



**18 JUNEAU LANE
MORGANTOWN, WV 26508**



18 JUNEAU LANE

3,986 VPD (2024)



19

TABLE OF CONTENTS

Property Overview / Specifications Introduction of property and specifications of the building, utilities and access.	02
Location Analysis / Surrounding Amenities Detailed description and aerial photo of the location and its proximity to surrounding businesses.	04
Demographics Demographics and key facts pertaining to the property within a three, five and ten mile radius.	06
18 Juneau Lane Floor Plan / Interior Photos Description, floor plan and interior photos of 18 Juneau Lane.	08
18 Juneau Lane Exterior Photos Exterior photos of the property from various angles.	10
Aerial Photos Aerial photos of the property from various heights and angles.	12

304.413.4350
BlackDiamondRealty.net

Kim Licciardi, CCIM, SIOR
Partner & Business Development Leader / Salesperson
klicciardi@blackdiamondrealty.net
M. 304.685.0891

 **18 JUNEAU LANE**

OPTIONAL OVERHEAD DOORS

INDUSTRIAL BUILDING FOR LEASE

LEASE RATE / \$12.00 / SQ FT / YEAR

LEASE STRUCTURE / NNN

18 JUNEAU LANE / 4,000 (+/-) SQ FT

CITY LIMITS / OUTSIDE

ZONING / NO ZONING

**PROPERTY FEATURES / PAVED PARKING
LOT, QUICK INTERSTATE ACCESS, NEWLY
BUILT, HIGH CEILINGS, ALL PUBLIC
UTILITIES AVAILABLE, OPTION TO ADD
TWO OVERHEAD DOORS**

18 JUNEAU LANE MORGANTOWN, WV 26508

Located at 18 Juneau Lane in Morgantown, WV, this property features a newly constructed (2024) industrial building measures 50' x 80', providing approximately 4,000 (+/-) square feet of open industrial space. This building can be divided into two units of approximately 2,000 (+/-) square feet each, with utilities already separated to support this configuration. The property is accessible via a paved road, and is equipped with electricity. **If desired by the tenant, two overhead doors can be added to the front of the building.** Additional features include specific utility setups, potential for added facilities, and additional land available for a price.

This property is located just 1.6 miles off I-79, Exit 152. Along Route 19, Fairmont Road, there is a traffic count of 3,986 vehicles per day (2024). Source: ©2024 Kalibrate Technologies (Q4 2024).

FOR LEASE
NEWLY BUILT INDUSTRIAL BUILDINGS - LOCATED 1.6 MILES TO I-79, EXIT 152
18 JUNEAU LANE · MORGANTOWN, WV 26508 · 4,000 (+/-) SQ FT

PROPERTY SPECIFICATIONS

SPECIFICATIONS

The subject property offers a total of 4,000 (+/-) square feet via one buildings. The building was built in early 2024 and is wood frame construction with metal exterior and roof and concrete flooring. The building is equipped with electricity. 18 Juneau Lane offers 4,000 (+/-) square feet of open industrial space, but can be divided into two units of approximately 2,000 (+/-) square feet, with utilities already separated to accommodate this arrangement.

LEGAL DESCRIPTION / ZONING

Located outside the city limits of Morgantown, this property is positioned in the Grant District (7) of Monongalia County. The site is comprised of one parcel containing a total area of 2.87 (+/-) acres. The property is identified as Grant District, Tax Map 12A, Parcel 25. This can be referenced in Deed Book 1790, Page 506.

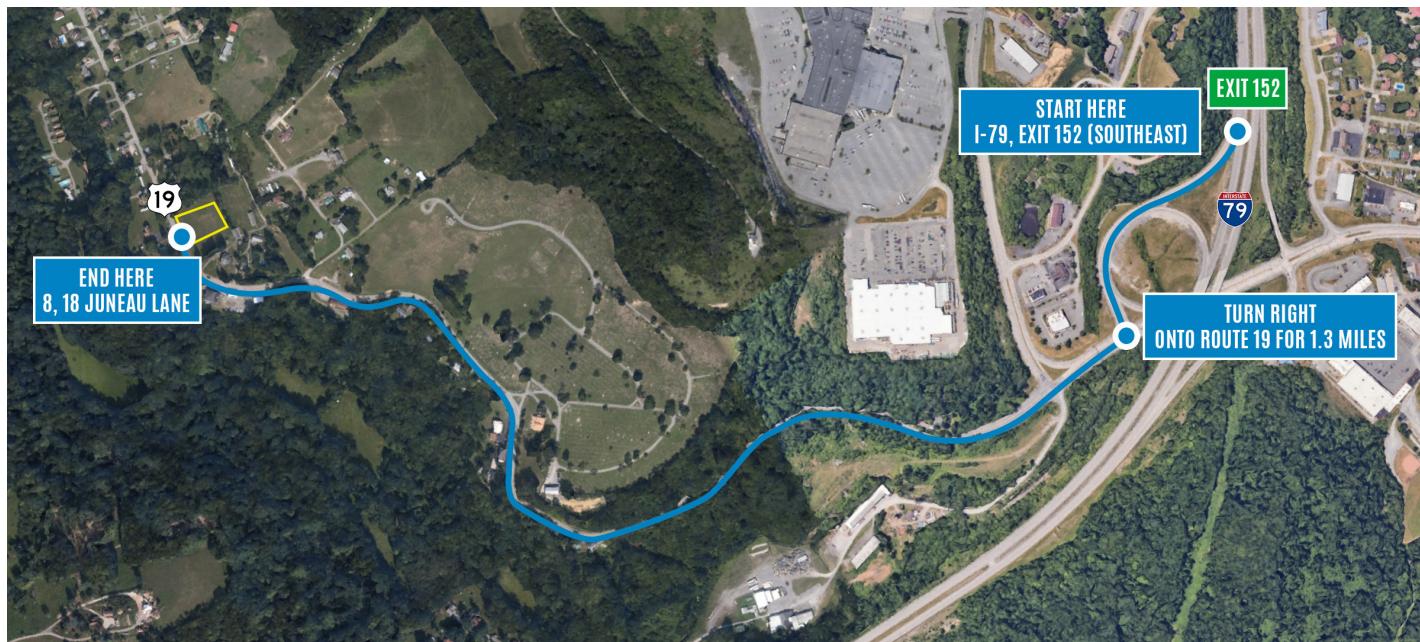
UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	N/A
Water	Clinton Water Association
Trash	Republic
Cable/Internet	West Side Internet-Cable

INGRESS / EGRESS / DIRECTIONS

The property offers multiple points of ingress and egress along Fairmont Road, Route 19, and Strawberry Lane. Directions shown below from Exit 152 heading southeast on I-79.



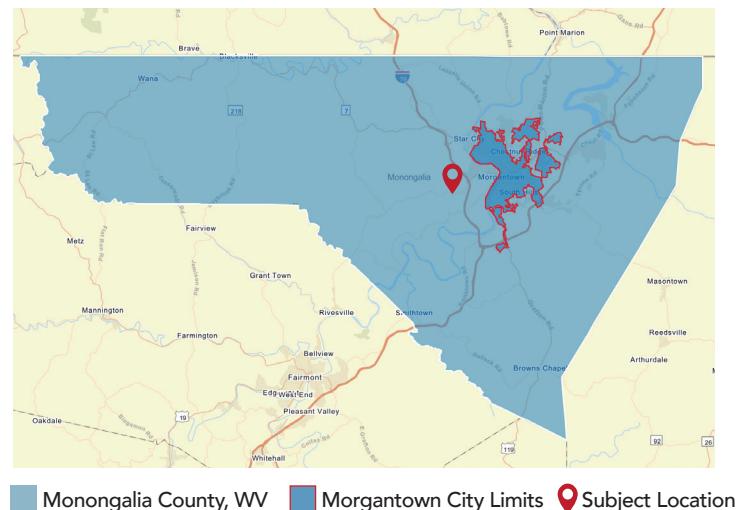
LOCATION ANALYSIS

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.

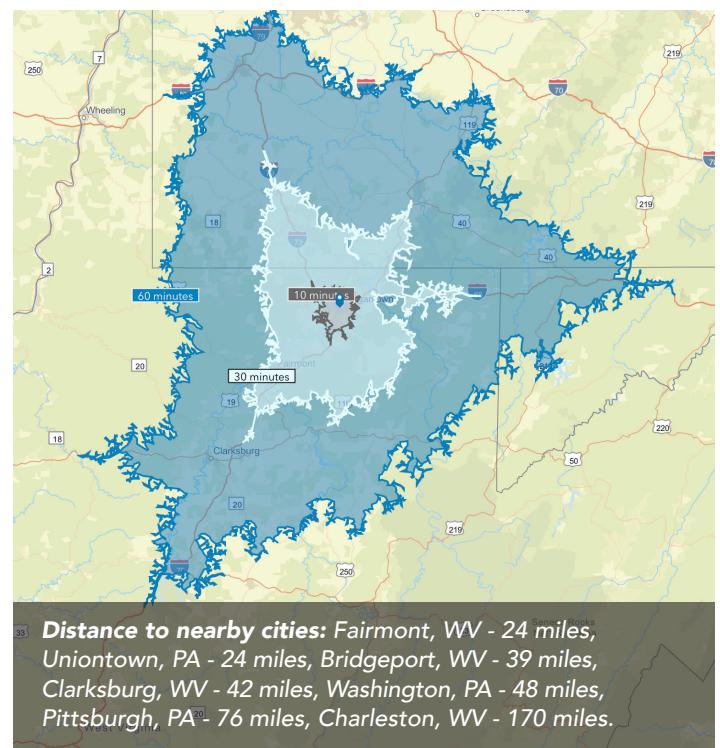
Monongalia County has a total population of 107,576 and a median household income of \$62,983. Total number of businesses is 4,046.

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.

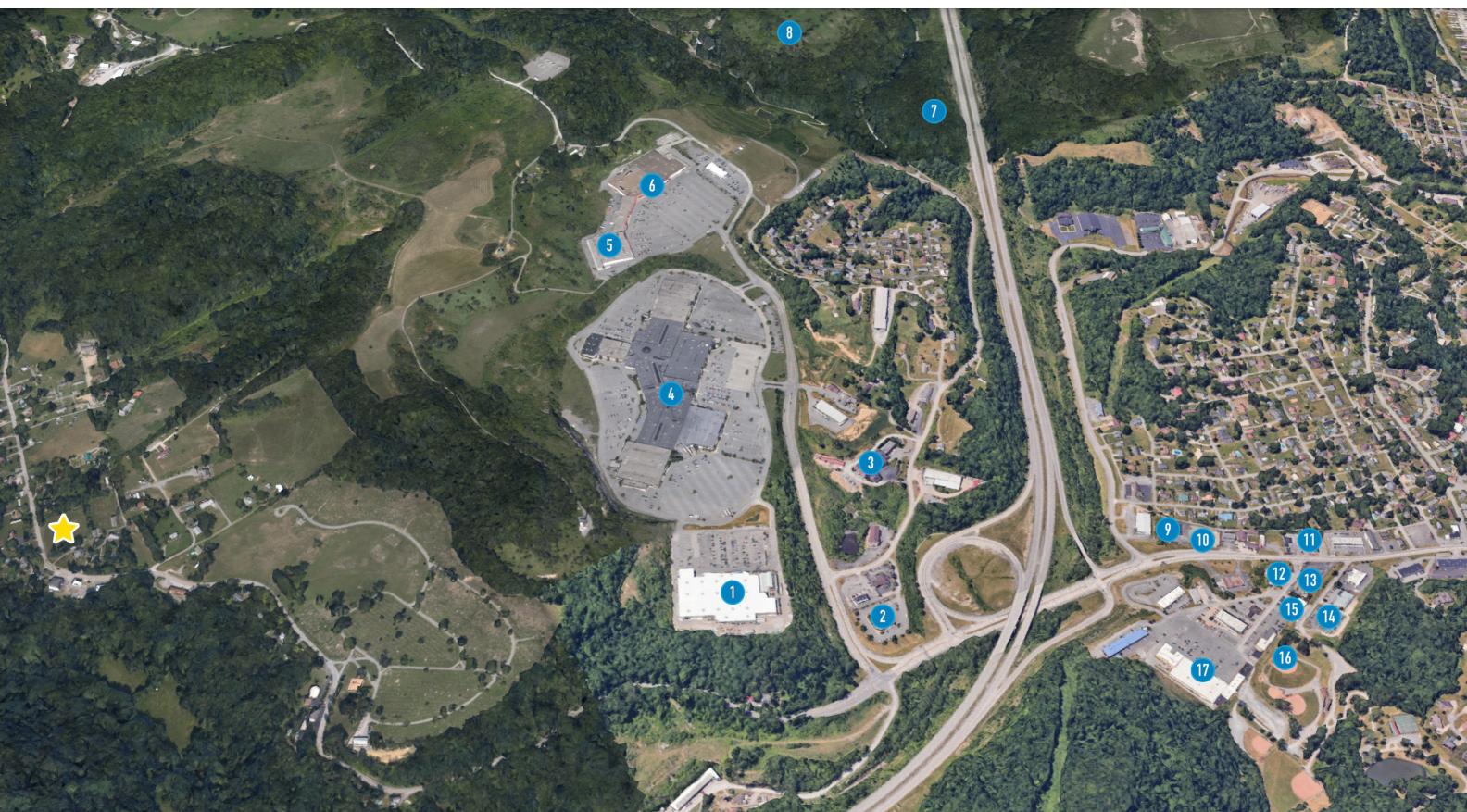


Monongalia County, WV Morgantown City Limits Subject Location



FOR LEASE
NEWLY BUILT INDUSTRIAL BUILDINGS - LOCATED 1.6 MILES TO I-79, EXIT 152
18 JUNEAU LANE · MORGANTOWN, WV 26508 · 4,000 (+/-) SQ FT

SURROUNDING AMENITIES



The aerial above highlights several of the most popular surrounding locations. The subject property, 8 and 18 Juneau lane, have been referenced with a yellow star.

- 1 Lowe's Home Improvement
- 2 Bob Evans
- 3 Chuck's Furniture
- 4 Morgantown Mall, AMC Morgantown
- 5 Gabe's
- 6 Morgantown Commons Shopping
- 7 Bass Pro Shops
- 8 New Exit: Pet Smart, HomeGoods, Kohls, Texas Roadhouse, Tidal Wave Car Wash, KFC, Menards,
- 9 Advance Auto Parts
- 10 Arby's

- 11 Central Van Lines
- 12 Taco Bell
- 13 McDonald's
- 14 Launch Pad Trampoline Park
- 15 Morgantown Escape Room
- 16 Wesmon Complex
- 17 Big Lots

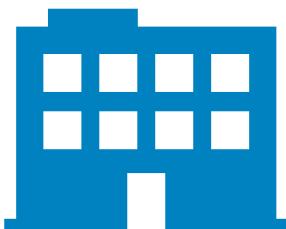
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



25,212

Total Population



1,648

Businesses



33,141

Daytime Population



\$210,046

Median Home Value



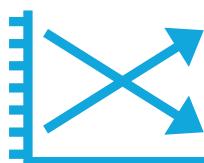
\$29,091

Per Capita Income



\$48,167

Median Household Income



-0.29%

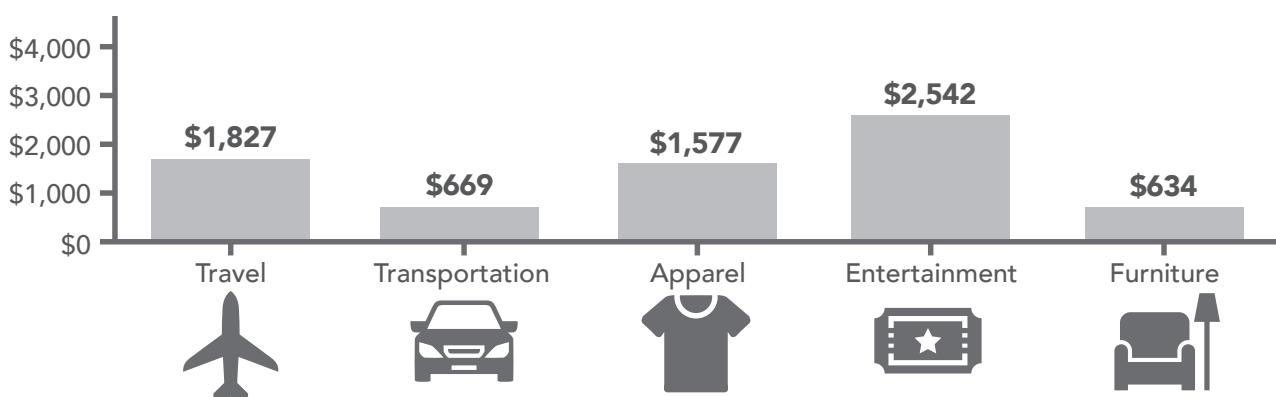
2024-2029 Pop Growth Rate



11,667

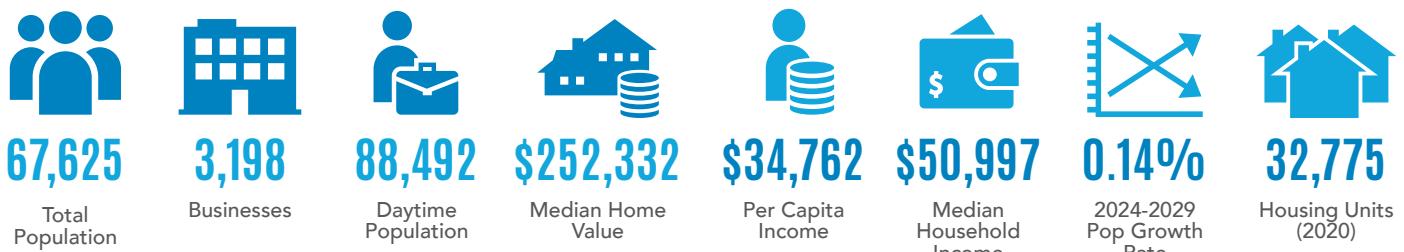
Housing Units (2020)

KEY SPENDING FACTS

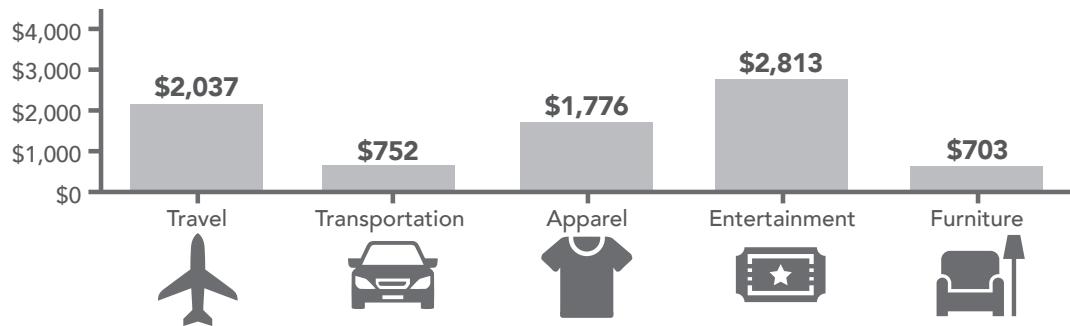


These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axe. The vintage of the data is 2024, 2029. Spending facts are average annual dollar per household.

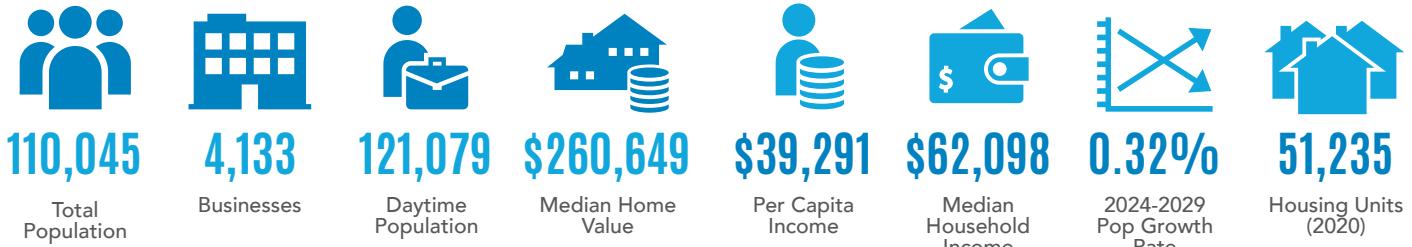
5 MILE RADIUS



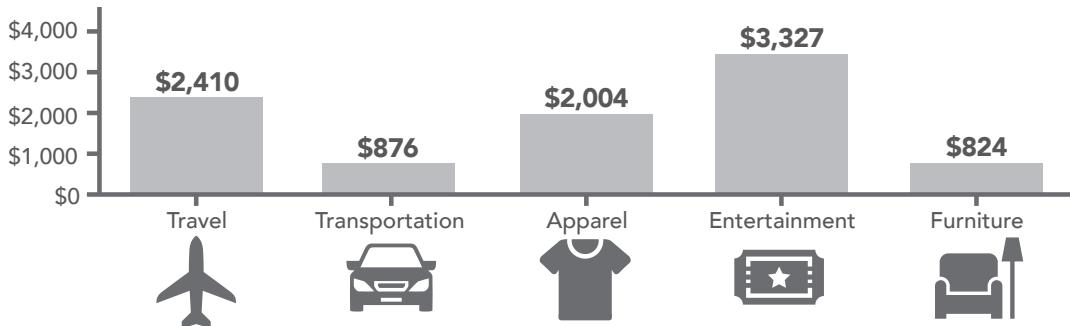
KEY SPENDING FACTS



10 MILE RADIUS



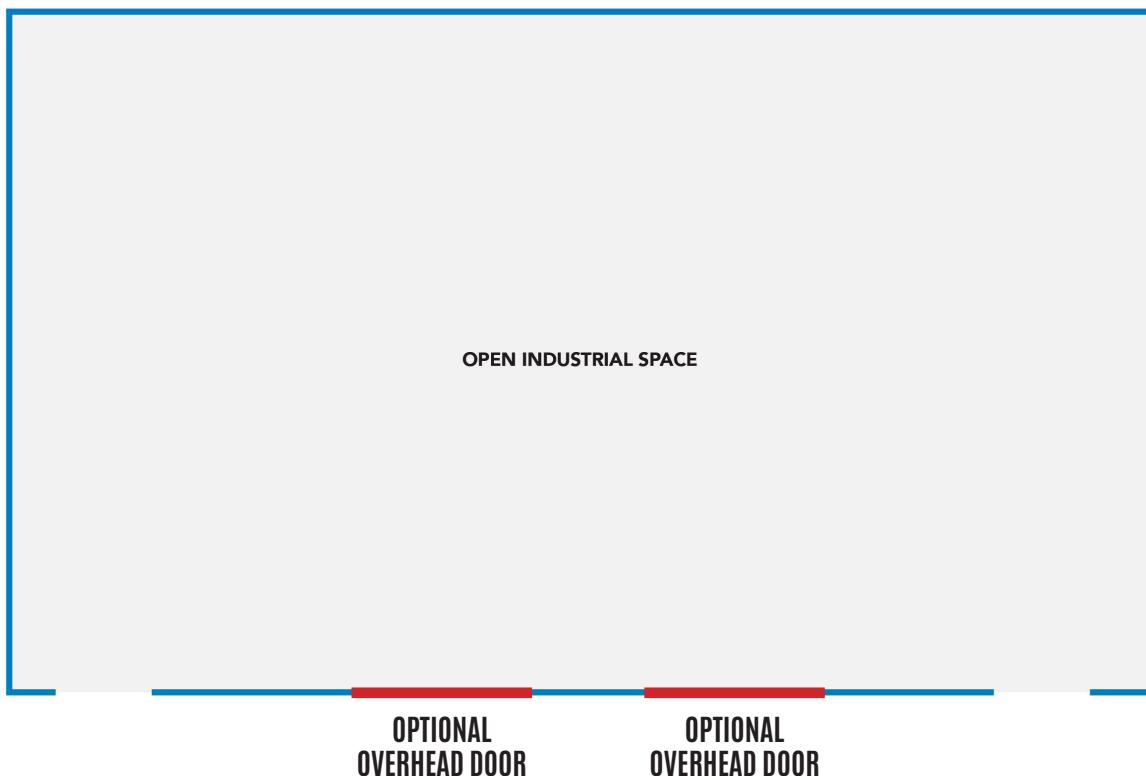
KEY SPENDING FACTS



18 JUNEAU LANE - FLOOR PLAN

4,000 (+/-) SQUARE FEET

18 Juneau Lane is comprised of 4,000 (+/-) square feet of open industrial space. There are two man doors along the front of the building. Finishes include concrete flooring, metal liner panel walls and LED lighting. If desired by the tenant, two overhead doors can be added to the front of the building.



FOR LEASE
NEWLY BUILT INDUSTRIAL BUILDINGS - LOCATED 1.6 MILES TO I-79, EXIT 152
18 JUNEAU LANE · MORGANTOWN, WV 26508 · 4,000 (+/-) SQ FT

INTERIOR PHOTOS



Open Industrial Space.

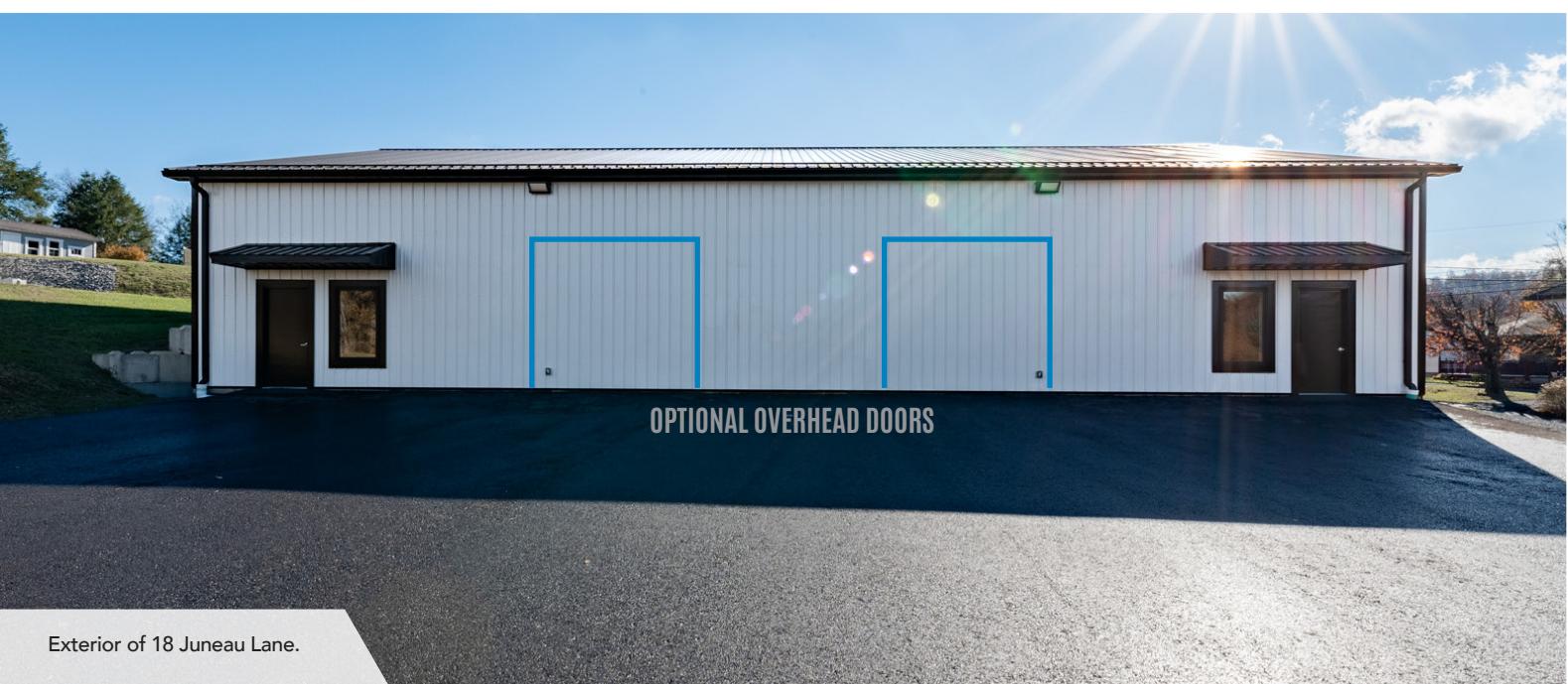


Open Industrial Space.



Open Industrial Space.

18 JUNEAU LANE - EXTERIOR PHOTOS



FOR LEASE
NEWLY BUILT INDUSTRIAL BUILDINGS - LOCATED 1.6 MILES TO I-79, EXIT 152
18 JUNEAU LANE · MORGANTOWN, WV 26508 · 4,000 (+/-) SQ FT



Exterior of 18 Juneau Lane.



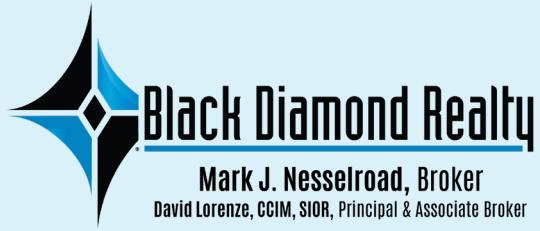
8 Juneau Lane (Leased) Showing Overhead Doors Added.

AERIAL PHOTOS



FOR LEASE
NEWLY BUILT INDUSTRIAL BUILDINGS - LOCATED 1.6 MILES TO I-79, EXIT 152
18 JUNEAU LANE · MORGANTOWN, WV 26508 · 4,000 (+/-) SQ FT





Mark J. Nesselroad, Broker
David Lorenze, CCIM, SIOR, Principal & Associate Broker

CONTACT BLACK DIAMOND REALTY

1399 Stewartstown Road, Suite 150

Morgantown, WV 26505

P. 304.413.4350 | **F.** 304.599.3285

BlackDiamondRealty.net

PRIMARY CONTACT

Kim Licciardi, CCIM, SIOR

Partner & Business Development Leader / Salesperson

M. 304.685.0891

klicciardi@blackdiamondrealty.net

SECONDARY CONTACT

Zach Evans, Associate / Salesperson

M. 304.276.8534

zevans@blackdiamondrealty.net