Black Diamond Realty

Mark J. Nesselroad, Broker

David Lorenze, CCIM, SIOR, Principal & Associate Broker

FOR LEASE

INDUSTRIAL / FLEX SUITE

18 Cleveland Avenue

Westover, WV 26501

Kim Licciardi, CCIM, SIOR
Partner & Business Development Leader / Salesperson
304.413.4350 (Office) | **304.685.0891** (Cell)
klicciardi@blackdiamondrealty.net

18 Cleveland Avenue, Westover, WV 26501

LEASE RATE RANGE	$14.75 / SQ FT
LEASE STRUCTURE	Modified Gross
TOTAL SPACE AVAILABLE	3,400 SQ FT
DISTANCE TO INTERSTATE	1.3 Miles to I-79, Exit 152
PARKING	Several Off-Street Spaces
CONFIGURATION	Can Be Considered for Subdivision

BUILDING HIGHLIGHTS

- New refinished high-strength reinforced concrete floor
- New drywall and wall finish throughout
- Drop ceiling removed to create open industrial aesthetic
- Exposed ceiling painted matte black
- New LED lighting throughout
- Updated restroom fixtures
- Interior fully repainted for clean, modern finish
- 12ft Overhead Door
- Multiple Office spaces
- Multiple restrooms
- Several Off-Street Parking Spaces
- Full Interior Renovation
- Ready for new Tenants

SPACE DETAILS

18 Cleveland Avenue offers a 3,400 (+/-) square foot industrial / flex suite located on the first floor of a mixed-use building in Westover, just minutes from Morgantown, WV, Interstate 79, and Interstate 68.

This 3,400SF space has been recently fully renovated on the interior and is now available as a modern, clean industrial/flex shell.

Renovations included a new refinished high strength reinforced concrete floor, new drywall and wall finishes throughout, drop ceiling removed to create open industrial aesthetic, exposed ceiling painted matte black, new LED lighting throughout, updated restroom fixtures, and interior fully repainted for clean, modern finish.

The front ~2,000 SF portion of the space now features a premium finished epoxy floor, while the ~1,400 SF rear portion will provide clean, functional open workspace suitable for storage, production, warehouse or support use. The suite offers an open layout, 12ft overhead door, and flexible configuration suitable for a wide range of users including light industrial, warehouse, service, creative, studio, or office-flex tenants. This space faces multiple streets for a high-visibility corner location featuring curbside frontage and oversized front windows-perfect for signage, branding, and customer exposure.

Black Diamond Realty | 1399 Stewartstown Road, Suite 150, Morgantown, WV 26505 | 304.413.4350 | **Mark J. Nesselroad,** *Broker*

FOR LEASE | INDUSTRIAL / FLEX SUITE

Black Diamond Realty

Black Diamond Realty

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

Kim Licciardi, CCIM, SIOR
Partner & Business Development Leader / Salesperson
304.413.4350 (Office) | **304.685.0891** (Cell)
klicciardi@blackdiamondrealty.net