



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



**35 GIA LANE** (Formerly 1700 Grafton Road)  
**MORGANTOWN, WV 26508**



RIDGEDALE ELEMENTARY SCHOOL

ROUTE 119

35 GIA LANE

# TABLE OF CONTENTS

---

|                                                                                                                                                        |           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <b>Property Overview / Specifications</b><br>Introduction of property and specifications of the building, utilities and access.                        | <b>02</b> |
| <b>Location Analysis / Surrounding Amenities</b><br>Detailed description and aerial photo of the location and its proximity to surrounding businesses. | <b>04</b> |
| <b>Demographics</b><br>Demographics and key facts pertaining to the property within a three, five and ten mile radius.                                 | <b>06</b> |
| <b>Floor Plan / Interior Photos</b><br>Description, floor plan and interior photos of the building.                                                    | <b>08</b> |
| <b>Exterior Photos</b><br>Exterior photos of the property from various angles.                                                                         | <b>10</b> |
| <b>Aerial Photos</b><br>Aerial photos of the property from various heights and angles.                                                                 | <b>12</b> |

304.413.4350

BlackDiamondRealty.net

Jeff Stenger, Sr. Associate / Salesperson  
jstenger@blackdiamondrealty.net  
M. 301.237.0175



## INDUSTRIAL BUILDING FOR LEASE

## 35 GIA LANE (Formerly 1700 Grafton Road) MORGANTOWN, WV 26508

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

**LEASE STRUCTURE/ NNN**

**GROSS BUILDING SIZE / 12,000 (+/-) SQ FT**

**INDIVIDUAL BAY SIZE / 2,400 (+/-) SQ FT**

**CEILING HEIGHT / 20 FEET**

**CITY LIMITS / OUTSIDE**

**ZONING / NO ZONING**

**PROPERTY FEATURES / FIVE OVERHEAD  
DOORS, STORAGE YARD AVAILABLE,  
QUICK INTERSTATE ACCESS, RESTROOM,  
OFFICE, HIGH CEILINGS**

Located along Grafton Road, 2.2 miles south of I-68, Exit 1, this property offers a newly built (2024) 12,000 (+/-) square foot industrial building on 2.5 (+/-) acres. Suites 101, 102, 104 and 105 are fully leased leaving one remaining suite. Each bay offers 2,400 (+/-) square feet, one 14'x14' overhead door, two man doors (one at the front and one at the back of the building), one office, one restroom and one utility closet. The ceiling height is 20' at the eaves.

This property is located just 2.2 miles off I-68, Exit 1, and 2.8 miles from the I-68/I-79 interchange. Along Grafton Road, there is a traffic count of 10,112 vehicles per day (2021). Source: ©2023 Kalibrate Technologies (Q4 2023).

# FOR LEASE

## NEWLY BUILT INDUSTRIAL BUILDING - LOCATED 2.2 MILES TO I-68, EXIT 1

35 GIA LANE · MORGANTOWN, WV 26508 · 2,400 (+/-) SQ FT

# PROPERTY SPECIFICATIONS

## SPECIFICATIONS

The subject building offers a total of 12,000 (+/-) square feet and is wood frame construction with a metal exterior and roof. Each bay is separately metered. Flooring in each bay is concrete.

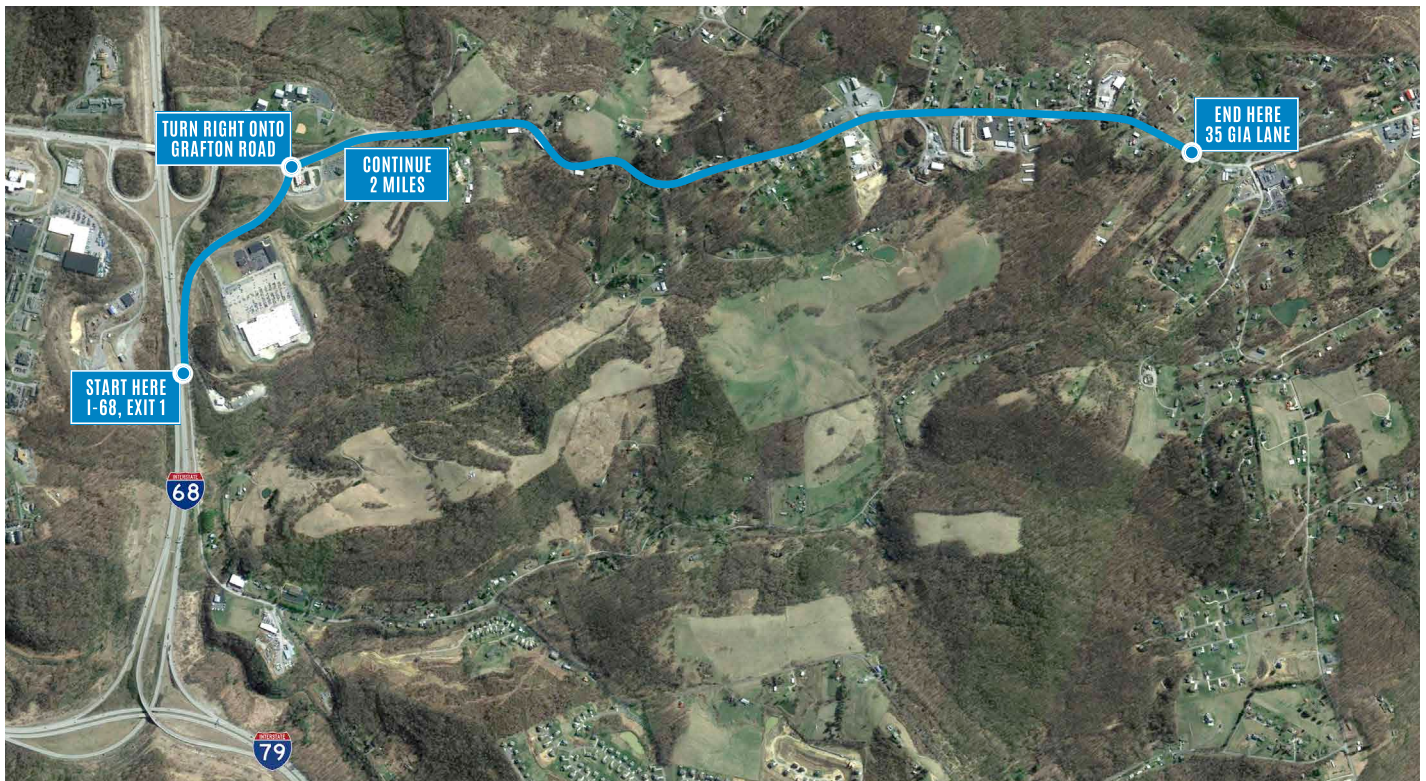
## INGRESS / EGRESS / DIRECTIONS

The property offers one point of ingress and egress via Grafton Road. The parking lot is currently being developed, but when complete will include parking for roughly ten vehicles. There will be two spots available per bay. Additional yard space will be available. See directions from I-68, Exit 1 below.

## UTILITIES

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

| UTILITY        | PROVIDER                  |
|----------------|---------------------------|
| Electric       | Mon Power                 |
| Natural Gas    | N/A                       |
| Water          | Clinton Water Association |
| Sewer          | Septic                    |
| Trash          | Republic                  |
| Cable/Internet | Multiple Providers        |



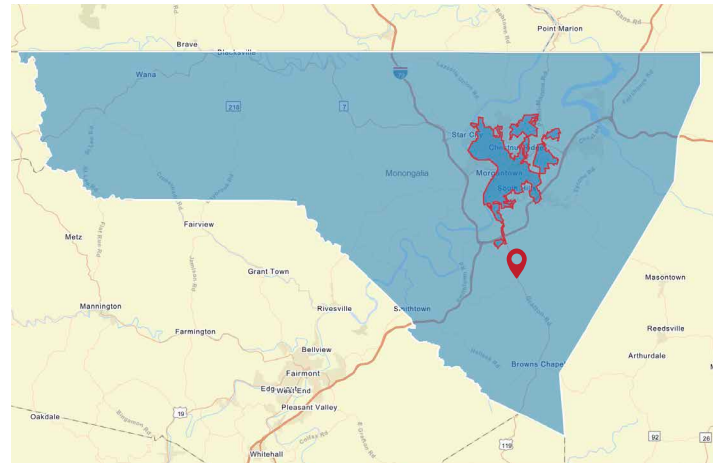
# LOCATION ANALYSIS

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.

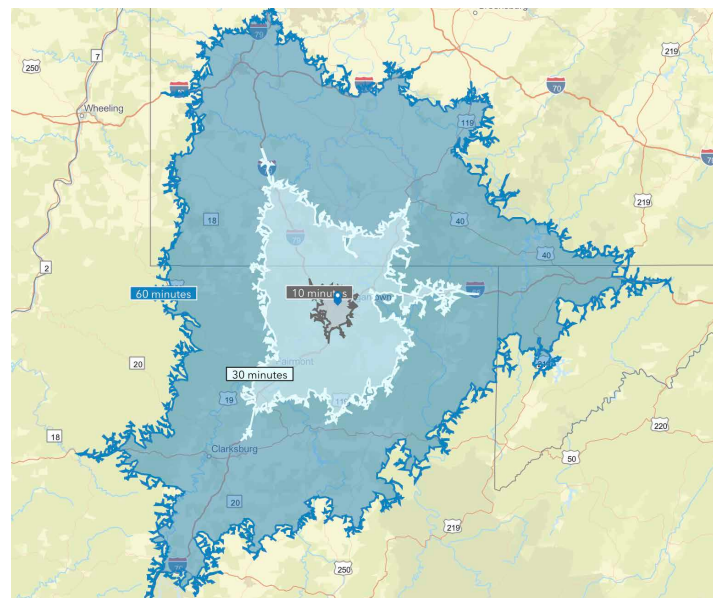
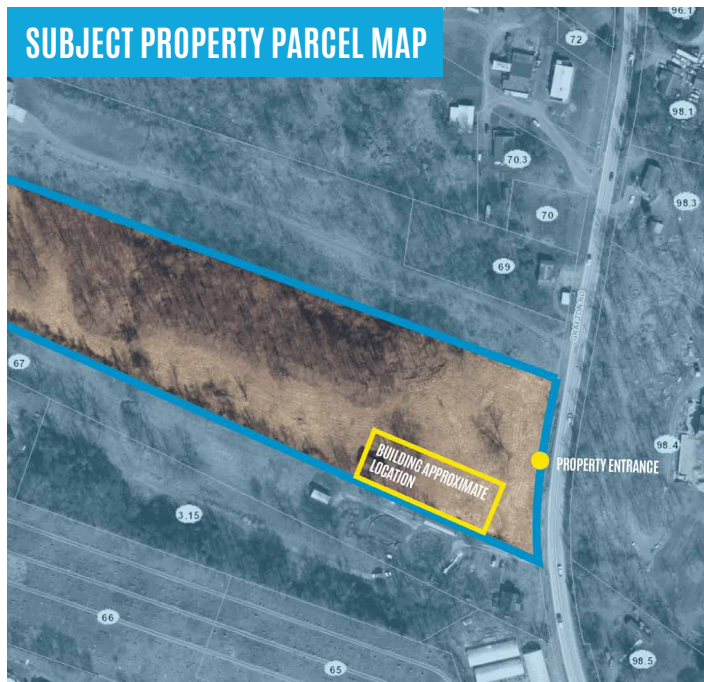
**Monongalia County** has a total population of 103,960 and a median household income of \$55,376. Total number of businesses is 3,881.

The **City of Morgantown** has a total population of 31,050 and a median household income of \$37,549. Total number of businesses is 1,460.

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



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



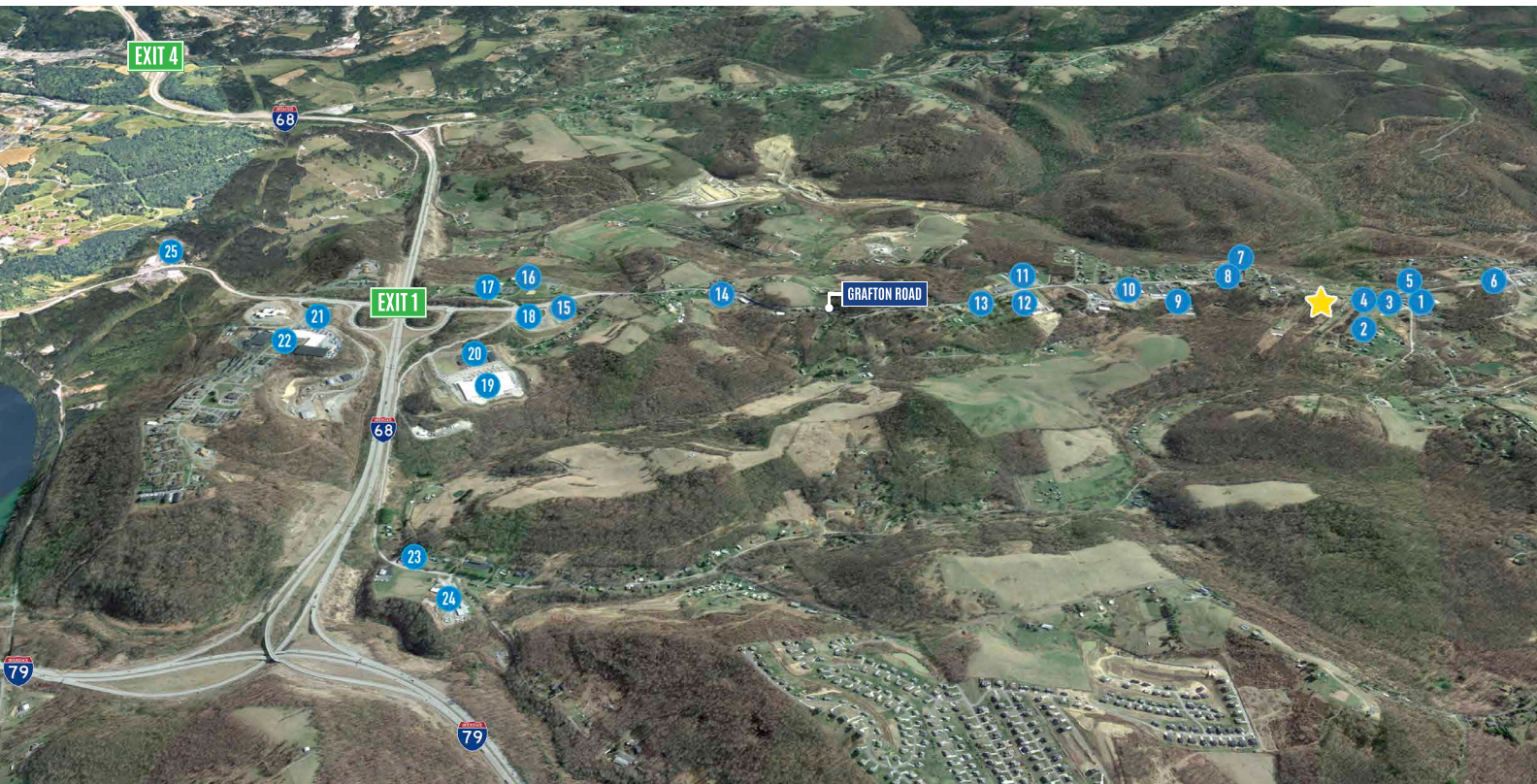
**Distance to nearby cities:** Fairmont, WV - 24 miles, Uniontown, PA - 24 miles, Bridgeport, WV - 39 miles, Clarksburg, WV - 42 miles, Washington, PA - 48 miles, Pittsburgh, PA - 76 miles, Charleston, WV - 170 miles.

# FOR LEASE

## NEWLY BUILT INDUSTRIAL BUILDING - LOCATED 2.2 MILES TO I-68, EXIT 1

35 GIA LANE · MORGANTOWN, WV 26508 · 2,400 (+/-) SQ FT

# SURROUNDING AMENITIES



The aerial above highlights several of the most popular surrounding locations. The subject property, 35 Gia Lane, has been referenced with a yellow star.

- 1 Ridgedale Elementary School
- 2 Mount Calvary Cemetery
- 3 Ophelia's Fleuriste
- 4 Mulkeen Landscaping & Tree Service
- 5 Creek Siding & Roofing Inc.
- 6 Paradise Homes Inc
- 7 Nickles Bakery INC
- 8 Air Ground Xpress Inc
- 9 L & L Self-Storage
- 10 West Virginia Department of Transportation Division of Highways
- 11 Central Van Lines
- 12 Morgantown Collision
- 13 Little General
- 14 Morgantown Moving & Storage
- 15 Enterprise Commercial Truck Rentals
- 16 St. Francis Central Catholic School
- 17 St Francis de Sales Catholic Church
- 18 Sheetz
- 19 Walmart Supercenter
- 20 WVU Medicine, Dollar Tree, Supercuts, GameStop, T-Mobile, Denny's, Mariachi Loco, Devino's Pizzeria
- 21 Tractor Supply
- 22 Koval Building Supply
- 23 Exit 1 Storage
- 24 Pilot Thomas Logistics
- 25 United States Postal Service

# DEMOGRAPHICS / KEY FACTS

## 3 MILE RADIUS



6,694

Total  
Population



175

Businesses



5,765

Daytime  
Population



\$273,544

Median Home  
Value



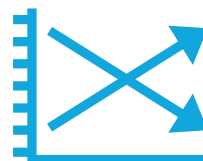
\$42,603

Per Capita  
Income



\$81,380

Median Household  
Income



1.76%

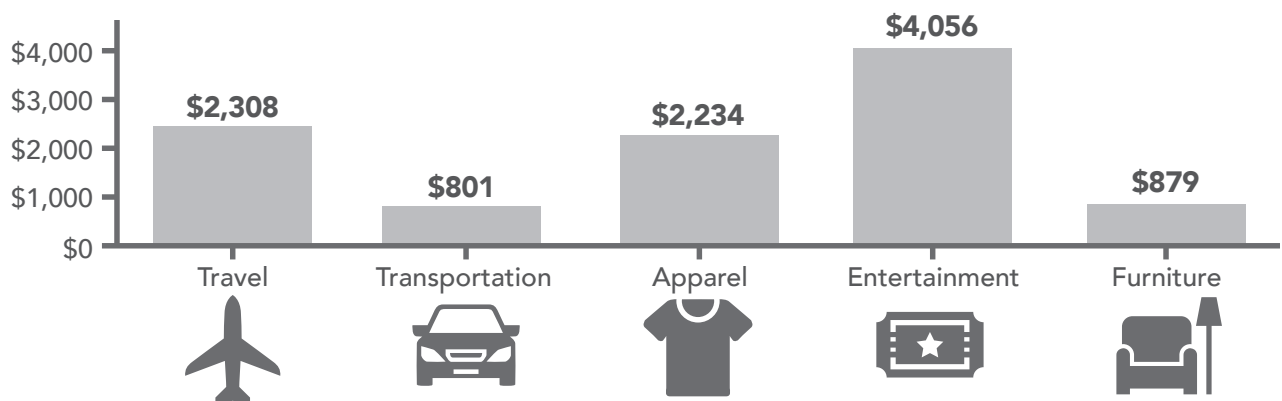
2020-2023  
Pop Growth Rate



2,683

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 2023, 2028. Spending facts are average annual dollar per household.

## 5 MILE RADIUS



**23,481**

Total  
Population



**703**

Businesses



**21,582**

Daytime  
Population



**\$240,662**

Median Home  
Value



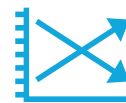
**\$44,052**

Per Capita  
Income



**\$75,898**

Median  
Household  
Income



**0.44%**

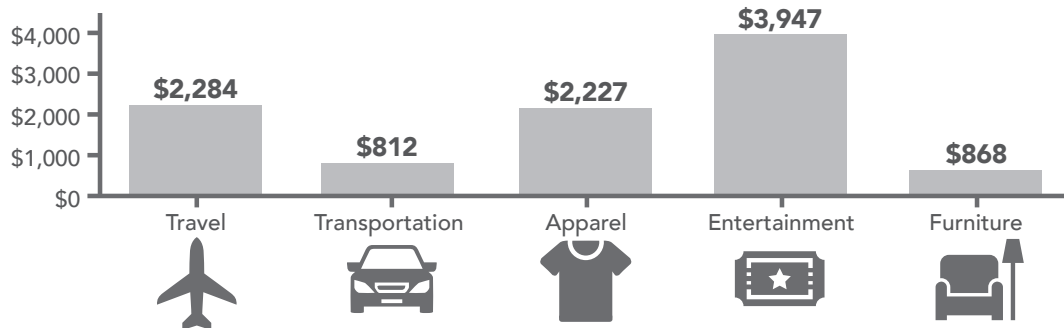
2020-2023  
Pop Growth  
Rate



**10,021**

Housing Units  
(2020)

### KEY SPENDING FACTS



## 10 MILE RADIUS



**107,043**

Total  
Population



**3,957**

Businesses



**120,160**

Daytime  
Population



**\$235,695**

Median Home  
Value



**\$39,614**

Per Capita  
Income



**\$58,425**

Median  
Household  
Income



**0.27%**

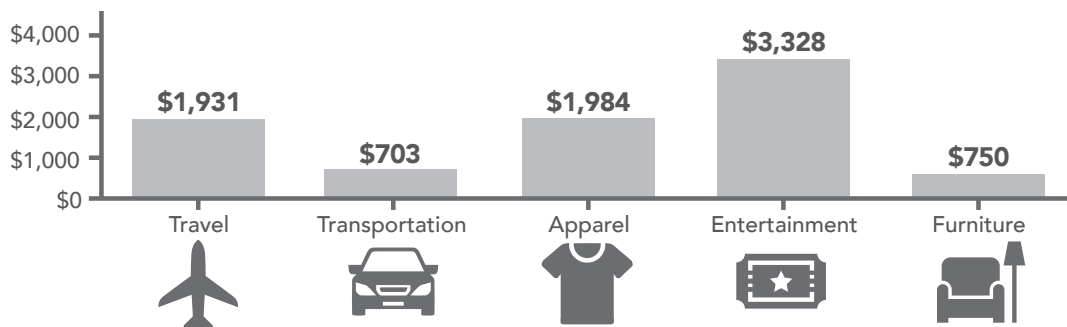
2020-2023  
Pop Growth  
Rate



**50,274**

Housing Units  
(2020)

### KEY SPENDING FACTS

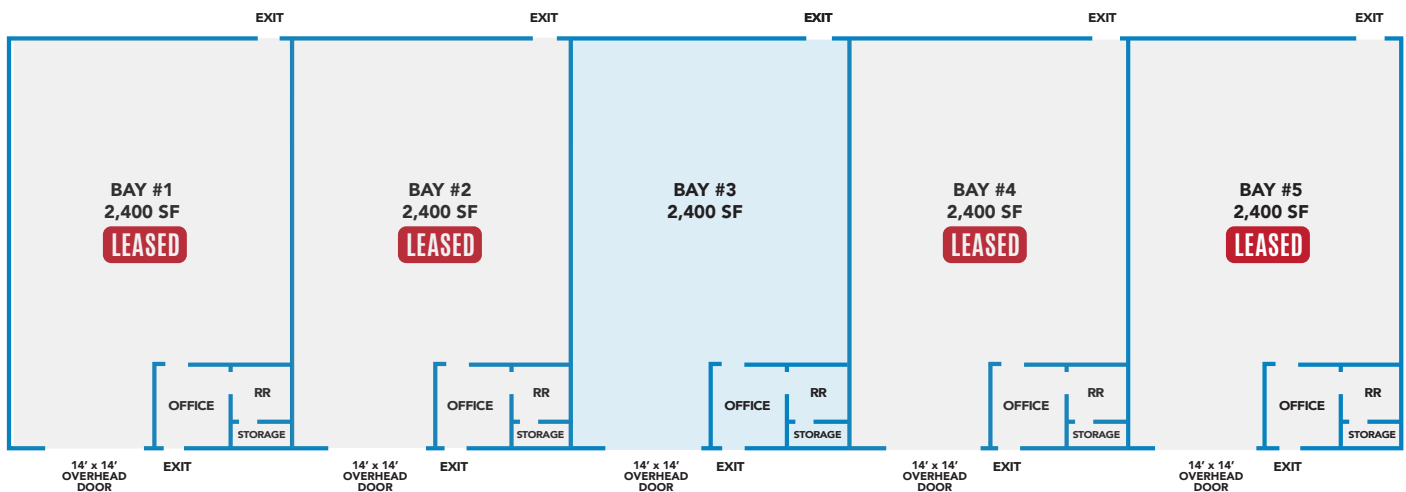


# FLOOR PLAN

## 2,400 (+/-) SQUARE FEET

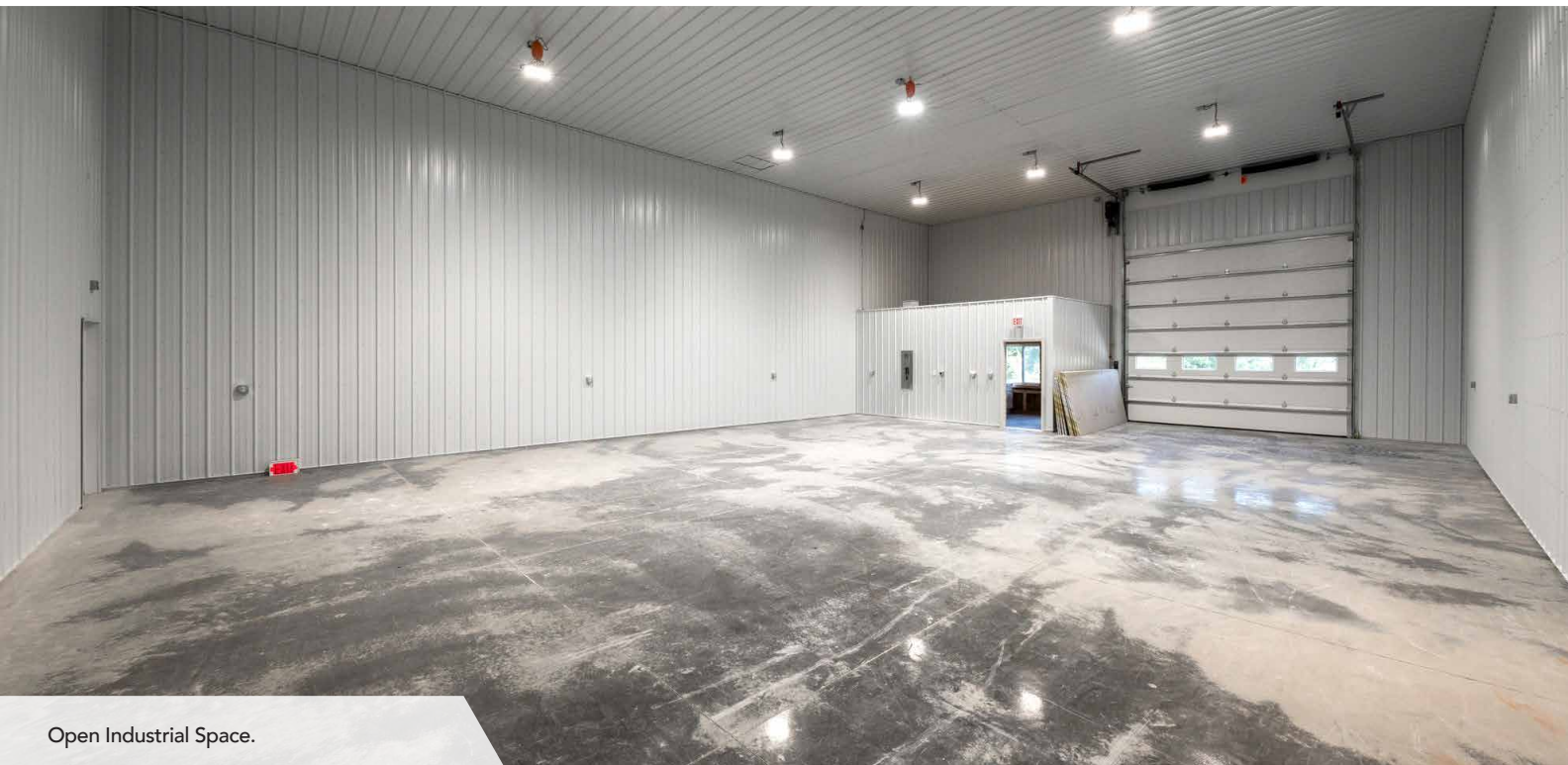
The building is comprised of 12,000 (+/-) square feet and divided equally into five 2,400 (+/-) square foot bays. Each bay contains open warehouse space, one office, one restroom and one storage closet. Access to each bay can be achieved by the 14' x 14' overhead door, or two man doors (one at the front and one at the back of each bay).

Finishes include concrete flooring, metal liner panel walls and LED lighting. Bays can be leased separately or together. Each bay is guaranteed at minimum two parking spaces in front of the building. Bays highlighted in blue below are available for lease. Spaces in gray are leased.

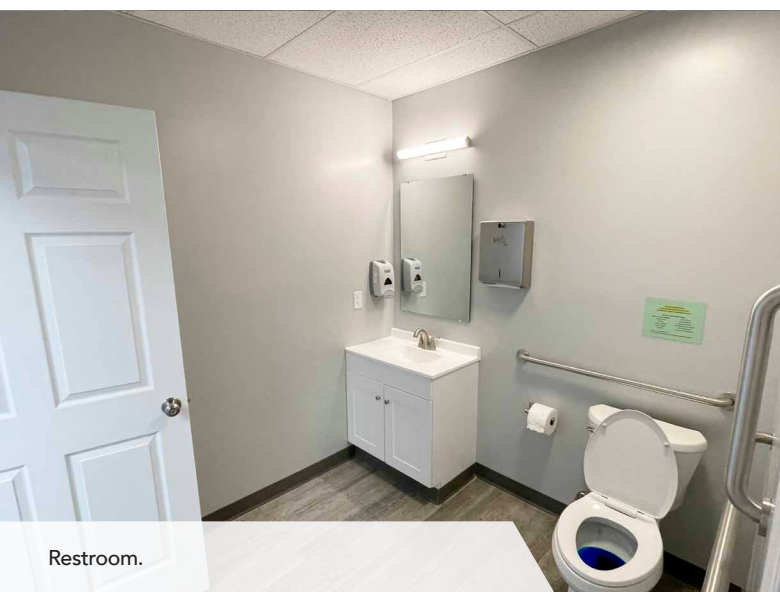


**FOR LEASE**  
**NEWLY BUILT INDUSTRIAL BUILDING - LOCATED 2.2 MILES TO I-68, EXIT 1**  
**35 GIA LANE · MORGANTOWN, WV 26508 · 2,400 (+/-) SQ FT**

# INTERIOR PHOTOS



Open Industrial Space.



Restroom.



Office.

# EXTERIOR PHOTOS

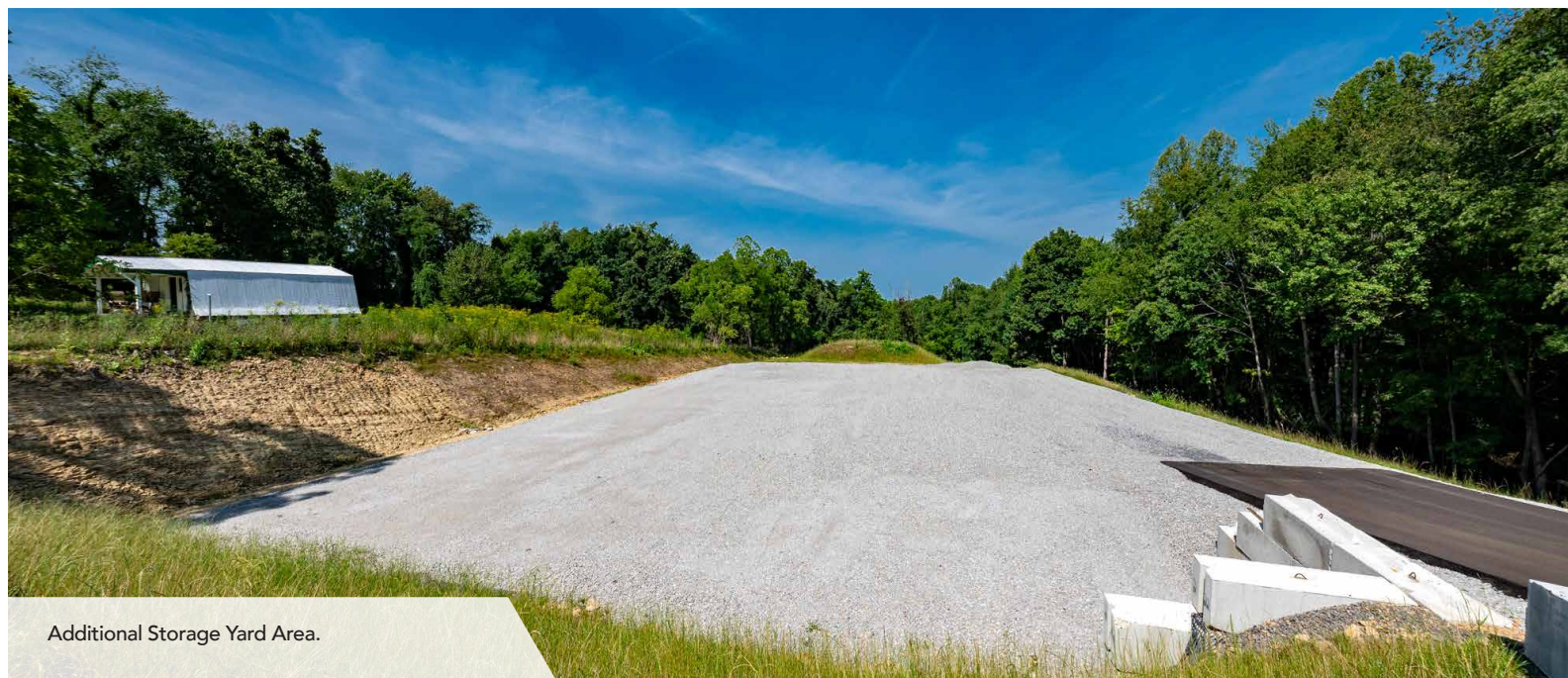


Front of the Building Facing Grafton Road.



Front of the Building Facing Rear of Property.

**FOR LEASE**  
**NEWLY BUILT INDUSTRIAL BUILDING - LOCATED 2.2 MILES TO I-68, EXIT 1**  
**35 GIA LANE · MORGANTOWN, WV 26508 · 2,400 (+/-) SQ FT**



Additional Storage Yard Area.



Separately Metered.



Overhead Doors.

# AERIALS



Aerial Facing Southeast.

# FOR LEASE

## NEWLY BUILT INDUSTRIAL BUILDING - LOCATED 2.2 MILES TO I-68, EXIT 1

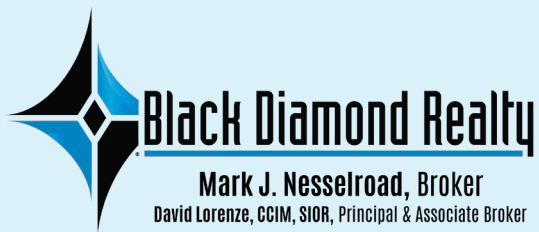
35 GIA LANE · MORGANTOWN, WV 26508 · 2,400 (+/-) SQ FT



Aerial Facing Southwest.



Aerial Facing Northwest.



# CONTACT

## BLACK DIAMOND REALTY

1399 Stewartstown Road, Suite 150  
Morgantown, WV 26505

**P.** 304.413.4350 | **F.** 304.599.3285

[BlackDiamondRealty.net](http://BlackDiamondRealty.net)

### PRIMARY CONTACT

**Jeff Stenger, Sr. Associate / Salesperson**

**M.** 301.237.0175

[jstenger@blackdiamondrealty.net](mailto:jstenger@blackdiamondrealty.net)

### PRIMARY CONTACT

**David Lorenze, CCIM, SIOR**

*Principal / Salesperson*

**M.** 304.685.3092

[dlorenze@blackdiamondrealty.net](mailto:dlorenze@blackdiamondrealty.net)