



**FOR LEASE**  
**WAREHOUSE SPACE**  
**MARKETING FLYER**



**925 CANYON ROAD**  
**MORGANTOWN, WV 26508**



**925 CANYON ROAD**

**PIERPONT CENTRE**



**EXIT 7**

**MORGANTOWN MUNICIPAL AIRPORT**

**RIDGEVIEW BUSINESS PARK**

**MON HEALTH HOSPITAL**

**SUNCREST TOWNE CENTRE**

**RUBY MEMORIAL HOSPITAL**

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## WAREHOUSE SPACE FOR LEASE

## 925 CANYON ROAD MORGANTOWN, WV 26508

**RENTAL RATE / \$8.75 / SQ FT / YEAR**

**LEASE STRUCTURE / MODIFIED GROSS**

**TOTAL SPACE AVAILABLE / 8,100 SQ FT**

**MIN DIVISIBLE / 2,000 SQ FT**

**GROSS BUILDING SIZE / 8,100 SQ FT**

**CEILING HEIGHT / 12 FEET**

**PROPERTY TYPE / WAREHOUSE**

**PROPERTY HIGHLIGHTS / CLOSE TO MAJOR  
TRAFFIC ROUTES (I-68 / I-79), PRIVATE  
OFFICES, THREE OVERHEAD DOORS**

Located along Canyon Road, this industrial building offers a total of 8,100 (+/-) square feet of available space across one floor. There is opportunity for this building to be divided into three parts. The minimum divisible unit is 2,000 (+/-) square feet. With the current floor plan having two private offices and a large warehouse space, this location is well-suited for but not limited to: office users, stocking/inventory storage users. There is a large parking lot for customers and employees. This building has 3 overhead doors. There is potential to add another overhead door to the front left side of the building. A security system is available.

The property is located just outside the city limits of Morgantown and is situated within close proximity to Interstate 68 (Exit 7), hospitals, restaurants, shopping and more. The property is positioned 2.7 miles from Route 705, 3 miles from I-68, Exit 7, and 4.5 miles to downtown Morgantown and West Virginia University.

**FOR LEASE**  
**WAREHOUSE SPACE - LOCATED 3 MILES FROM I-68, EXIT 7**  
**925 CANYON ROAD · MORGANTOWN, WV 26508 · 8,100 (+/-) SQ FT**

# PROPERTY SPECIFICATIONS

## PROPERTY SPECIFICATIONS

The subject building is a single-story structure with 8,100 (+/-) square feet available. The subject space offers multiple exits and entrances into the building, one entrance at the front of the building and two side entrances at the back of the building on both the east and west side. There are three overhead doors at this space, on the front is 12' wide x 10' high. The two on each side of the building are 10' x 10'.

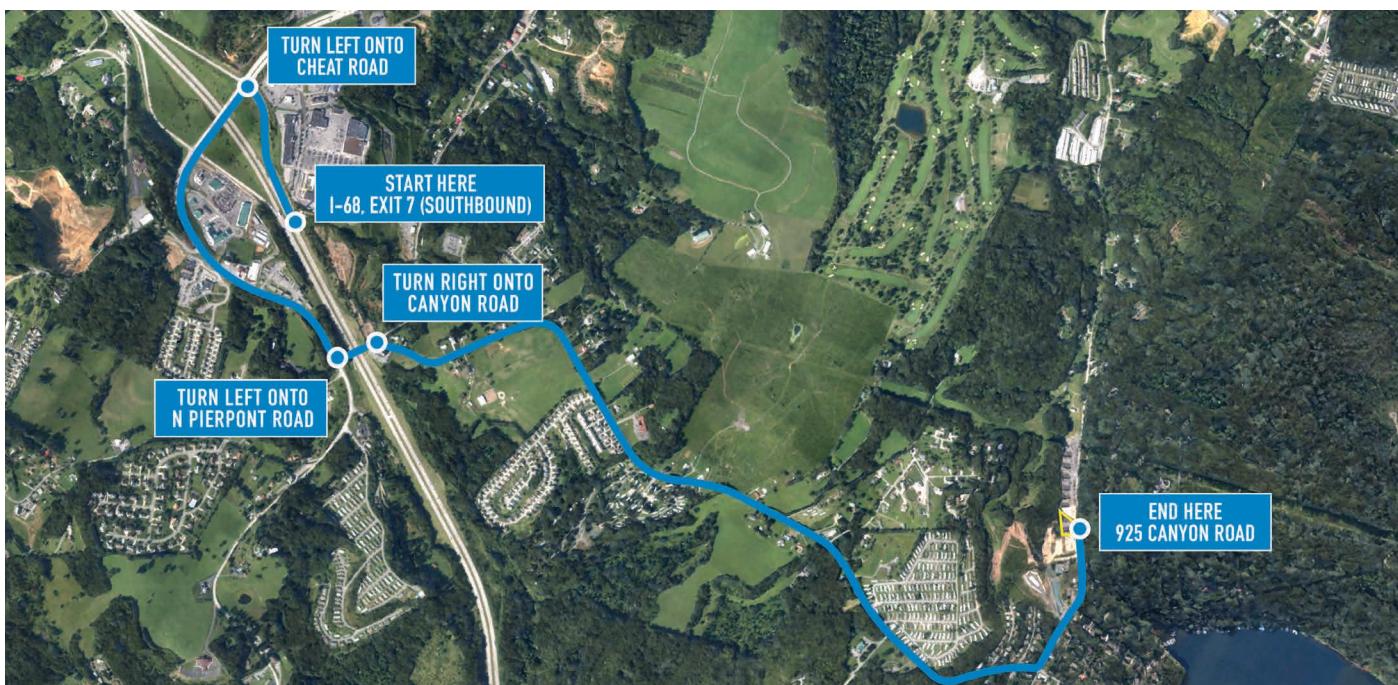
## INGRESS / EGRESS / PARKING

This property offers three points of ingress and egress to the parking lot via Canyon Road. The parking lot is shared with the other buildings adjacent to the subject property and is available on a first come, first serve basis. Immediately in front of the building are roughly 12 lined parking spaces via paved lot, although more are available. On the east side of the building there is additional parking.

## UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Mountaineer Gas
Water	Morgantown Utility Board (MUB)
Sewer	Morgantown Utility Board (MUB)
Trash	Republic
Cable/Internet	Multiple Providers



# LOCATION TREND 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.

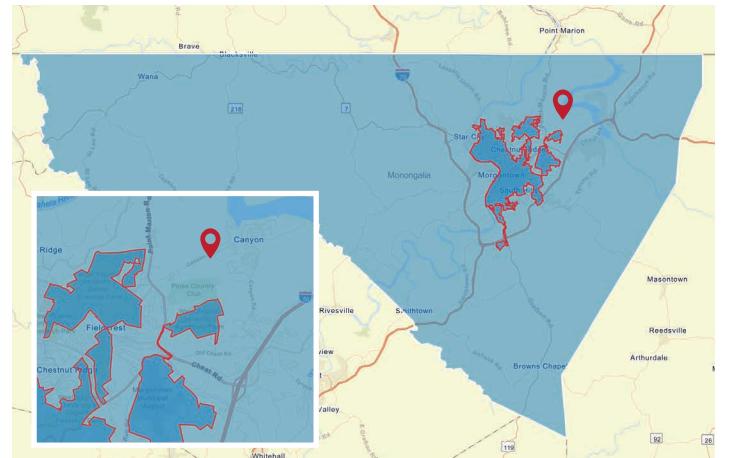
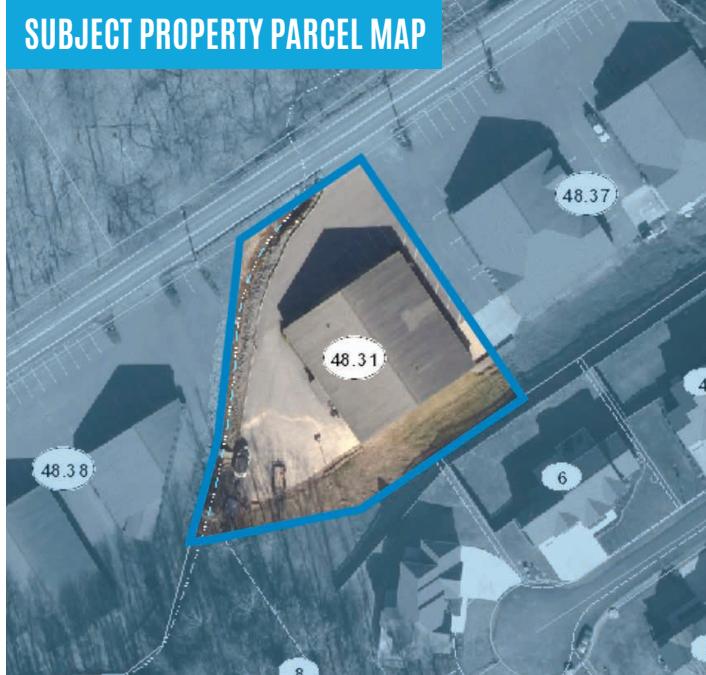
Morgantown's prominence in both of the recession-resistant sectors of higher education and health care employment is one reason for the stability in the area. The WVU Bureau of Business and Economic Research calls for "continued healthy growth" well into the future.

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

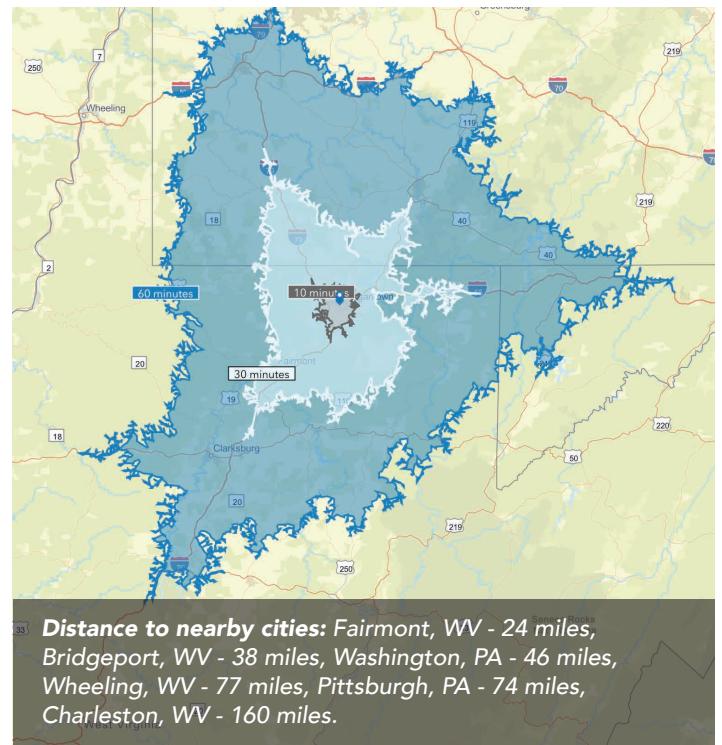
The **City of Morgantown** has a total population of 29,856 and a median household income of \$43,620. Total number of businesses is 1,441.

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

## SUBJECT PROPERTY PARCEL MAP



Monongalia County, WV    Morgantown City Limits    Subject Location



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# SURROUNDING AMENITIES



The Google aerial above was taken facing south towards Morgantown. Several surrounding businesses have been highlighted with blue numbers. Referenced a yellow star is the subject property, 925 Canyon Road.

- 1 University High School
- 2 Ridgeview Business Park
- 3 The Stick Company, TT&S Supply, Envirotrac, Nature's Granite & Stone
- 4 Elite Storage
- 5 Canyon Village
- 6 Coombs Farm
- 7 Circle K Gas Station
- 8 Summit Motors
- 9 Pinecrest Townhomes
- 10 Pinnacle Height Apartments
- 11 Clear Spring Townhomes
- 12 The Pines Country Club
- 13 WVU Medicine Information Technology Center
- 14 The Crossings at Morgantown
- 15 Cheat Crossing
- 16 Pierpont Centre, Lowe's, Family Dollar, Michaels, Ruby Tuesday, McDonald's, Wendy's, IHOP, Holiday Inn Express, Starbucks, Chipotle
- 17 Pierpont Landings
- 18 Morgantown Municipal Airport
- 19 West Run Apartments
- 20 Copper Beach Townhomes
- 21 Mileground
- 22 Sabraton Area
- 23 Bon Vista Villas
- 24 Suncrest Towne Centre
- 25 Mon Health Medical Center
- 26 Milan Pharmaceuticals
- 27 WVU Medicine Children's Hospital, Health Sciences Center
- 28 Suncrest Area
- 29 Evansdale Campus
- 30 Mountaineer Field
- 31 West Virginia University Main Campus
- 32 Morgantown Industrial Park
- 33 Mountaineer Mall
- 34 University Town Center, Walmart, Sams Club, TJ Maxx, Longhorn Steakhouse, Olive Garden, Cheddar's, Target, Dick's Sporting Goods, Best Buy, Chilli's, Regal Cinemas

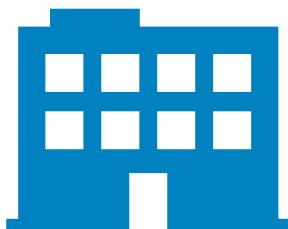
# DEMOGRAPHICS / KEY FACTS

## 3 MILE RADIUS



**20,148**

Total Population



**807**

Businesses



**20,627**

Daytime Population



**\$330,545**

Median Home Value



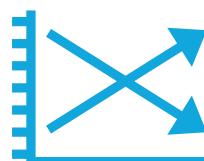
**\$54,959**

Per Capita Income



**\$78,417**

Median Household Income



**0.6%**

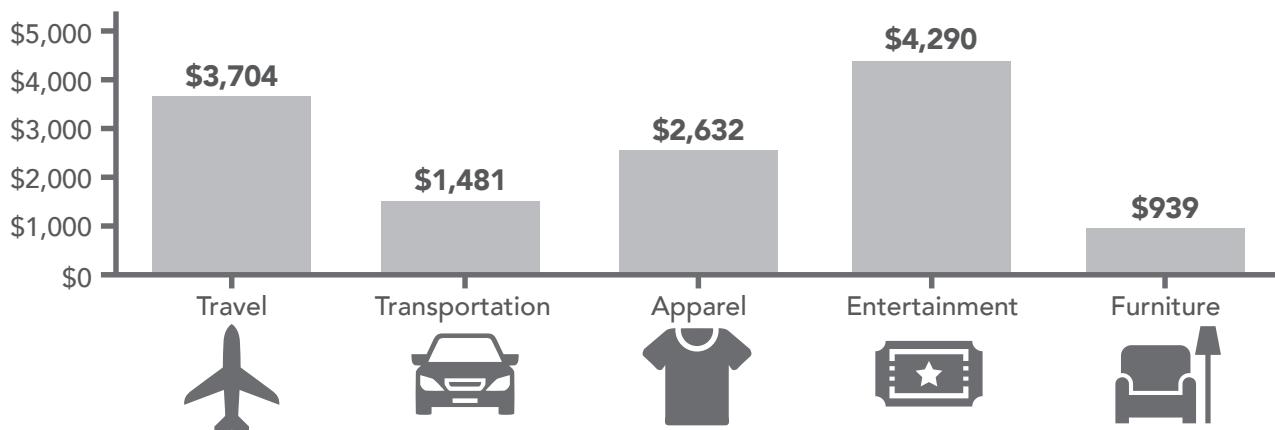
2025-2030 Pop Growth Rate



**9,783**

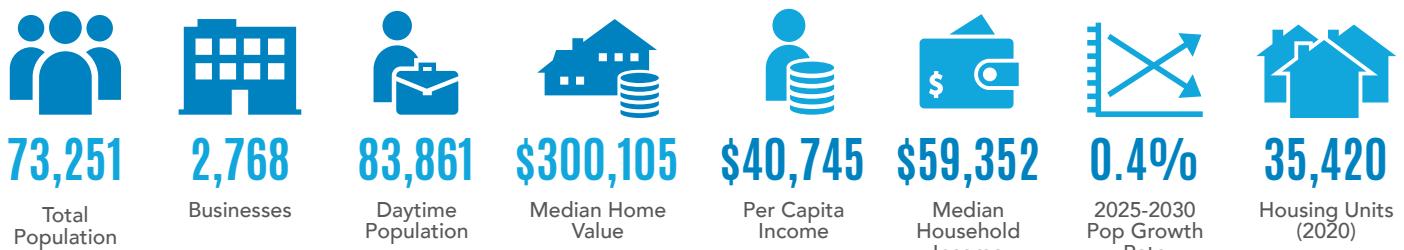
Housing Units (2020)

### KEY SPENDING FACTS

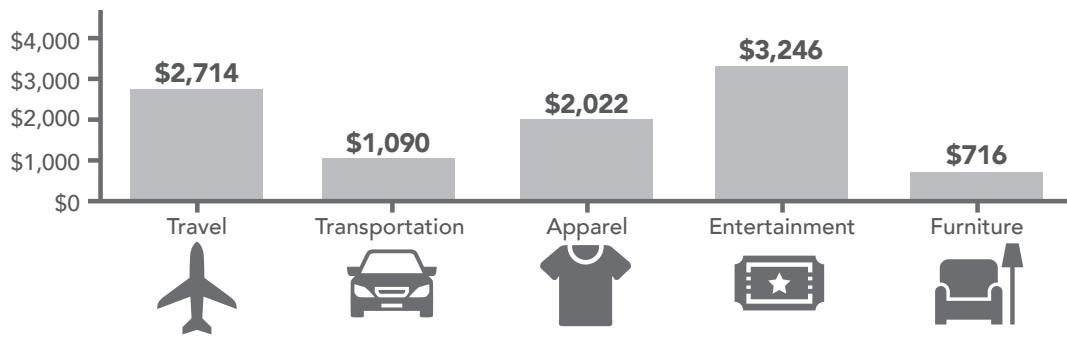


These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axe. The vintage of the data is 2025, 2030. Spending facts are average annual dollar per household.

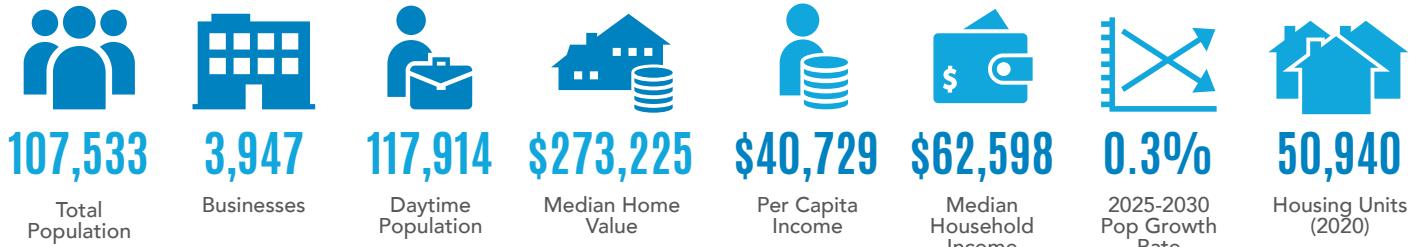
## 5 MILE RADIUS



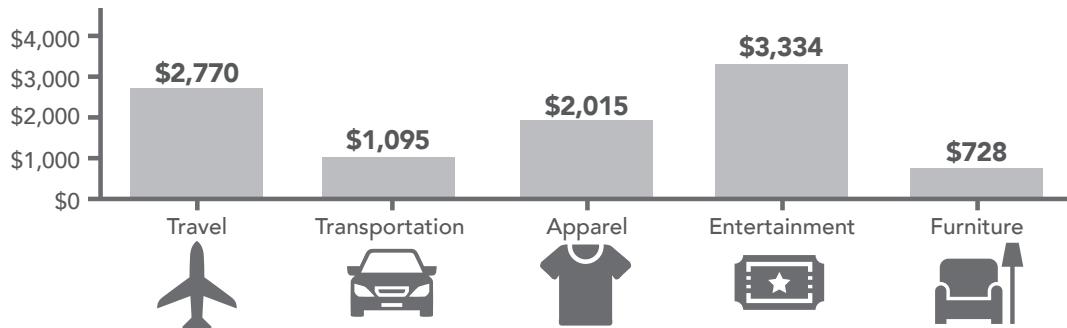
### KEY SPENDING FACTS



## 10 MILE RADIUS



### KEY SPENDING FACTS

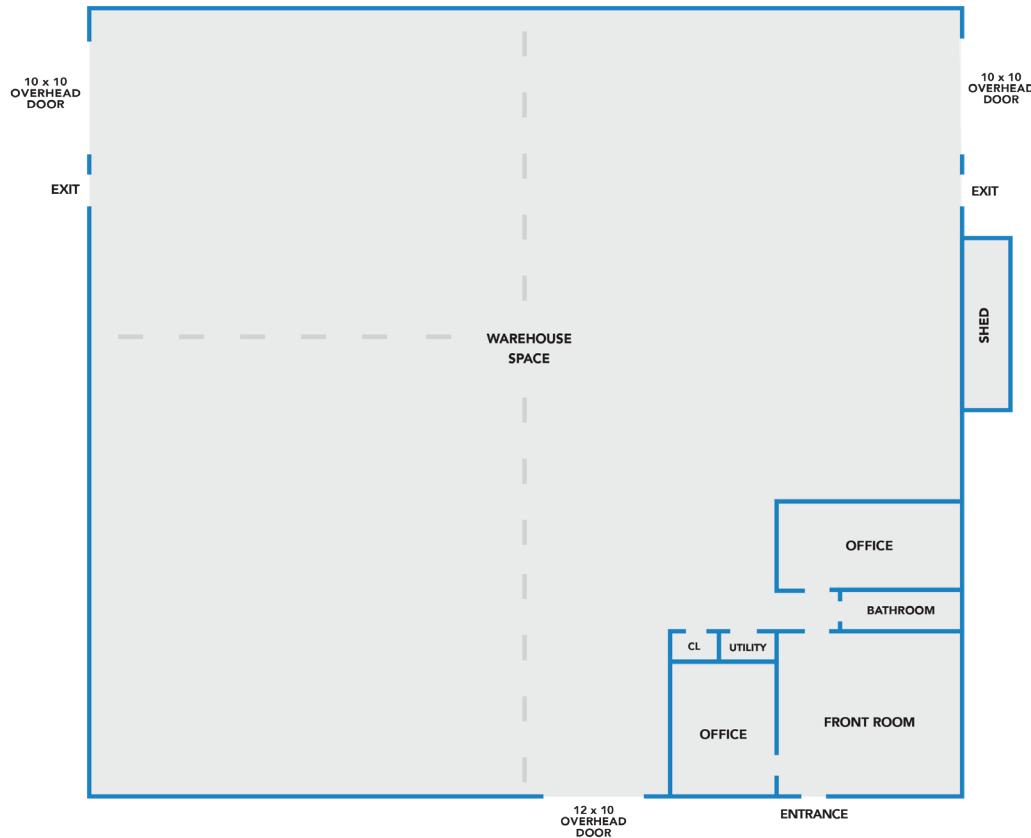


# FLOOR PLAN

## 8,100 SQUARE FEET

The available space within the building is comprised of 8,100 (+/-) square feet. The existing layout includes one entrance at the front of the building, and two side entrances at the back of the building on both the east and west side. There are three overhead doors at this space. The ceiling height for the warehouse space is 12'. This space has the opportunity to be divided into three parts, as shown with dash marks on the floor plan. The minimum divisible is 2,000 (+/-) square feet.

There is also opportunity to add an overhead door to the front left side of the building. The current floor plan consists of a large warehouse space, two private offices, a front room, two utility closets and one bathroom with shower. There is an electric heater for the warehouse space. This building has three phase power. There is also a small shed on the exterior where a compressor can be placed. Finishes to the space include drywall walls, drop ceilings, a combination of laminate tile and concrete flooring and fluorescent lighting.



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## INTERIOR PHOTOS

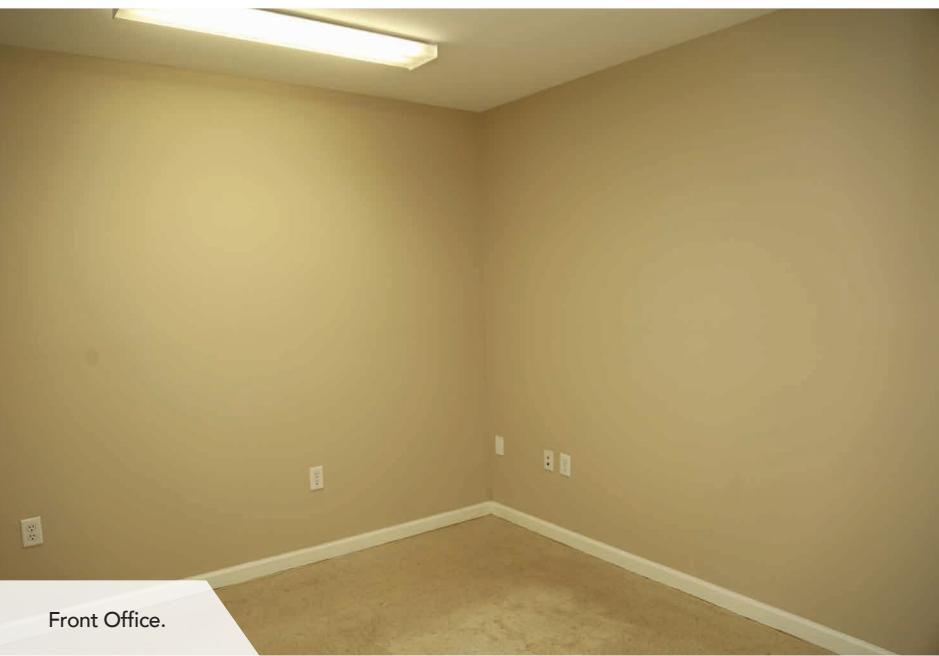


Front Room.

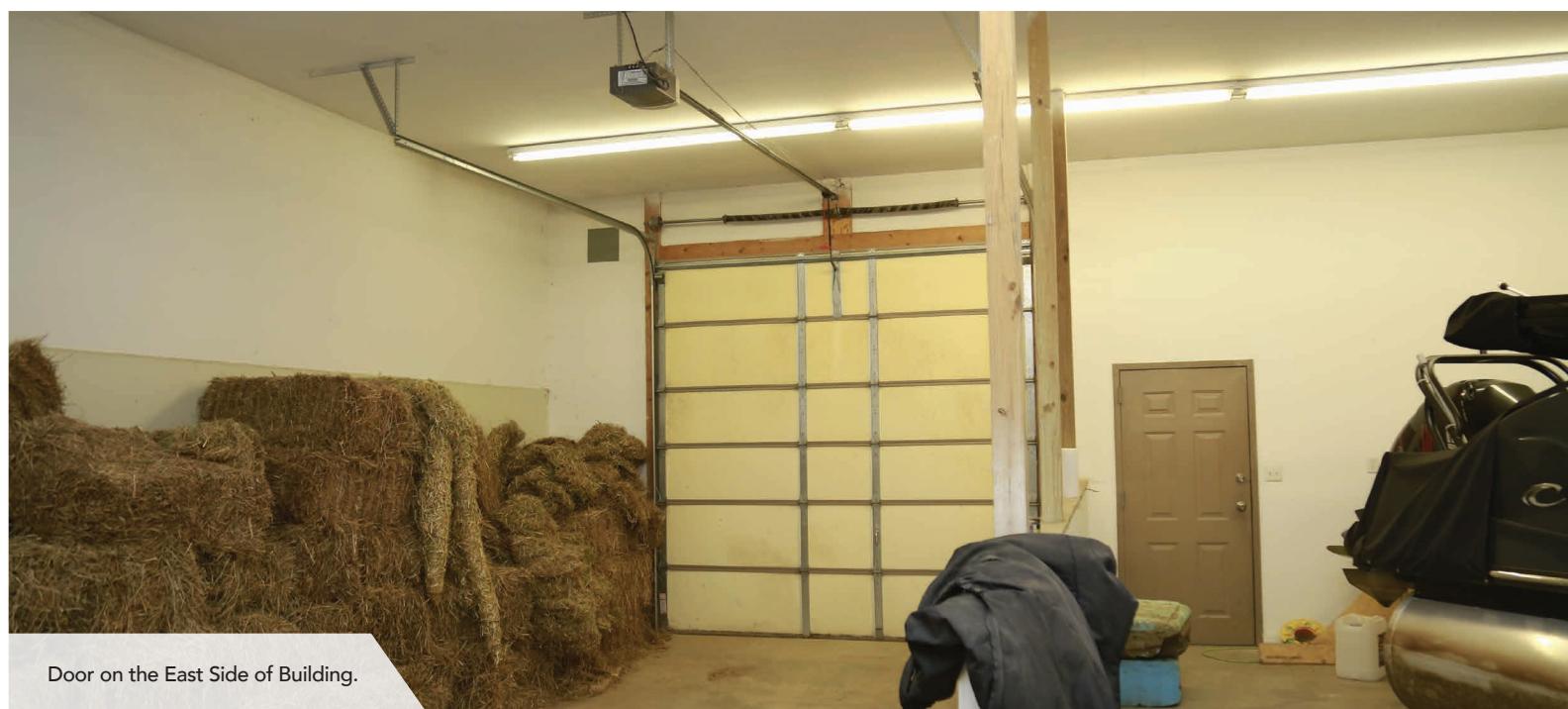


Warehouse Space.

# INTERIOR PHOTOS



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Door on the East Side of Building.



Industrial Space Facing Offices.

# EXTERIOR PHOTOS



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Front of Building.

# AERIALS



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Aerial View Facing East.

\*AERIAL FROM 2020

# AERIALS

\*AERIAL FROM 2025



Aerial View Facing Northeast.

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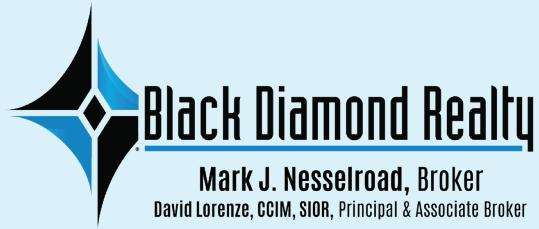
\*AERIAL FROM 2025



**925 CANYON ROAD**



Aerial View Facing Northeast.



Mark J. Nesselroad, Broker  
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