



**FOR SALE / LEASE**  
**INDUSTRIAL**  
**MARKETING FLYER**



**148 ROUSH CIRCLE**  
**FAIRMONT, WV 26554**

**FAIRMONT MUNICIPAL AIRPORT**

**EXIT 132**

**MIDDLETOWN COMMONS**



**35,000 VEHICLES PER DAY**

**MON POWER**

 **148 ROUSH CIRCLE**

**MARION COUNTY INDUSTRIAL PARK**

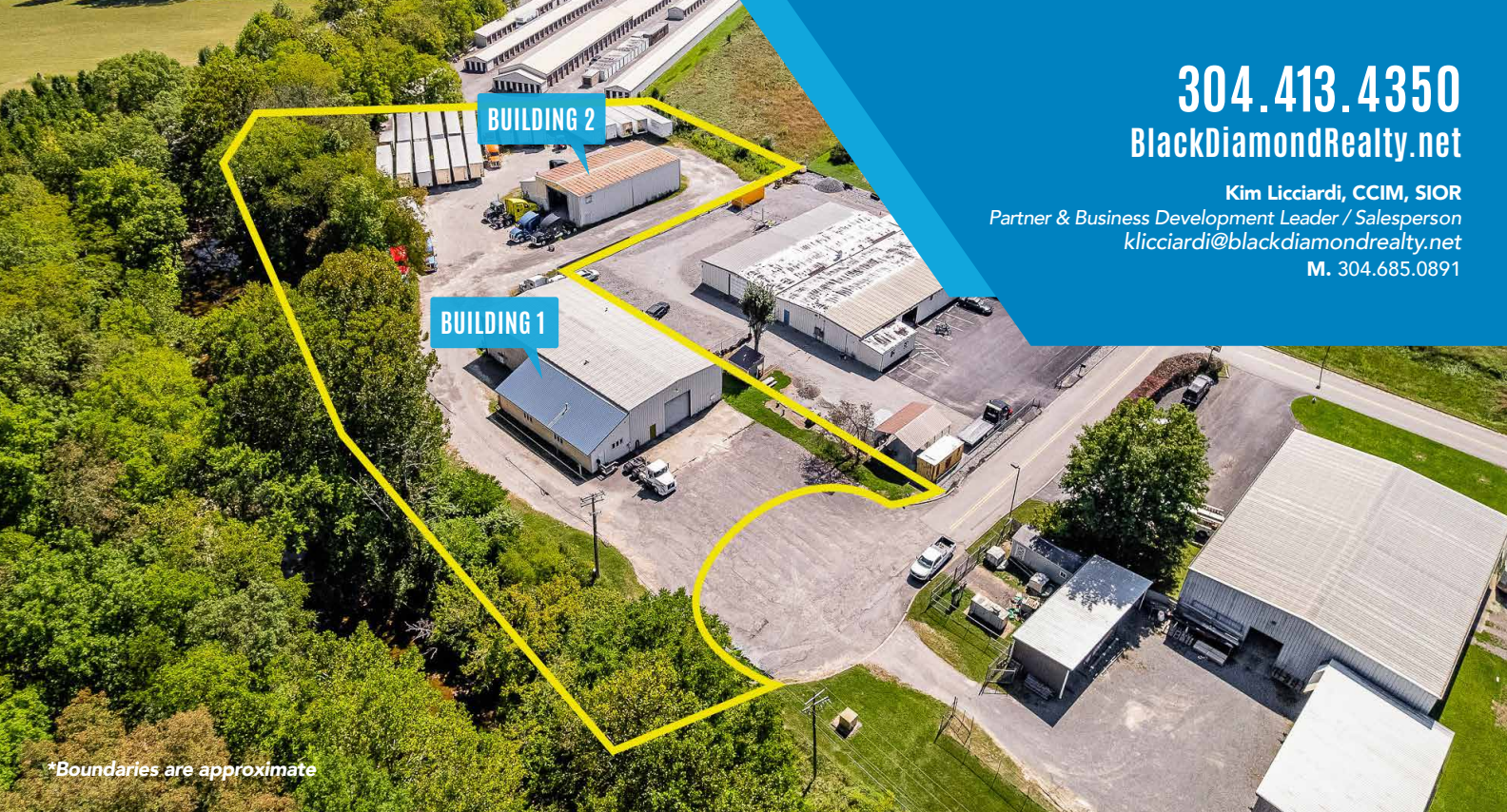
# TABLE OF CONTENTS

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|                                                                                                                                               |           |
|-----------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <b>Property Overview / Specifications</b><br>Introduction of property and specifications of the building, utilities, access and directions.   | <b>02</b> |
| <b>Location Analysis / Aerial Photo</b><br>Detailed description and aerial photo of the location and its proximity to surrounding businesses. | <b>04</b> |
| <b>Demographics / Key Facts</b><br>Demographics and key facts pertaining to the property within a three, five and ten mile radius.            | <b>06</b> |
| <b>Floor Plan / Photos</b><br>Description, floor plan and interior photos of the building.                                                    | <b>08</b> |
| <b>Interior Photos</b><br>Interior photos of the suite.                                                                                       | <b>10</b> |
| <b>Exterior Photos</b><br>Exterior photos of the building.                                                                                    | <b>14</b> |
| <b>Aerial Photos</b><br>Aerial photos of the property from various heights and angles.                                                        | <b>18</b> |

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\*Boundaries are approximate

## INDUSTRIAL PROPERTY SALE OR LEASE

## 148 ROUSH CIRCLE FAIRMONT, WV 26554

**SALE PRICE / \$1,499,000** (Both Buildings)

**LEASE RATE / 10.00 / SQ FT** (Both Buildings)  
Building 1: \$5,000 / MO | Building 2: \$3,000 / MO

**LEASE STRUCTURE / NNN**

**GROSS SQUARE FEET / 12,280 SQ FT**  
Building 1: 6,266 SQ FT  
Building 2: 4,075 SQ FT

**LOT SIZE / 2.7 ACRES**

**CEILING HEIGHT / 18-20 FEET**

**ZONING / NO ZONING**

**PROPERTY TYPE / INDUSTRIAL**

**PROPERTY FEATURES / ACCESS TO  
INTERSTATE, CLOSE TO MANY  
AMENITIES, SECURITY SYSTEM, HIGH  
CEILINGS, OFFICE AREA, STORAGE,  
OFFERING TWO MONTHS FREE RENT FOR  
A SUITABLE TENANT/LEASE**

### • Prime Industrial Property

- Two industrial buildings totaling 12,280 (+/-) square feet of functional space
- Versatile layout suitable for manufacturing, warehousing, or mixed industrial
- Building 1 offers 20' ceiling height and two 14' x 14' overhead doors
- Building 2 offers 18' ceiling height and a 20' x 17' high overhead door
- Sale and lease options available

### • Expansive Lot Size

- Situated on 2.7 (+/-) acres providing ample outdoor space
- Plenty of room for parking, equipment storage, or potential future expansion

### • Strategic Location

- Convenient access to major highways for efficient transportation and logistics
- Positioned in the heart of Fairmont's industrial corridor boasting strong business connectivity

### • Growth & Investment Potential

- Ready for owner-occupant businesses looking to expand operations

### Rent Abatement / Tenant Incentive

The landlord is offering two months of free rent for a qualified tenant and lease agreement as well as the option to lease buildings together OR separately.

# FOR SALE OR LEASE

## INDUSTRIAL PROPERTY - LOCATED 2 MILES FROM I-79, EXIT 132

148 ROUSH CIRCLE · WHITE HALL, WV 26554 · UP TO 12,280 SQ FT

# PROPERTY SPECIFICATIONS

## PROPERTY SPECIFICATIONS

- Total Building Size: 12,280 (+/-) square feet across two buildings
- Lot Size: 2.7 (+/-) acres
- Year Built: 1997
- Building Type: Office/Warehouse (two buildings)
- Construction: Metal wall structure with concrete foundation and floors
- Roof: Metal
- Building 1: Electric 480-volt three-phase four-wire electric service

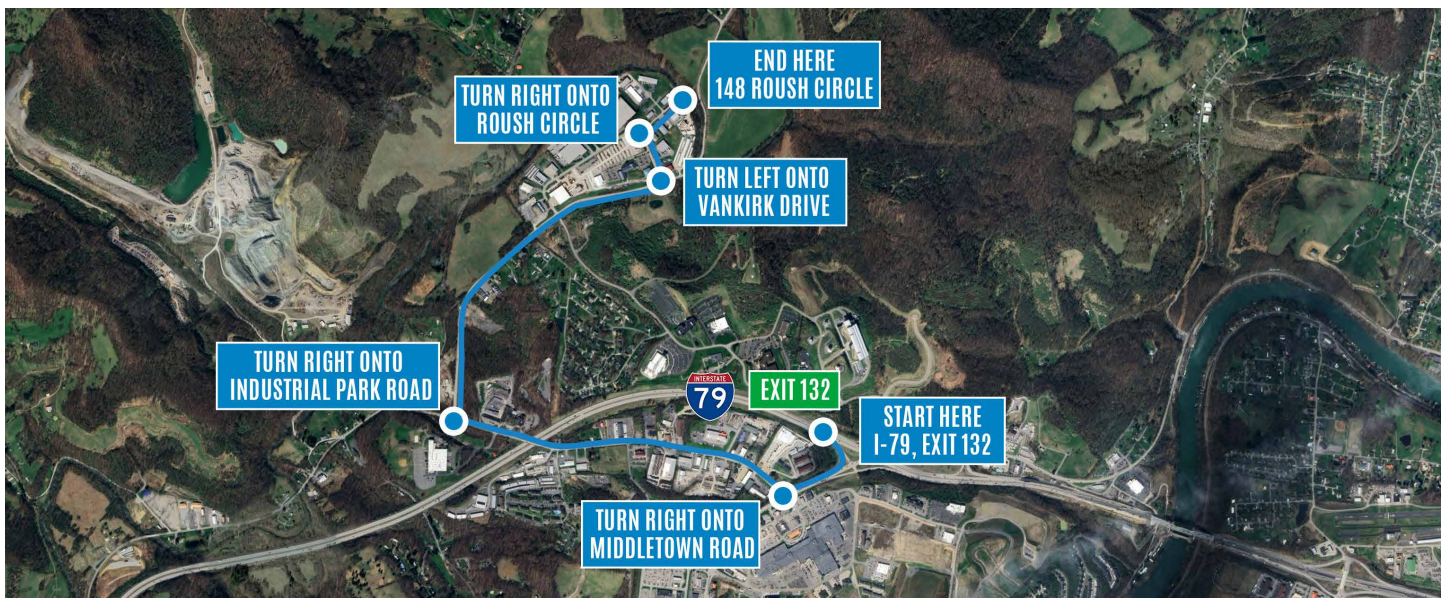
## UTILITIES

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

| UTILITY          | PROVIDER           |
|------------------|--------------------|
| Electric         | Mon Power          |
| Natural Gas      | Hope Gas           |
| Water            | City of Fairmont   |
| Sewer            | City of Fairmont   |
| Trash            | Multiple Providers |
| Cable / Internet | Multiple Providers |

## INGRESS / EGRESS / PARKING / DIRECTIONS

- Ingress/egress from Roush Circle
- Head East on I-79. Take Exit 132. Slight right to merge onto US-250 S toward Grafton. Turn right onto Middletown Road. Travel 0.9 mile and then turn right onto Industrial Park Road. Turn left onto Vankirk Drive. Turn right onto Roush Circle. 148 Roush Circle will be on the right.



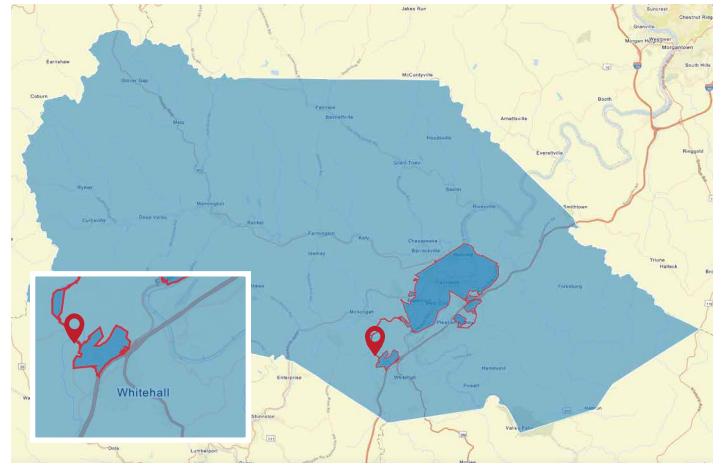
# LOCATION ANALYSIS

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.

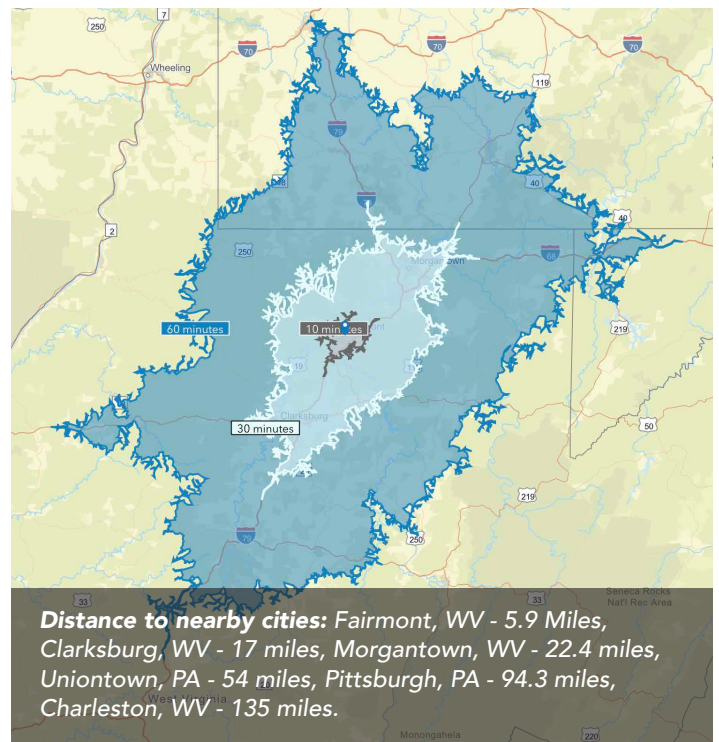
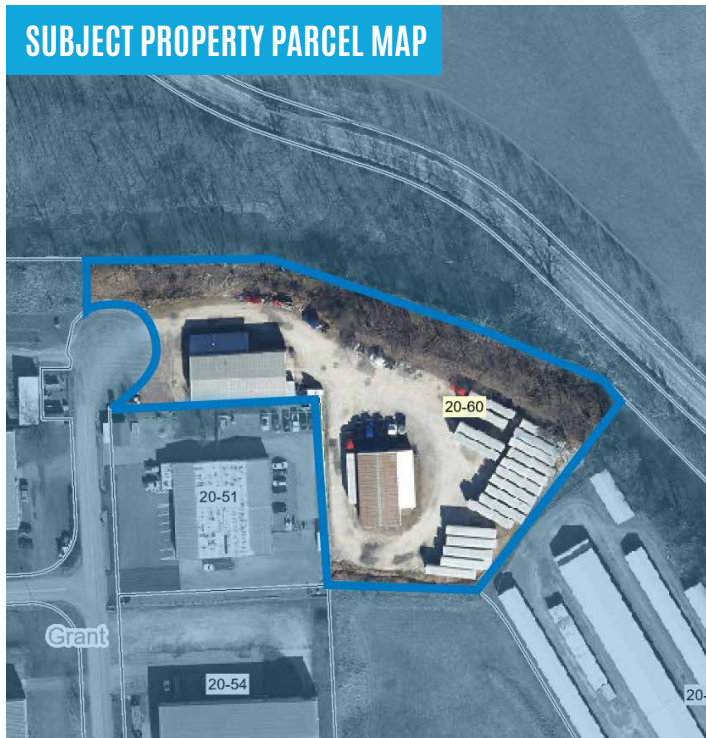
**Marion County** has a total population of 55,018 and a median household income of \$64,873. Total number of businesses is 1,701.

The **City of Pleasant Valley** has a total population of 3,502 and a median household income of \$60,338. Total number of businesses is 116.

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



Marion County, WV Fairmont City Limits Subject Location



# FOR SALE OR LEASE

## INDUSTRIAL PROPERTY - LOCATED 2 MILES FROM I-79, EXIT 132

148 ROUSH CIRCLE · WHITE HALL, WV 26554 · UP TO 12,280 SQ FT

# AERIAL PHOTO



The aerial above was taken facing west. Several of the most popular surrounding locations have been highlighted. Referenced with a yellow star, 148 Roush Circle.

● Along I-79 there is an average daily traffic count of 35,000 vehicles per day (Provided by Esri and Data Axle, 2025).

- |                                        |                                           |
|----------------------------------------|-------------------------------------------|
| 1 MPE Rentals                          | 16 Middletown Mall                        |
| 2 Mon Health Equipment & Supplies      | 17 Applebee's                             |
| 3 WCO Flooring America                 | 18 Fairfield Inn & Suites                 |
| 4 UPS Worldwide Express Freight Center | 19 Dan Cava Toyota World                  |
| 5 White Hall Pharmacy                  | 20 Robert H. Mollohan Research Center     |
| 6 Pickup City Inc                      | 21 Pierpont Community & Technical College |
| 7 Walmart Supercenter                  | 22 Alan B. Mollohan Innovation Center     |
| 8 McDonald's                           | 23 NASA IV&V Facility                     |
| 9 Urse Dodge Chrysler Jeep Ram         | 24 Mon Power                              |
| 10 Cummins Sales and Service           | 25 Fairmont Tool                          |
| 11 Jarco Enterprises                   | 26 Architectural Interior Products        |
| 12 Sherwin-Williams Paint Store        | 27 Pepsi-Cola                             |
| 13 Hardee's                            | 28 Applied Industrial Technologies        |
| 14 DQ Grill & Chill Restaurant         | 29 Capital Doors                          |
| 15 Firehouse Subs                      | 30 Lyon Conklin & Co Inc                  |

# DEMOGRAPHICS / KEY FACTS

## 3 MILE RADIUS



10,391

Total  
Population



537

Businesses



12,569

Daytime  
Population



\$217,960

Median Home  
Value



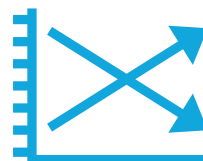
\$38,955

Per Capita  
Income



\$71,837

Median Household  
Income



-0.4%

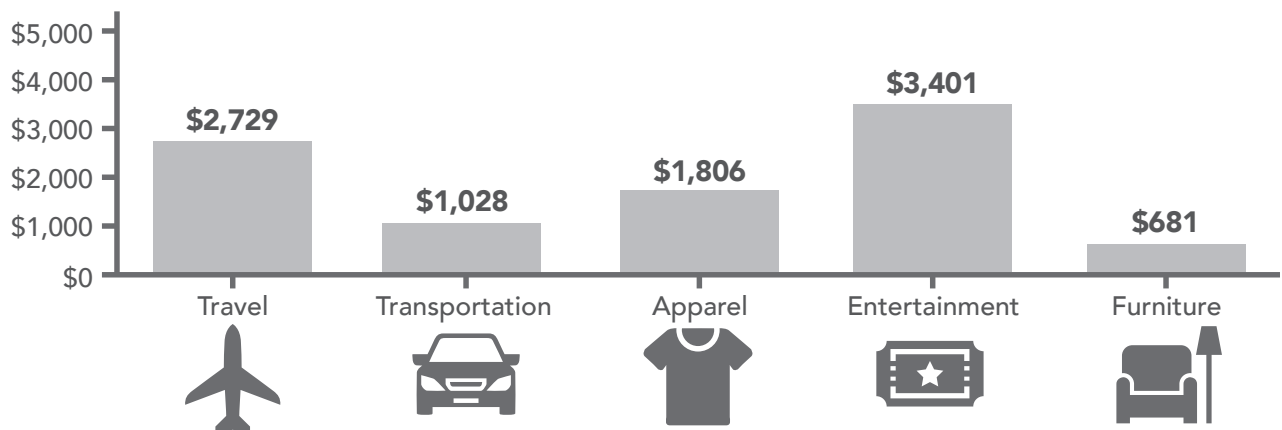
2025-2030  
Pop Growth Rate



4,991

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 2025, 2030. Spending facts are average annual dollar per household.

## 5 MILE RADIUS



**31,742**

Total  
Population



**1,241**

Businesses



**32,482**

Daytime  
Population



**\$63,650**

Median Home  
Value



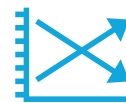
**\$35,261**

Per Capita  
Income



**\$63,650**

Median  
Household  
Income



**-0.3%**

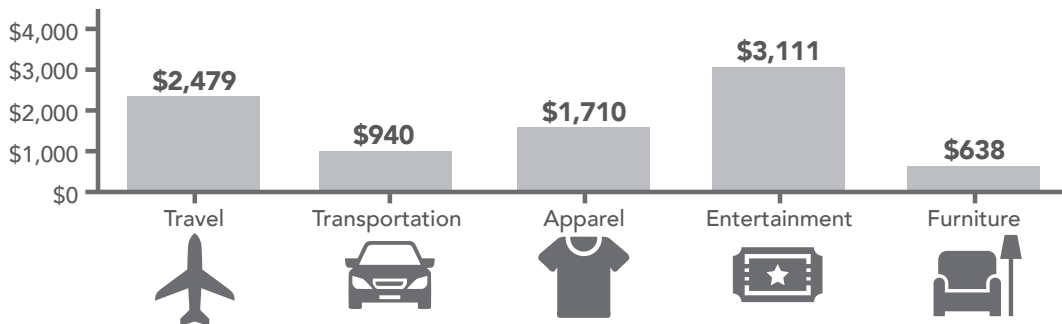
2025-2030  
Pop Growth  
Rate



**15,140**

Housing Units  
(2020)

### KEY SPENDING FACTS



## 10 MILE RADIUS



**70,414**

Total  
Population



**2,278**

Businesses



**70,058**

Daytime  
Population



**\$181,954**

Median Home  
Value



**\$35,939**

Per Capita  
Income



**\$65,594**

Median  
Household  
Income



**-0.3%**

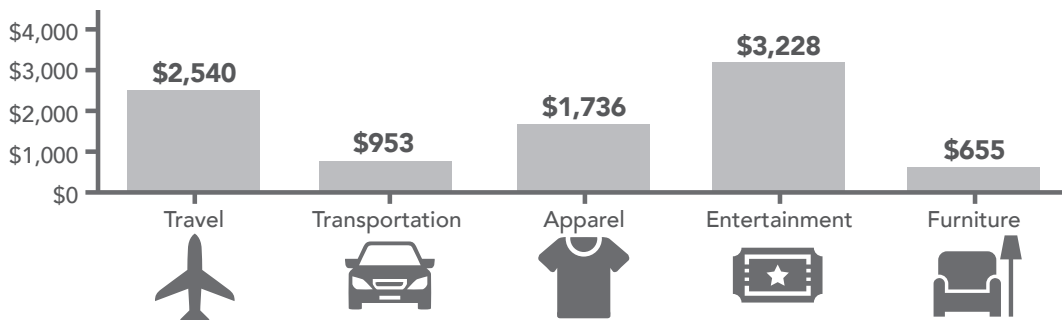
2025-2030  
Pop Growth  
Rate



**33,165**

Housing Units  
(2020)

### KEY SPENDING FACTS

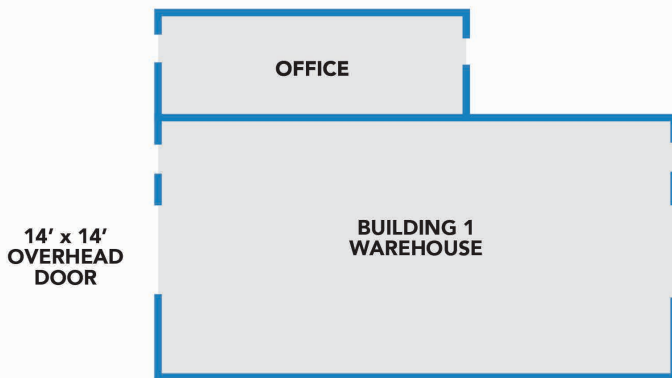


# FLOOR PLANS

## 12,280 SQUARE FEET

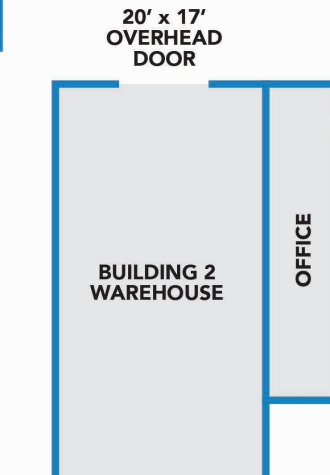
### Building 1

- Total Size: Office + Warehouse
- Office Area: Reception, 4 private offices, 3 restrooms
- Warehouse Ceiling Height: 20' clear
- Overhead Doors: Two 14' x 14' electrically-operated doors
- Flooring: Laminate in offices; concrete in warehouse
- Electrical: 480-volt, three-phase, four-wire service
- HVAC: Offices with forced-air furnace & central air; warehouse with waste-oil furnace



### Building 2

- Total Size: Office + Warehouse
- Office Area: Reception, 3 private offices, 2 restrooms
- Warehouse Ceiling Height: 18' clear
- Overhead Doors: One 20' wide x 17' high electrically-operated door
- Flooring: Linoleum in offices; concrete in warehouse
- Lighting: Fluorescent throughout
- Functional design for large equipment access and logistics
- HVAC for the office are provided by a combination forced-air furnace and central air conditioning unit. The warehouse was heated by a Reznor ceiling-hung gas-fired space heater.



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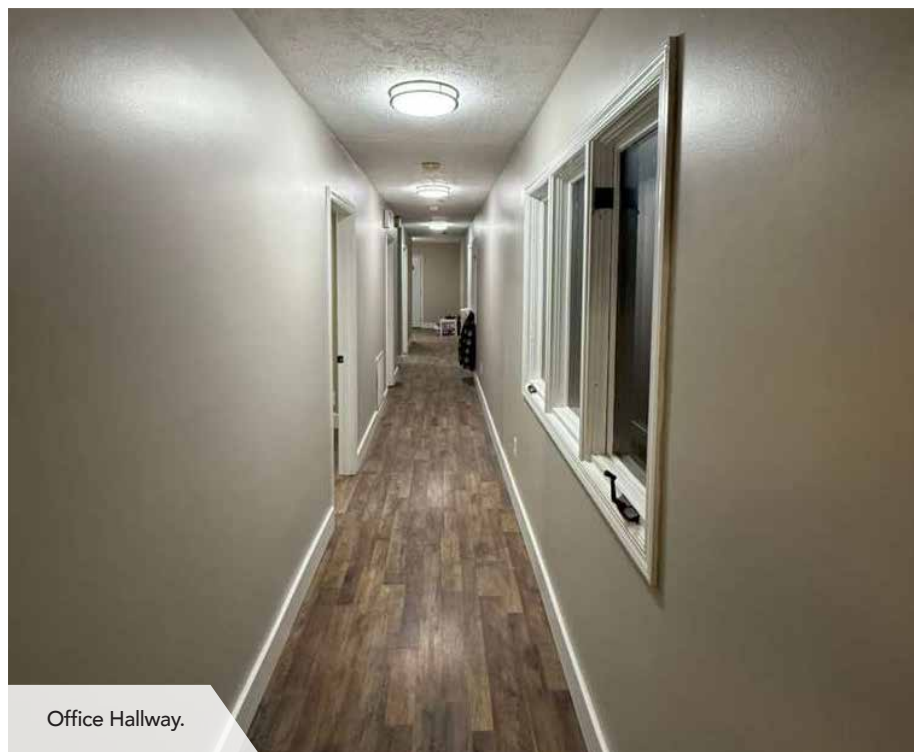
Open Area Facing Front.

# INTERIOR PHOTOS - BUILDING 1



Industrial Warehouse Building 1.

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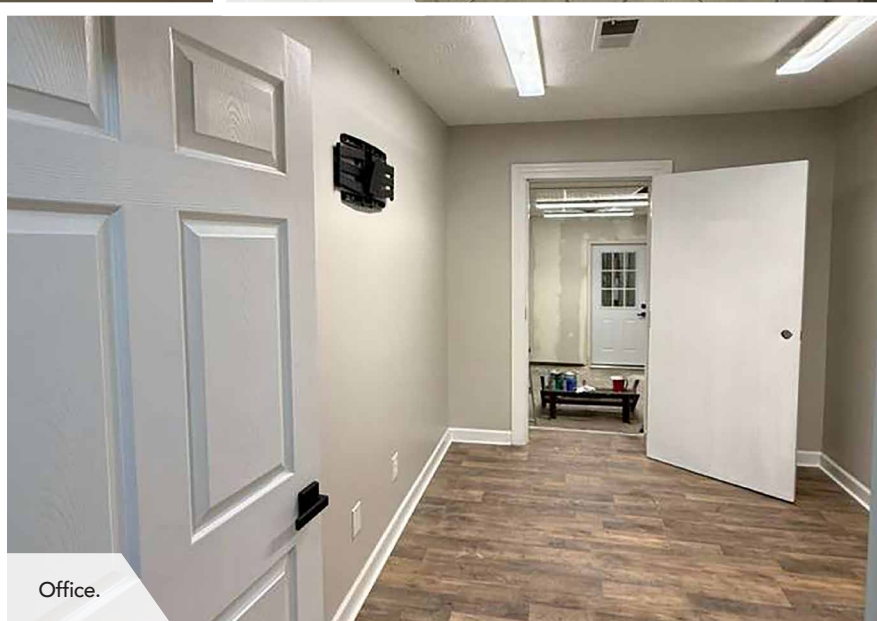
Office Hallway.



Restroom.

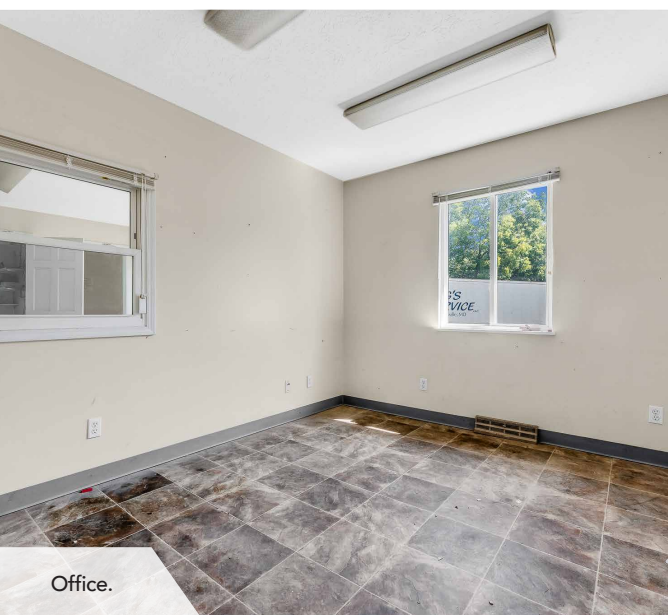


Office.



Office.

# INTERIOR PHOTOS - BUILDING 2



**FOR SALE OR LEASE**  
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Industrial Warehouse Building 2.

# EXTERIOR PHOTOS



Trucking Parking.

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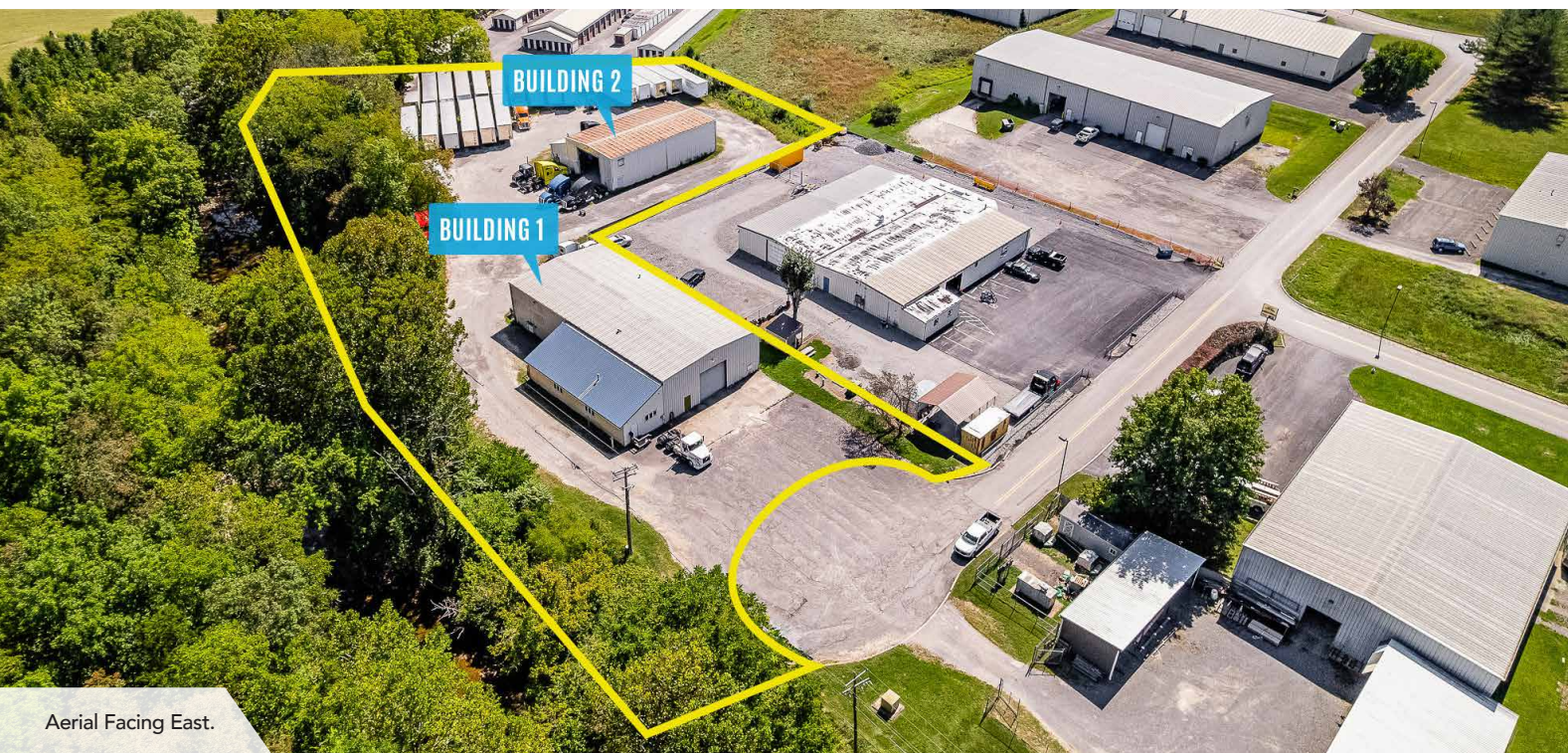


Building 1.



Building 2.

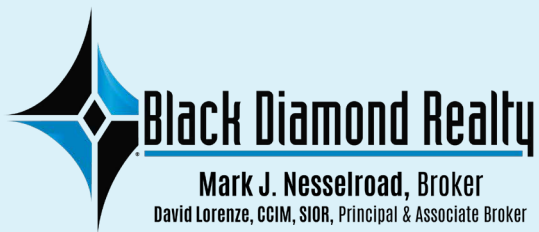
# AERIAL PHOTOS



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Aerial Facing South.



# CONTACT

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