




2050 WINNERS DRIVE
PLEASANT VALLEY, WV 26554

OFFICE / GARAGE / STORAGE BUILDING

EXIT 135

EAST FAIRMONT HIGH SCHOOL

 2050 WINNERS DRIVE

LESLIE EQUIPMENT

MID ATLANTIC FABRICATION

INTERSTATE
79

FAIRMONT MUNICIPAL-FRANKMAN FIELD

HAMPTON INN

EXIT 133

2050 WINNERS DRIVE
PLEASANT VALLEY, WV 26554



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FINANCIAL INFORMATION

Financial information is available upon request and receipt of a signed Confidentiality & Non-Disclosure Agreement.

INVESTMENT OVERVIEW

2050 WINNERS DRIVE

PLEASANT VALLEY, WV 26554

SALE PRICE / \$1,200,000

GROSS BUILDING SIZE / 12,865 SQ FT

9,740 SQ FT (OFFICE / GARAGE)

3,125 SQ FT (STORAGE UNITS)

GROSS LOT SIZE / 1.29 (+/-) ACRE

CURRENT TENANT / TMC TECHNOLOGIES

FUTURE PRO-FORMA CAP RATE / 9.59%

Discover a fully leased, income-generating investment opportunity at 2050 Winners Drive in Pleasant Valley, WV. This 1.29-acre property features a versatile two-story, 9,750 (+/-) square foot main building with a finished showroom and office space on the upper level, and functional garage/shop space on the lower level—ideal for service, trades, or light industrial use. Also included is a 3,125 (+/-) square foot mini-warehouse/storage building with 10 overhead doors, adding additional leasing potential and operational flexibility.

Strategically positioned just 0.9 mile from I-79, Exit 133, this asset offers excellent accessibility and long-term appeal. With both buildings fully leased, this property delivers immediate cash flow and strong upside in a growing corridor.



BUILDING SPECIFICATIONS

The centerpiece of the property is a highly functional, well-equipped two-story commercial building totaling 9,750 (+/-) square feet. The upper level spans approximately 1,750 (+/-) square feet and offers a finished showroom and office area with fans on both sides, allowing for rapid air circulation—ideal for client-facing or administrative operations. The 3,150 (+/-) square foot lower level is a robust garage/shop space featuring heated floors, a two-post lift (included with the sale), and one overhead door for convenient access.

The building is outfitted for efficiency and durability, with recently redone exterior walls and industrial-grade features throughout. A dedicated paint room with its own rooftop ventilation system, a separate sandblast booth with independent ventilation, and 3-phase power ensure the building can support a wide range of mechanical, fabrication, or specialty uses.

Additional highlights include a continuously running spring-fed filtration system that pumps into the sewer, floor drains for easy clean up, 220V outlets integrated with a compressor system across workstations, and a fully plumbed layout for seamless operations. This is a turnkey space for any service-based or light industrial user seeking premium infrastructure and professional-grade utility.

PARKING / ACCESS

The property is thoughtfully designed with a tiered layout offering excellent vehicular access and ample parking across two levels. With three separate entrances—two access points to the upper lot and one to the lower—traffic flow is smooth and flexible for tenants, customers, and deliveries alike. The upper level features 11 lined parking spaces, along with additional overflow parking conveniently located adjacent to the building for larger vehicles or high-traffic needs. The lower level provides room for approximately 16 vehicles, making it ideal for employee, fleet, or service vehicle use. This well-organized setup enhances functionality for both office and industrial users.

UTILITIES

All public utilities are available to the site.

UTILITY	PROVIDER
Electric	Mon Power
Gas	Hope Gas
Water	City of Fairmont
Sewer	City of Fairmont
Trash	Multiple Providers

LEGAL DESCRIPTION / ZONING / PARCEL MAP

Located outside the City Limits of Fairmont, this property is situated within the Pleasant Valley District of Marion County. The property consists of one irregular shaped parcel identified as Pleasant Valley District, Map 17, Parcel 126.8. This can be referenced in Deed Book 1031, Page 650.



FINANCIAL INFORMATION

Detailed financial and lease information is available upon receipt of executed Confidentiality & Non-Disclosure Agreement.

Please submit completed CNDA's to Kim Licciardi at klicciardi@blackdiamondrealty.net or contact Black Diamond Realty at 304.413.4350.

A CNDA can also be forwarded via DocuSign for electronic signing convenience. You may indicate that preference via email.



Aerial View From Above.

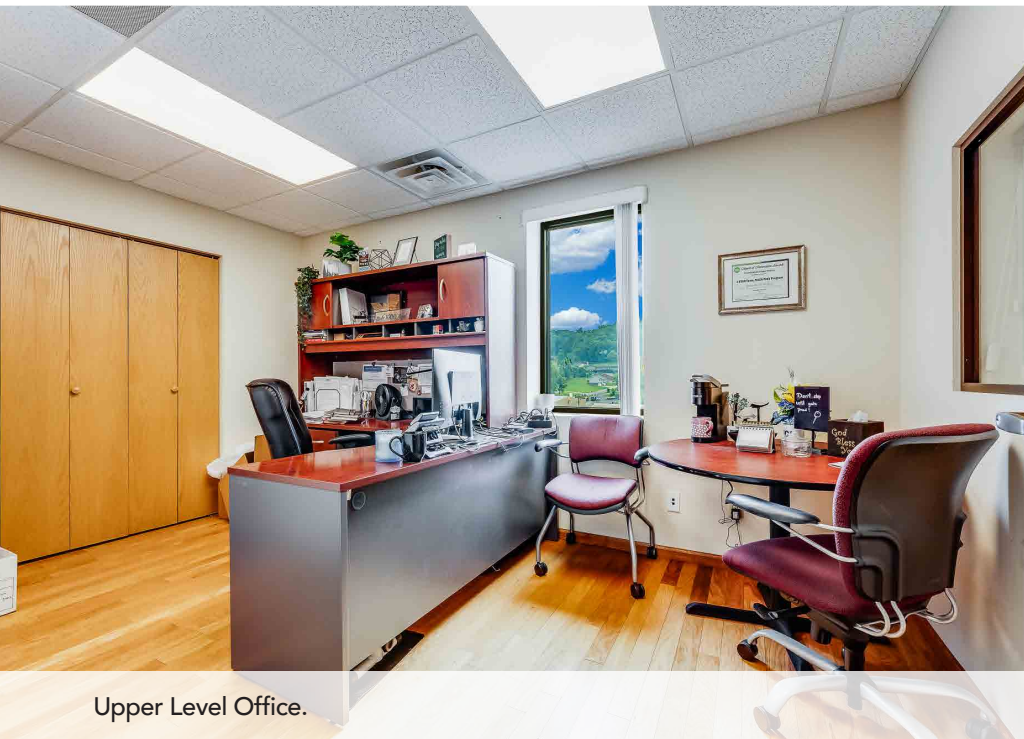




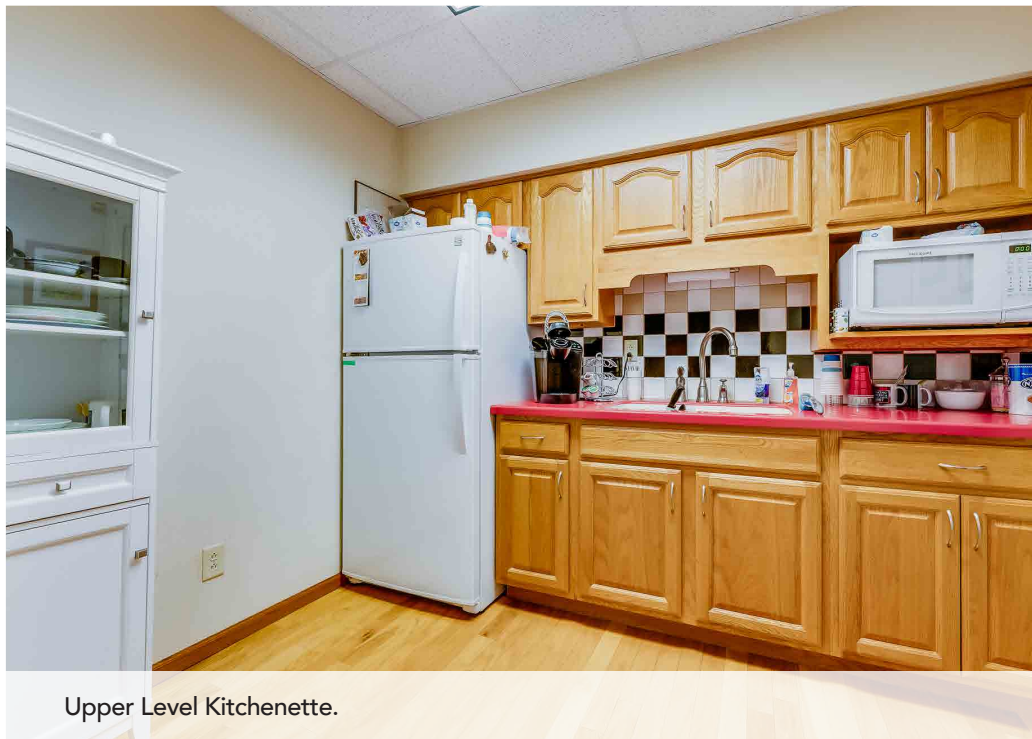
Upper Level Showroom.



Upper Level Showroom.



Upper Level Office.



Upper Level Kitchenette.



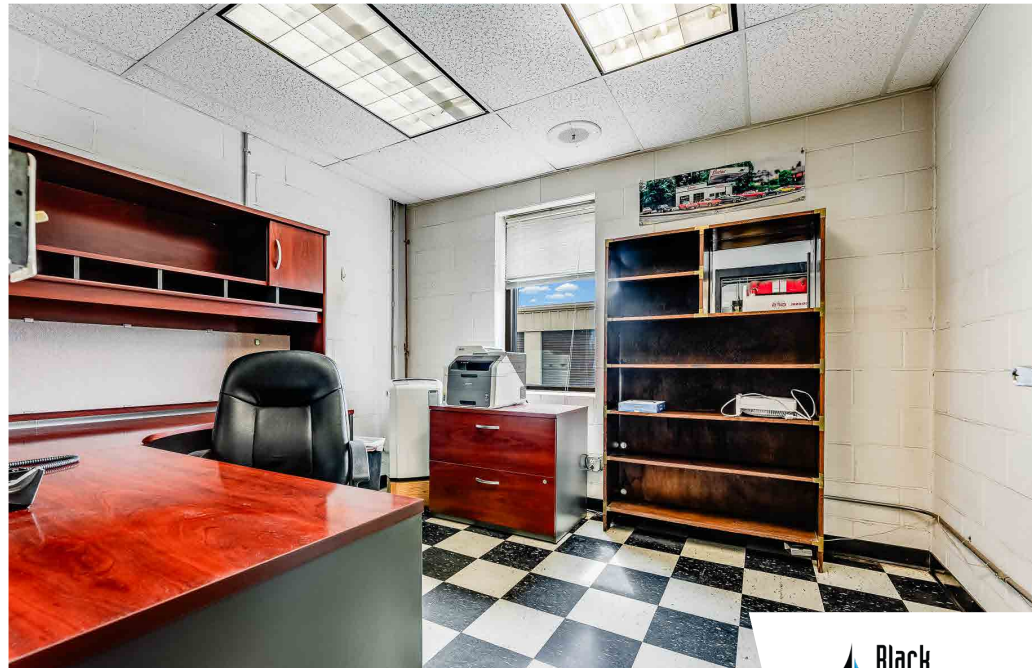
Upper Level Office.



Upper Level Office.



Upper Level Conference Room.



Upper Level Office.

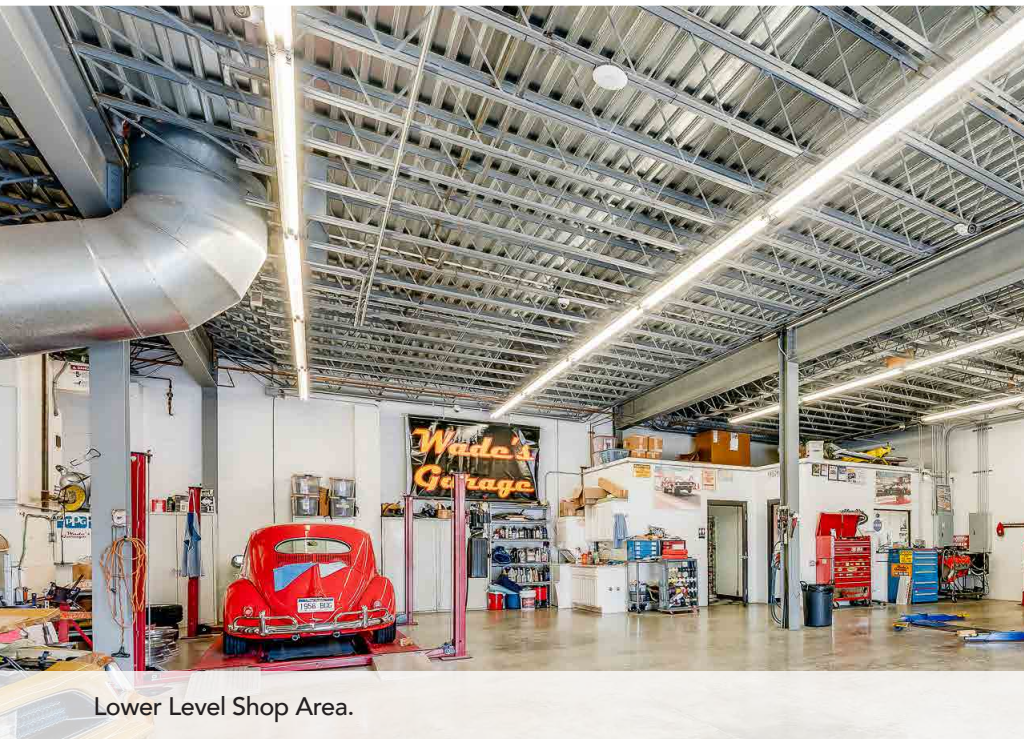




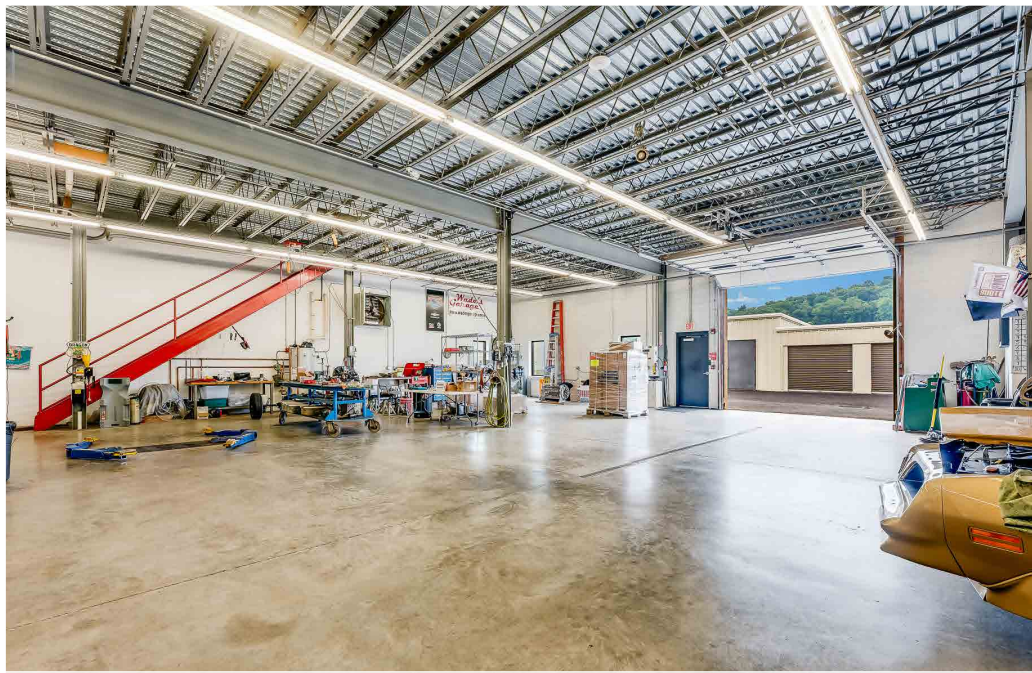
Lower Level Paint Room.



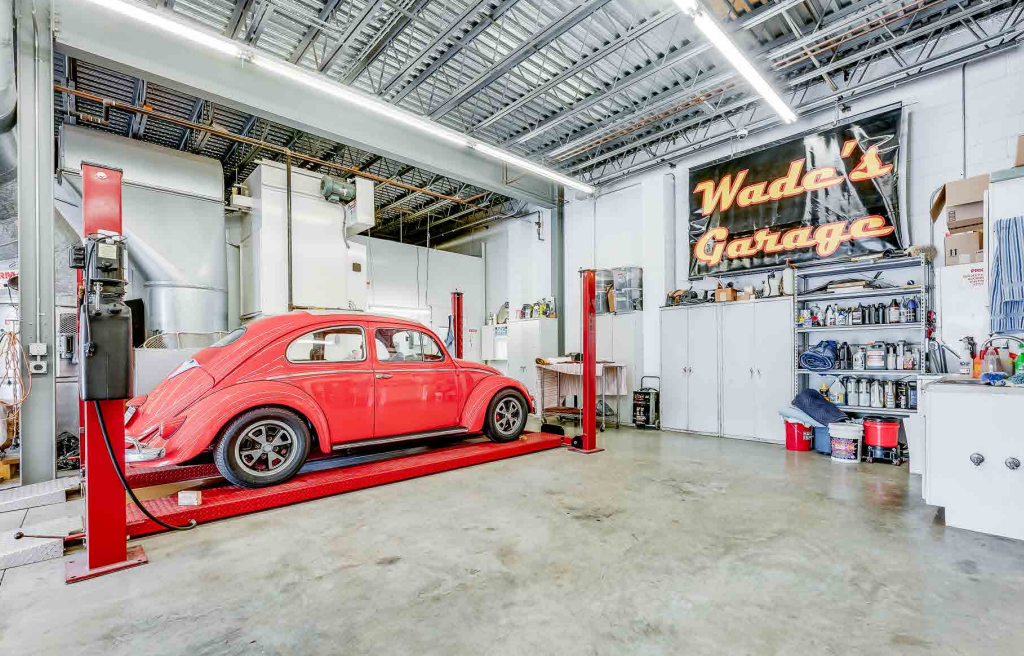
Lower Level Shop Area.



Lower Level Shop Area.



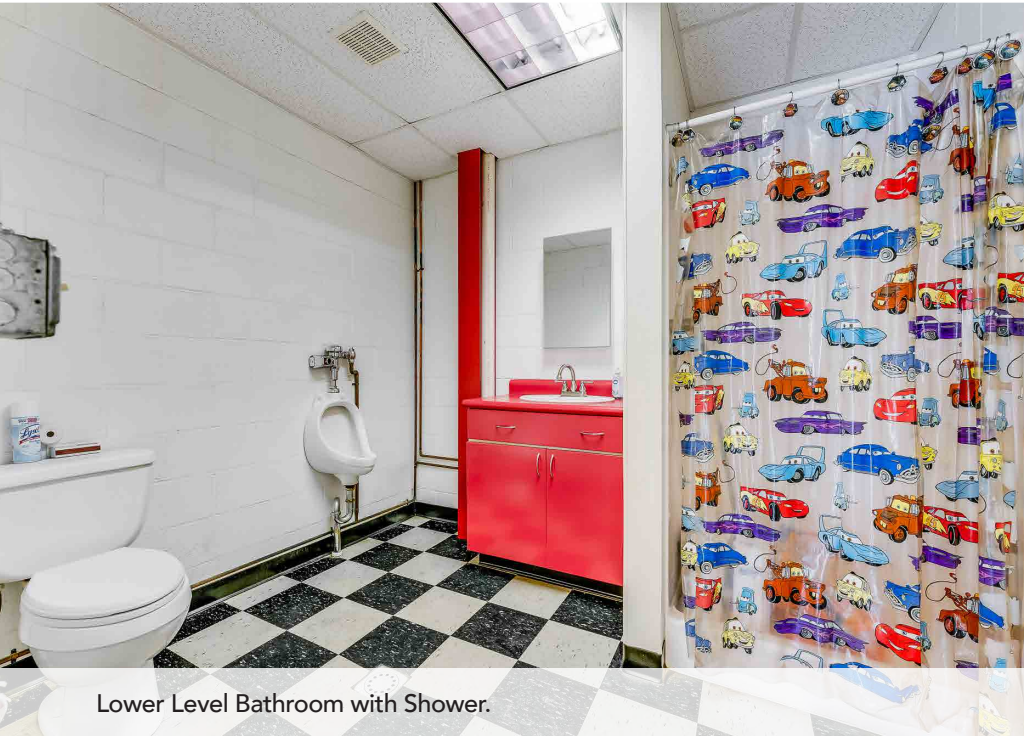
Lower Level Shop Area.



Lower Level Shop Area.



Lower Level Shop Area.



Lower Level Bathroom with Shower.



Lower Level Utility Room.

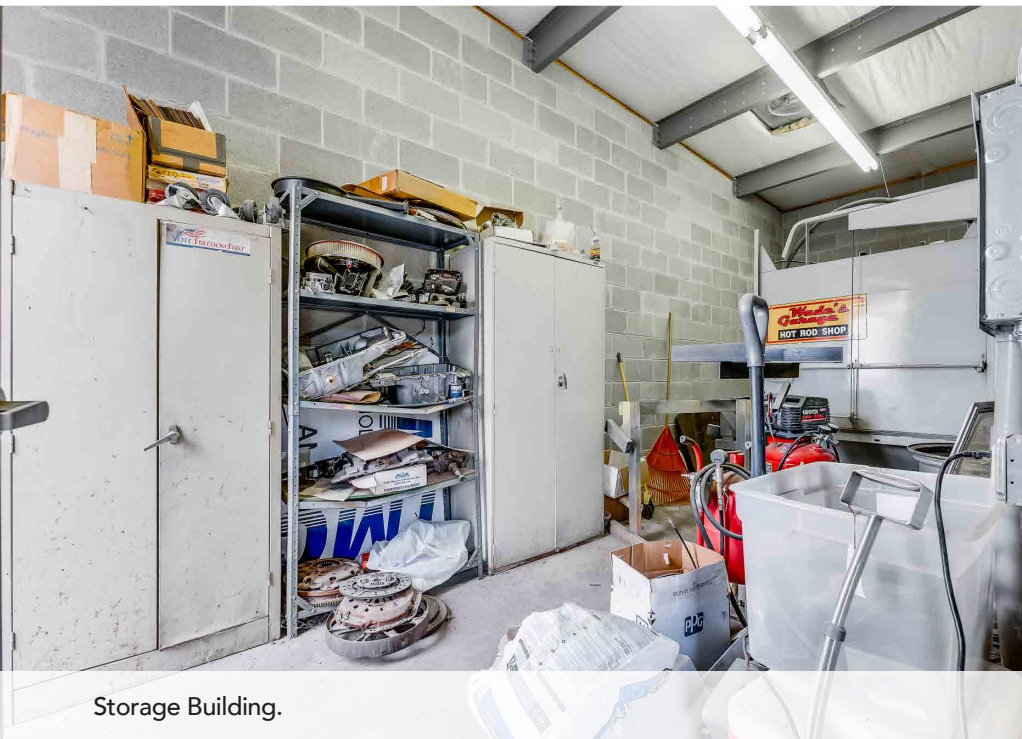




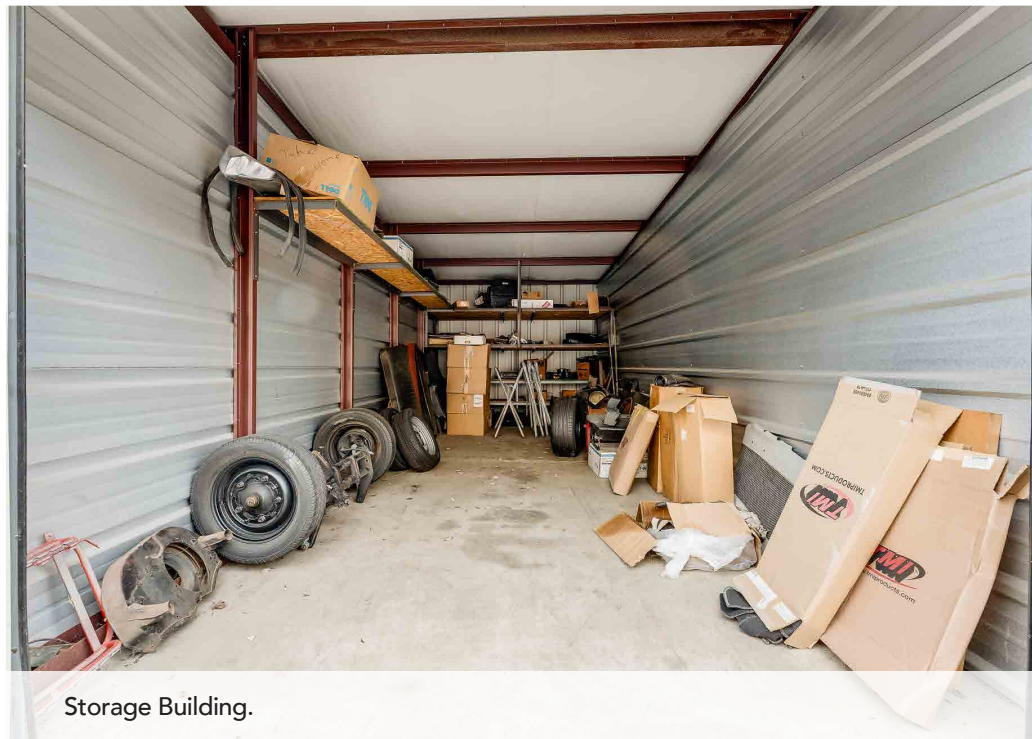
Lower Level Office.



Storage Building.



Storage Building.



Storage Building.



Exterior Front of the Building.



Exterior Front of the Building/Parking Lot.



Exterior Front of the Building.



Exterior Back of the Building.





Exterior Back of the Building/Storage Building.



Lower Level Parking Lot Entrance.



Storage Building.

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



24,312

Total
Population



1,158

Businesses



27,357

Daytime
Population



\$188,064

Median Home
Value



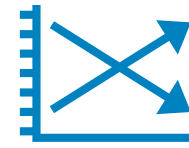
\$34,401

Per Capita
Income



\$34,401

Median
Household
Income



-0.02%

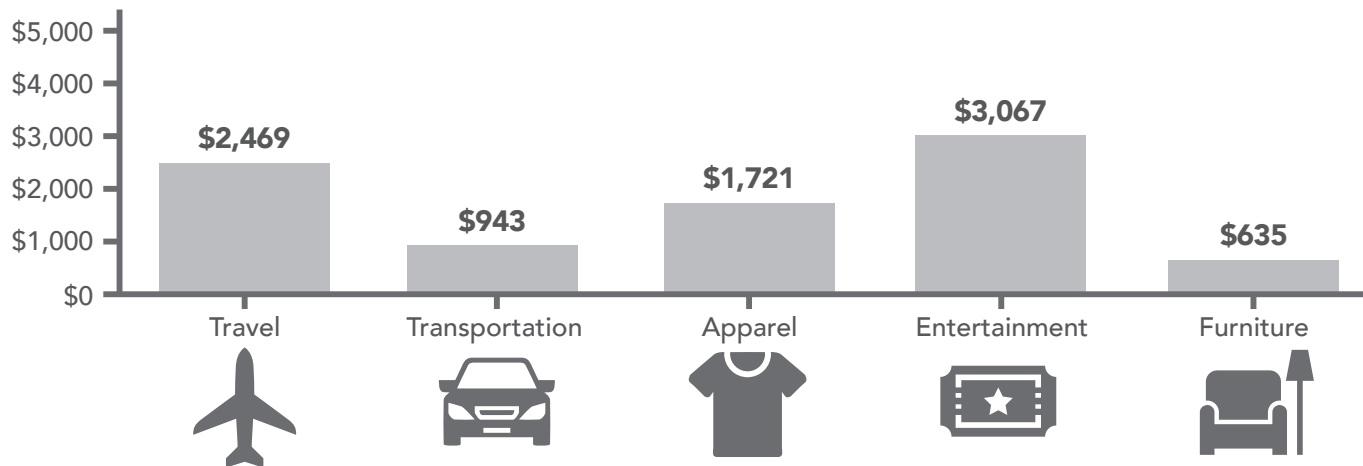
2025-2030
Pop Growth
Rate



11,847

Housing
Units (2020)

KEY SPENDING FACTS



5 MILE RADIUS



37,302

Total Population



1,429

Businesses



38,308

Daytime Population



\$176,756

Median Home Value



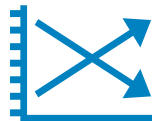
\$35,548

Per Capita Income



\$35,548

Median Household Income



-0.2%

2025-2030 Pop Growth Rate



17,892

Housing Units (2020)

10 MILE RADIUS



65,055

Total Population



2,409

Businesses



65,593

Daytime Population



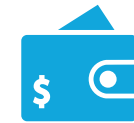
\$180,597

Median Home Value



\$35,539

Per Capita Income



\$65,294

Median Household Income



-0.3%

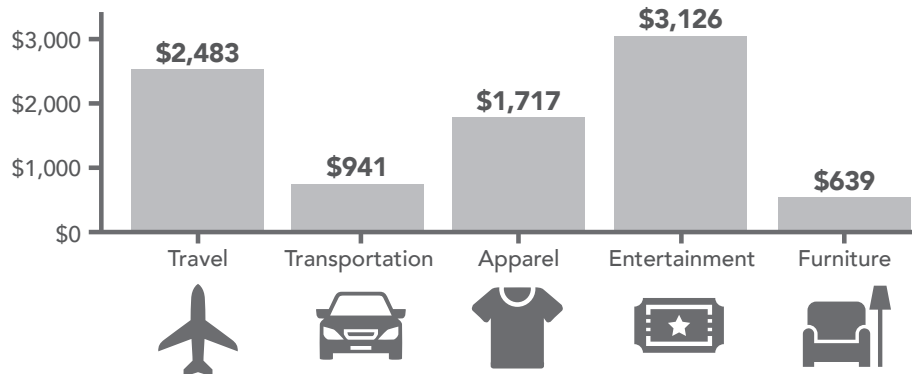
2025-2030 Pop Growth Rate



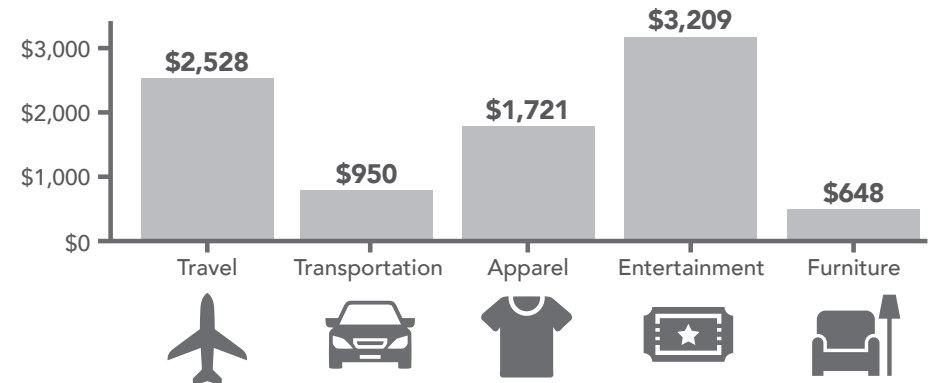
30,498

Housing Units (2020)

KEY SPENDING FACTS



KEY SPENDING FACTS



LOCATION OVERVIEW

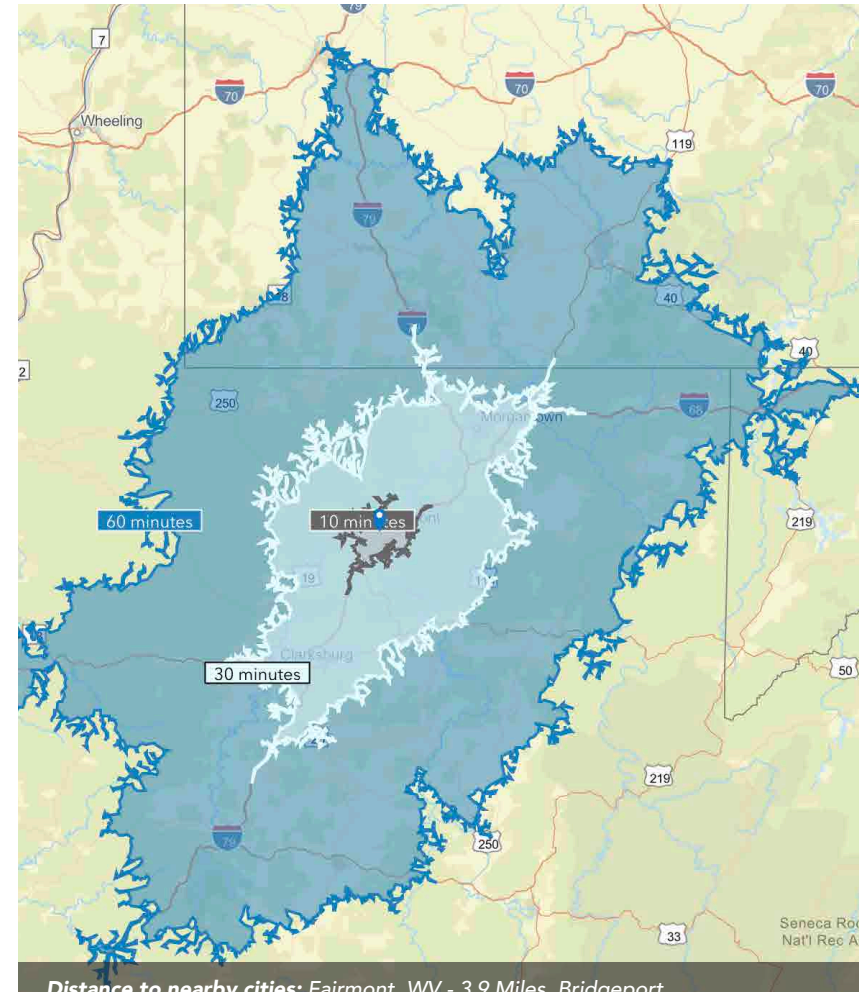
LOCATION GROWTH / STATS

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.

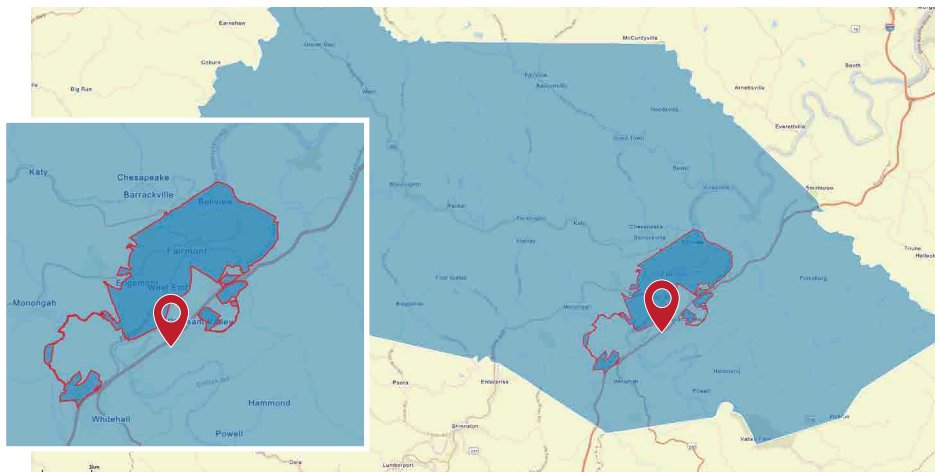
Marion County has a total population of 55,018 and a median household income of \$64,873. Total number of businesses is 1,701.

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.



Distance to nearby cities: Fairmont, WV - 3.9 Miles, Bridgeport, WV - 13 miles, Morgantown, WV - 20 miles,, Kingwood, WV - 35 miles, Washington, PA - 63 miles, Pittsburgh, PA - 91 miles, Charleston, WV - 136 miles.



■ Marion County, WV ■ Fairmont City Limits 📍 Subject Location





The aerial above highlights several of the most popular surrounding locations. The subject property has been referenced with a yellow star. The site is located along Pleasant Valley Road, 0.25 mile off I-79, Exit 133.

● Along I-79 there is a traffic count of 48,663 vehicles per day. (This data is provided by Esri, Esri and Kalibrate Technologies 2024)

*Aerial above taken in 2018.

- | | | |
|----------------------------------|--------------------------------------|---------------------------------------|
| 1 Francis Enterprises | 14 Holiday Inn Express & Suites | 26 Dan Cava Toyota World |
| 2 Industrial Building Sale/Lease | 15 Cracker Barrel | 27 Robert H. Mollohan Research Center |
| 3 Family Carpet | 16 East Fairmont High School | 28 NASA IV&V Facility |
| 4 Winner's Choice Trophy Shop | 17 Quality Inn | 29 Mon Power |
| 5 Leslie Equipment | 18 Fairmont Municipal-Frankman Field | 30 Walmart Supercenter |
| 6 O.C. Cluss Lumber | 19 Middletown Tractor Sales | 31 Middletown Mall |
| 7 Ruskin Manufacturing | 20 Copper House Grill | 32 Applebee's |
| 8 Sunbelt Rentals | 21 Shell Gas Station | 33 Fairfield Inn & Suites |
| 9 UPS Customer Center | 22 Wilson Ford Lincoln | 34 Fairmont General Healthplex |
| 10 U-Store | 23 Buick GMC | |
| 11 Superior Laundries | 24 Trailer City | |
| 12 Hampton Inn | 25 Burger King | |
| 13 Exxon Gas Station | | |



Aerial of the Property Facing East.





Aerial of the Property Facing North.



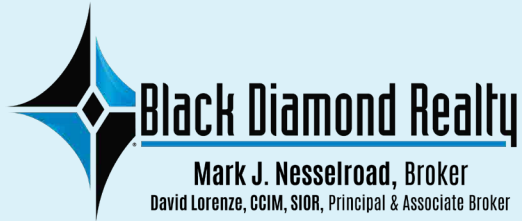
Aerial of the Property Facing South.



Aerial of the Property Facing West.



Aerial of the Property Facing North.



FINANCIAL INFORMATION

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** All information is believed to be accurate but not guaranteed. More information is available upon request.*