

**PREMIER  
COMMERCIAL**

REAL ESTATE SERVICES

Douglas C. Wise - Broker

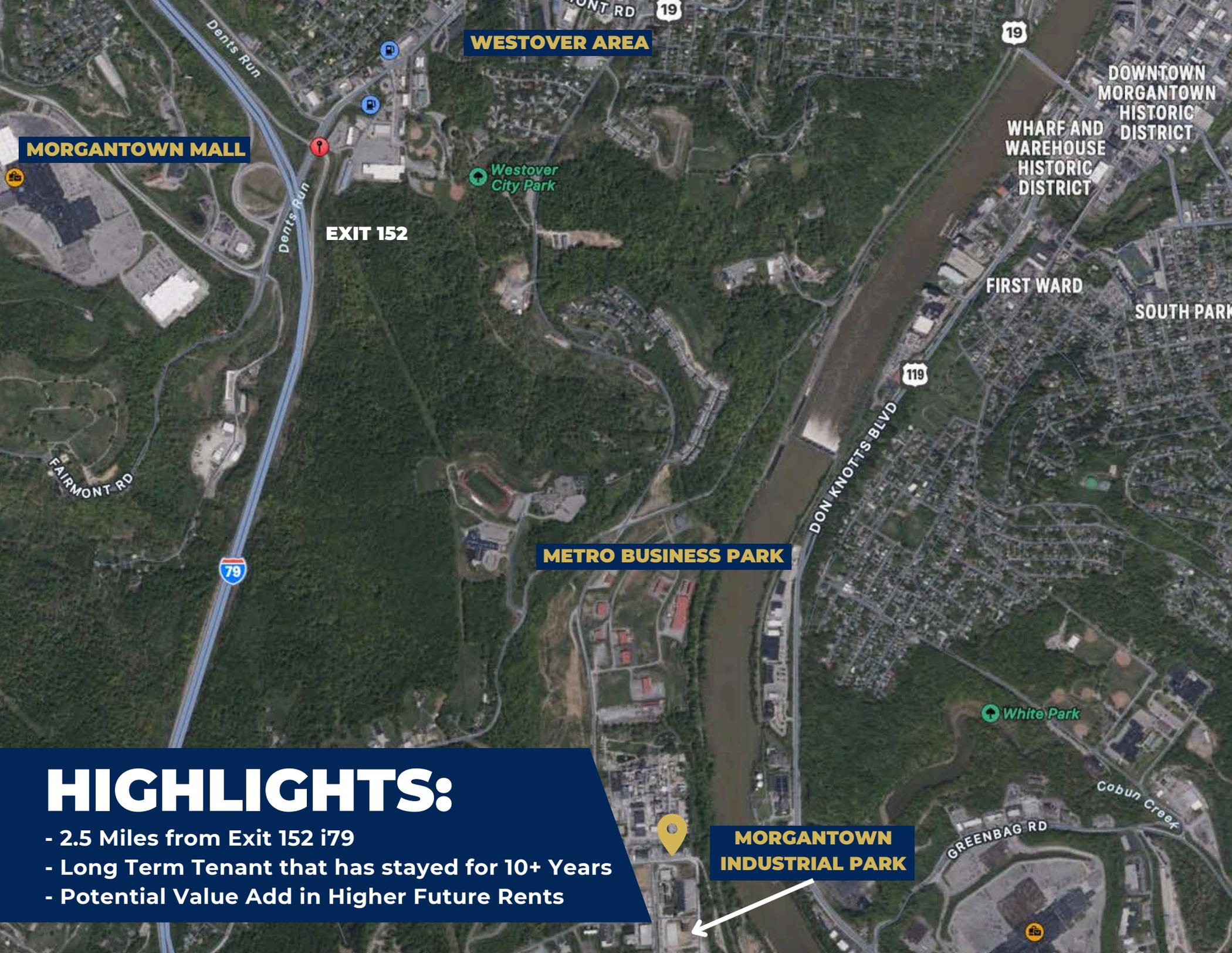
**INDUSTRIAL  
FOR SALE**

**1900 MORGANTOWN  
INDUSTRIAL PARK RD**

**EXIT 152**

[WWW.PREMIERCOMMERCIALRES.COM](http://WWW.PREMIERCOMMERCIALRES.COM)

**MORGANTOWN**



**MORGANTOWN MALL**

**WESTOVER AREA**

**EXIT 152**

Westover City Park

DOWNTOWN MORGANTOWN HISTORIC DISTRICT  
WHARF AND WAREHOUSE HISTORIC DISTRICT

FIRST WARD

SOUTH PARK

**METRO BUSINESS PARK**

DON KNOTTS BLVD

White Park

FAIRMONT RD

79

119

19

# HIGHLIGHTS:

- 2.5 Miles from Exit 152 i79
- Long Term Tenant that has stayed for 10+ Years
- Potential Value Add in Higher Future Rents

**MORGANTOWN INDUSTRIAL PARK**

GREENBAG RD

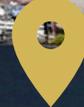
Cabun Creek

# ACCESSIBILITY

## METRO BUSINESS PARK

MORGANTOWN INDUSTRIAL PARK RD

MORGANTOWN INDUSTRIAL PARK RD



**DOWNTOWN**

**AERIAL VIEW**

**METRO BUSINESS PARK**



**AERIAL VIEW**

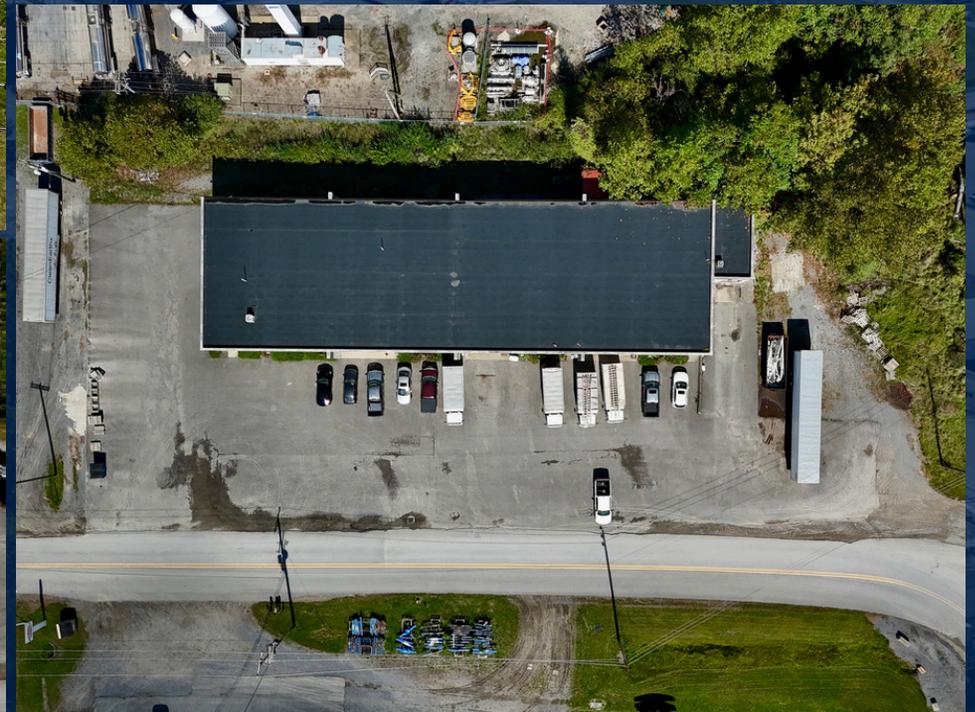
**MORGANTOWN  
INDUSTRIAL PARK**



# INDUSTRIAL

FOR SALE

12,500 SF 100% LEASED  
1.15 ACRES



# INDUSTRIAL

**FOR SALE**

## 1900 MIP OFFERING

Asking Price: \$1,620,000.00

### Rental Revenue:

Builder Services Group

Terracon

Terracon

**TOTAL:**

Annual Rent

\$83,280.00\*

\$42,000.00\*\*

\$21,000.00

**\$146,280.00**

SQF

8,000

3,000

1,500

### Operating Expenses:

Property Taxes

Insurance (*Actual*)

Repairs & Maintenance (*Budgeted*)

Prop. Management (*6% Estimated*)

**TOTAL:**

\$11,000.00

\$4,800.00

\$600.00\*\*\*

\$8,236.80

**\$24,636.80**

**NET OPERATING INCOME:**

**\$121,643.20**

**CAP RATE:**

**7.5%**

**EXIT 152**

**MORGANTOWN**

Notes:

\*Just renewed for 5 years, currently paying \$6,166.67/mo till end of 24, increase shown starts 1/25

\*\*Brand New 3 Year Lease starting in April of 2025

\*\*\* (Current Landlord has only spent \$150 in Snow Removal and \$300 in pest control over last 12mo)

# PREMIER COMMERCIAL

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**INQUIRE TODAY!**

**304.777.4050**

**PremierCommercialRES.com**