerial Facing North.

*\*Boundaries are approximate*



Aerial Facing West.





# CONTACT

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