



13, 15, 17 EXCAVATION LANE
MORGANTOWN, WV 26508

INDUSTRIAL PROPERTY

ROUTE 43

13, 15, 17 EXCAVATION LANE
SUBJECT PROPERTY

FAIRCHANCE ROAD

13, 15, 17 EXCAVATION LANE
MORGANTOWN, WV 26508



TABLE OF CONTENTS

Investment Overview / Video

Introduction of the property including building specifications, utilities, legal description, zoning, and parcel map.

02

Building Floor Plan / Photos

Floor plan and interior photos of the building.

06

Location Overview

Major local employers and a detailed description/aerial photo of the property and its proximity to surrounding area of interest.

08

Demand Drivers

West Virginia University and the surrounding location.

10

Demographics

3, 5 and 10 mile radius demographics.

12

Exterior Photos

Exterior photos of the property from different angles.

14

Aerial Photos

Aerial photos of the property from different heights and angles.

16

PROPERTY OVERVIEW

13, 15, 17 EXCAVATION LANE

MORGANTOWN, WV 26508

SALE PRICE / \$1,450,000

LEASE RATE / \$12.00 SQ FT / YEAR

LEASE STRUCTURE / NNN

GROSS BUILDING SIZE / 7,500 SQ FT

GROSS LOT SIZE / 1.73 ACRES

WAREHOUSE CEILING HEIGHT / 20 FEET

Black Diamond Realty is pleased to present 13, 15, 17 Excavation Lane, an industrial warehouse building comprised of 7,500 (+/-) square feet on 1.73 (+/-) acres. The building is equipped with four overhead doors and three man doors. The property is available for sale or lease and the building can be divided into three separate spaces if desired.

The property is located outside the city limits of Morgantown, 1.6 miles from I-43, Exit 1 and 2.5 miles from I-68, Exit 10.





SCAN TO
VIEW VIDEO

BUILDING SPECIFICATIONS

Built in 2022, the subject industrial building is comprised of 7,500 (+/-) square feet of open warehouse space. The building is constructed with steel beams, metal siding and a metal roof on a 6" thick concrete slab with vapor barrier. The interior has 6" insulation on the ceilings and 4" insulation on the walls and lighting is LED bay lights. There are four 14' x 14' commercial steel insulated overhead doors with openers and three 36" steel entry doors. The building is equipped with 3 phase power (3-phase breaker boxes / power meters), natural gas and is plumbed for three bathrooms plus a riser pipe for plumbing upstairs if framed accordingly. There are three 1" water meters with water lines ran to the inside of building. There are three natural gas meters which are attached to rear of building ready to be connected to interior gas lines. A buyer or tenant has the option to divide the space into three nearly equal spaces if desired. A septic system has been planned and is ready to be installed.

UTILITIES

All public utilities are available to the site. Electric is three-phase.

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Hope Gas
Water	Morgantown Utility Board (MUB)
Sewer	Septic System Planned (Not Yet Installed)
Trash	Waste Management
Cable/Internet	Comcast

INGRESS / EGRESS / PARKING

The subject property is located just off of Fairchance Road (access along Excavation Lane), 1.6 miles from Route 43, Exit 1 and 2.5 miles from I-68, Exit 10. The property can be accessed by turning east off of Fairchance Road onto Excavation Lane, then immediately left into the property parking lot. A large gravel parking lot is available with room for approximately 90 cars, including four ADA spots vehicles, or could be used as a storage yard. Immediately in front of the building there is a 50'x150' paved area plus a 24' wide paved area connecting to Excavation Lane.

LEGAL DESCRIPTION / ZONING

Located outside of city limits, this property is situated within the Union District (18) of Monongalia County. The site is comprised of one (1) irregular shaped parcel of land totaling 1.73 (+/-) acres. The property is identified as Union District, Tax Map 7, Parcel 60. This can be referenced in Deed Book 1734, Page 445. The property is not restricted by zoning regulations.

PARCEL MAP



**PARKING LOT
ENTRANCE**

**EXCAVATION
LANE**

FAIRCHANCE ROAD

● OVERHEAD DOOR

● OVERHEAD DOOR

● OVERHEAD DOOR

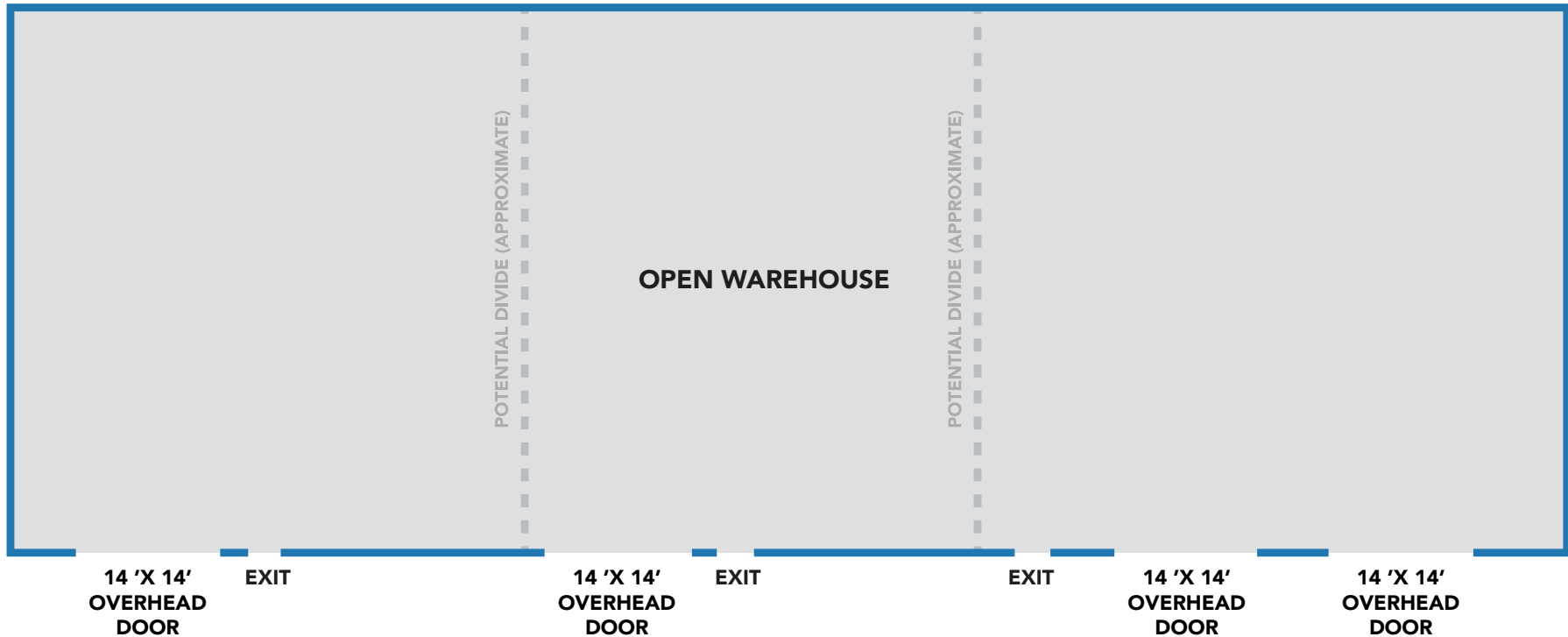
● OVERHEAD DOOR



7,500 (+/-) SQUARE FEET

The building currently offers 7,500 (+/-) square feet of completely open warehouse area, although the layout allows for it to be divided into up to three individual spaces with at least one overhead door and one man door per space. See optional divide locations via dashed lines below. There are four

14' x 14' commercial steel insulated overhead doors with openers and three 36" steel entry doors. The building is equipped with 3 phase power (3-phase breaker boxes / power meters), natural gas and is plumbed for three bathrooms plus a riser pipe for plumbing upstairs if framed accordingly.

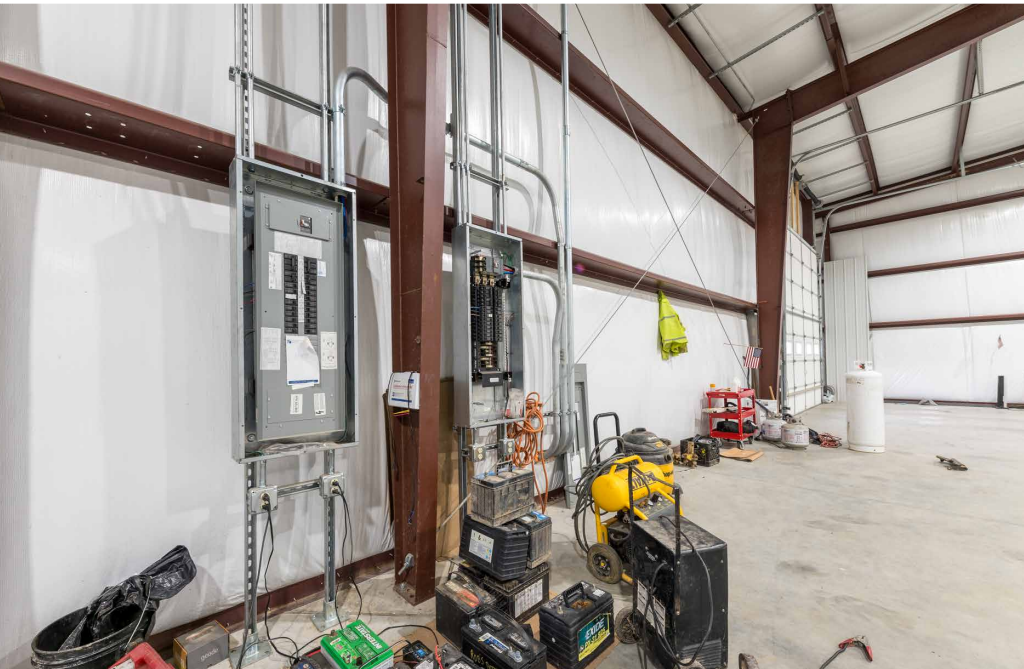




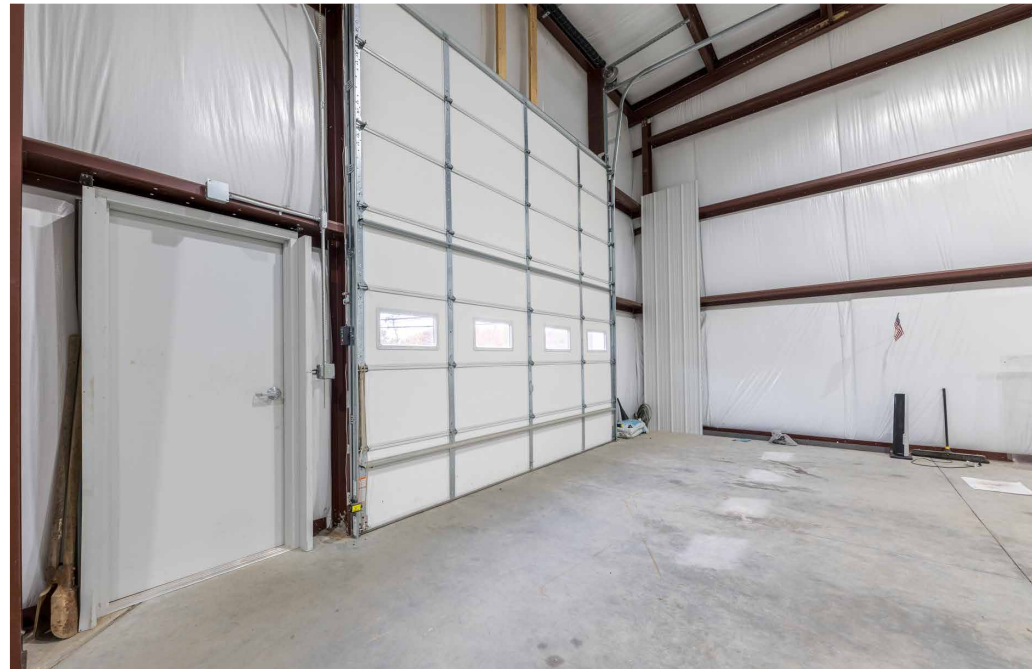
Interior Warehouse Area.



Interior Warehouse Area.



Interior Warehouse Electrical Panels.



Interior Warehouse Overhead Door.

LOCATION OVERVIEW

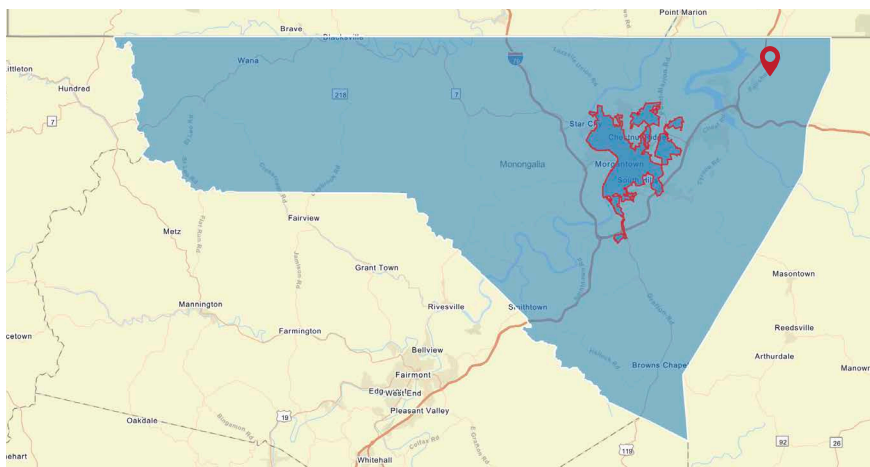
MONONGALIA COUNTY

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 107,119 and a median household income of \$60,206. Total number of businesses is 3,895.

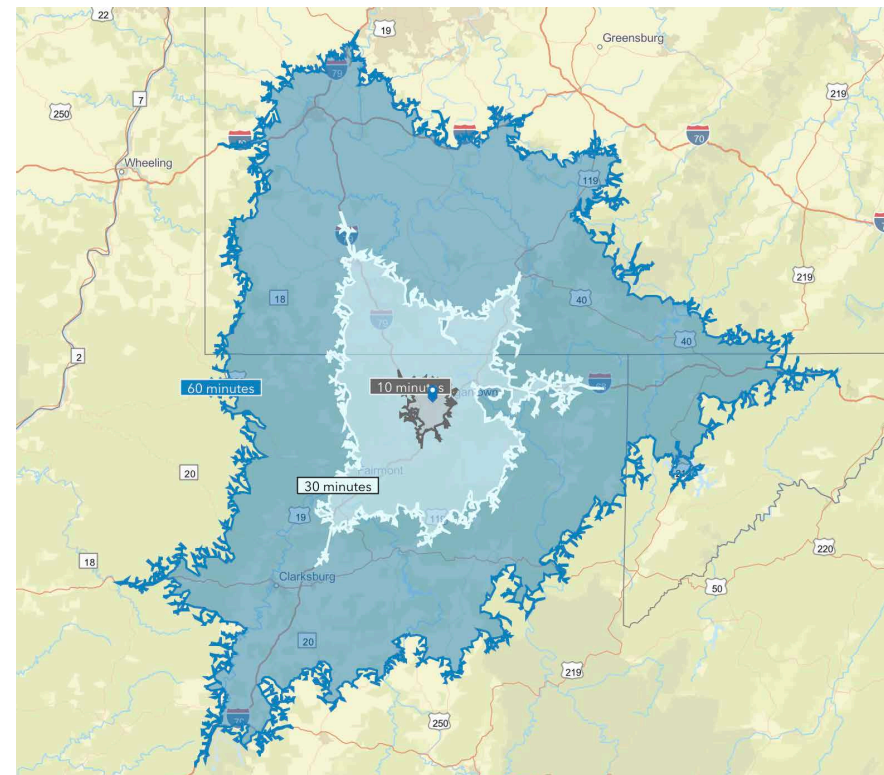
The City of Morgantown has a total population of 30,260 and a median household income of \$39,368. Total number of businesses is 1,444.

Data/maps provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2023.



Monongalia County, WV | Morgantown City Limits | Subject Location

DRIVE TIME



Distance to nearby cities: Morgantown, WV - 10 miles, Fairmont, WV - 27 miles, Uniontown, PA - 18 miles, Bridgeport, WV - 42 miles, Washington, PA - 60 miles, Pittsburgh, PA - 71 miles, Wheeling, WV - 93 miles, Charleston, WV - 163 miles.



13, 15, 17 EXCAVATION

1 MILE

CHEAT LAKE

MON-FAYETTE JUNCTION

3 MILES

68

EXIT 7

5 MILES

MORGANTOWN MUNICIPAL AIRPORT

WEST VIRGINIA UNIVERSITY MAIN CAMPUS

EVANSDALE CAMPUS

RUBY MEMORIAL HOSPITAL

UNIVERSITY TOWNE CENTRE

EXIT 155

WESTRIDGE

EXIT 154

79

MORGANTOWN MALL

EXIT 152

MORGANTOWN INDUSTRIAL PARK

EXIT 4

68

EXIT 1

79

DEMAND DRIVERS



West Virginia University is a family of distinctive campuses united by a single mission. From the groundbreaking research of the flagship in Morgantown to the liberal arts hub of WVU Potomac State in Keyser to the technology-intensive programs at WVU Tech in Beckley — they are leveraging their talents and resources to create a better future for West Virginia and the world. WVU is ranked as a Research University (Highest Research Activity) – R1 – in the 2015 Carnegie Classification of Institutions of Higher Education.²

The WVU Morgantown campuses are located in a town named **“No. 1 Small City in America”** by BizJournals.com for its exceptional quality of life. Morgantown, population 30,855, was also rated the ninth best college town in America by Business Insider and is within easy traveling distance of Washington, D.C., to the east, Pittsburgh, Pa., to the north, and Cleveland and Columbus, Ohio, to the northwest. Other rankings: Kiplinger.com included Morgantown in their 10 great places to live list; one of **“Best Sports Cities”** by Sporting News; 5th **“Best Small Metro”** by Forbes; 12th overall **“Hottest Small City”** by Inc.; one of **“50 Smartest Places to Live”** by Kiplinger’s; and the second-ranking **“Best College Town for Jobs”** by Forbes.²

Students at the Morgantown campus come from 115 nations, all 50 U.S. states (plus D.C.) and all 55 West Virginia counties; 11,472 are West Virginia residents. In fall 2022, WVU’s Morgantown campuses enrolled nearly **28,000** students.²

WVU Medicine, the affiliated academic medical system of West Virginia University, unites the clinical and research faculty of the West Virginia University Health Sciences Center with the hospitals, clinics, and health professionals of the West Virginia University Health System. Together, they are a national leader in patient safety and quality, they are unified and driven by a passion to provide the most advanced healthcare possible to the people of West Virginia and the world.³

SOURCES

² - <https://www.wvu.edu/>

³ - <https://wvmedicine.org/about/>



WVU Main Campus - Morgantown, WV



WVU Football - Milan Puskar Stadium



WVU Medicine - Ruby Memorial Hospital



SHOPPING



- Morgantown has a wide variety of big box retailers plus locally owned merchants. Find men, women and children's clothing/accessory stores, housewares, hard goods, soft goods and more at local malls and shopping centers including the University Town Centre, Gateway, Suncrest Towne Centre, Pierpont Centre, Morgantown Mall, and Wesmon Plaza.
- Choose from numerous supermarket options in Morgantown including Sam's Club, Walmart Supercenter, Kroger, Aldi, Giant Eagle and local organic markets.

RESTAURANTS



- Throughout Morgantown, upscale and casual dining options coexist with neighborhood bistros, family-owned eateries, national chains and spirited pubs and tastes from around the world.
- Top restaurants in Morgantown voted by locals include: Black Bear, Mario's Fish Bowl, Iron Horse, Table 9, Sargasso. Other popular establishments include Stefano's, Kegler's, The Wine Bar, Crab Shack Cariba and Mountaineer Tap House.

TRANSPORTATION



- **Mountain Line** is the town's bus service, and is free for faculty, staff and students with a valid WVU ID. The cost for non-WVU users is 75 cents per ride. The Mountain Line offers WVU specific routes, city/county routes and routes to Pittsburgh.
- Morgantown offers access to a variety of **taxi services** and **Uber** and **Lyft** drivers as an alternate means of transportation.
- Located only seven minutes from WVU Main campus, **Morgantown Municipal Airport** (MGW) currently offers daily flights to Baltimore-Washington International (BWI) in Maryland and Pittsburgh International Airport in Pennsylvania accessing nearly 1,000 connecting flights to domestic and international destinations.

ENTERTAINMENT



- Morgantown offers a variety of events and entertainment opportunities year round including WVU football games, WVU basketball games, baseball games at the new WV Black Bears ball park, live concerts and more.
- A significant nightlife presence is concentrated in downtown Morgantown. Multiple bars offer evening happy hour drink and dinner specials, as well as nightly live music, karaoke, trivia and more.
- Other entertainment options include a bowling alley, Regal movie theatre, golf courses, walking and biking nature trails, fishing and boating on Cheat Lake and more.

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



5,901

Total Population



145

Businesses



4,728

Daytime Population



\$381,028

Median Home Value



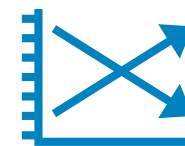
\$69,446

Per Capita Income



\$93,331

Median Household Income



2.76%

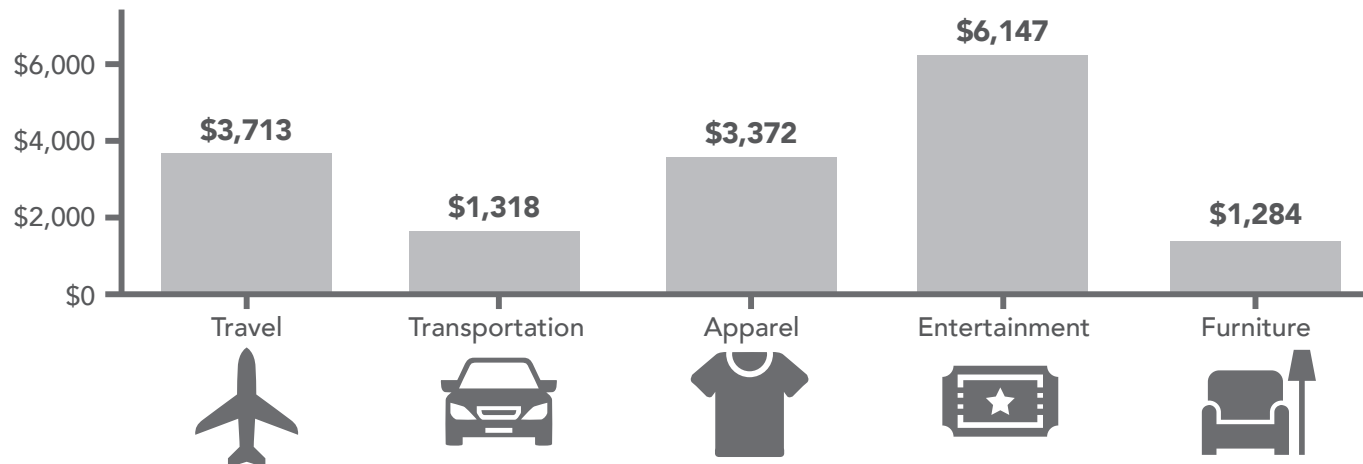
2020-2023 Pop Growth Rate



45.6

Median Age

KEY SPENDING FACTS



5 MILE RADIUS



16,908

Total Population



451

Businesses



12,685

Daytime Population



\$29,861

Median Home Value



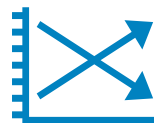
\$57,499

Per Capita Income



\$81,948

Median Household Income



0.96%

2020-2023 Pop Growth Rate



41.7

Median Age

10 MILE RADIUS



100,155

Total Population



3,616

Businesses



109,852

Daytime Population



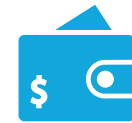
\$238,240

Median Home Value



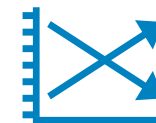
\$40,012

Per Capita Income



\$56,137

Median Household Income



0.13%

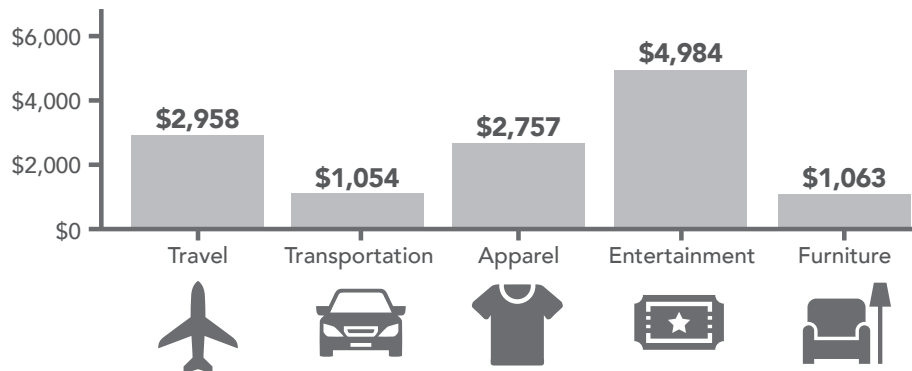
2020-2023 Pop Growth Rate



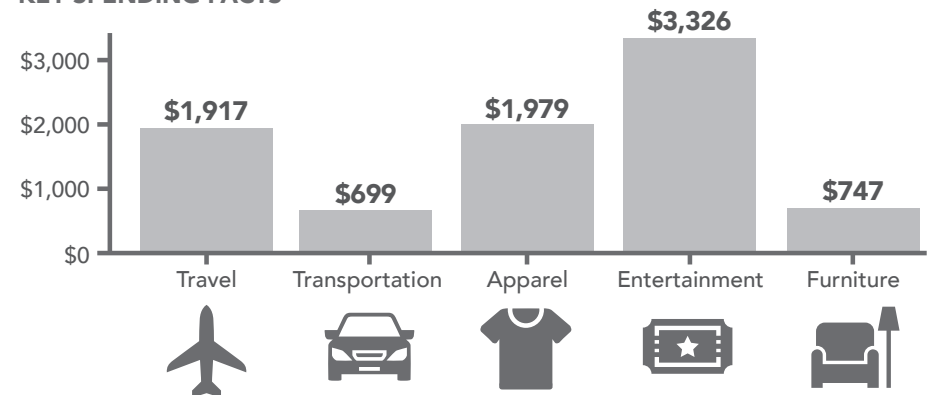
31.5

Median Age

KEY SPENDING FACTS



KEY SPENDING FACTS





Front View of the Building from the Parking Lot.



Front View of the Building from the Paved Pad.



View of the Parking Lot.



Back and Side of the Building.





Front and Side View of the Building.



Elevated View of the Property Facing Fairchance Road.



Front View of the Building.



Aerial View of the Property Facing North.





Aerial View of the Property Facing East.



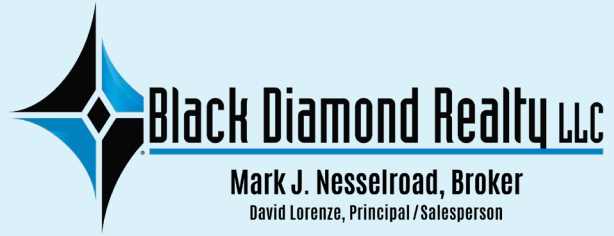
Aerial View of the Property Facing South.



Aerial View of the Property Facing West.



Aerial View of the Property Facing West.



CONTACT

BLACK DIAMOND REALTY LLC

1399 Stewartstown Road, Suite 150
Morgantown, WV 26505

P. 304.413.4350 | F. 304.599.3285

BlackDiamondRealty.net

PRIMARY CONTACT

Kim Licciardi, *Senior Associate*

M. 304.685.0891

klicciardi@blackdiamondrealty.net