



Black Diamond Realty

Mark J. Nesselroad, Broker

David Lorenze, CCIM, SIOR, Principal & Associate Broker

FOR LEASE



INDUSTRIAL WAREHOUSE SUITE

1065 Greenbag Road SUITE D
Morgantown, WV 26508



David Lorenze, CCIM, SIOR
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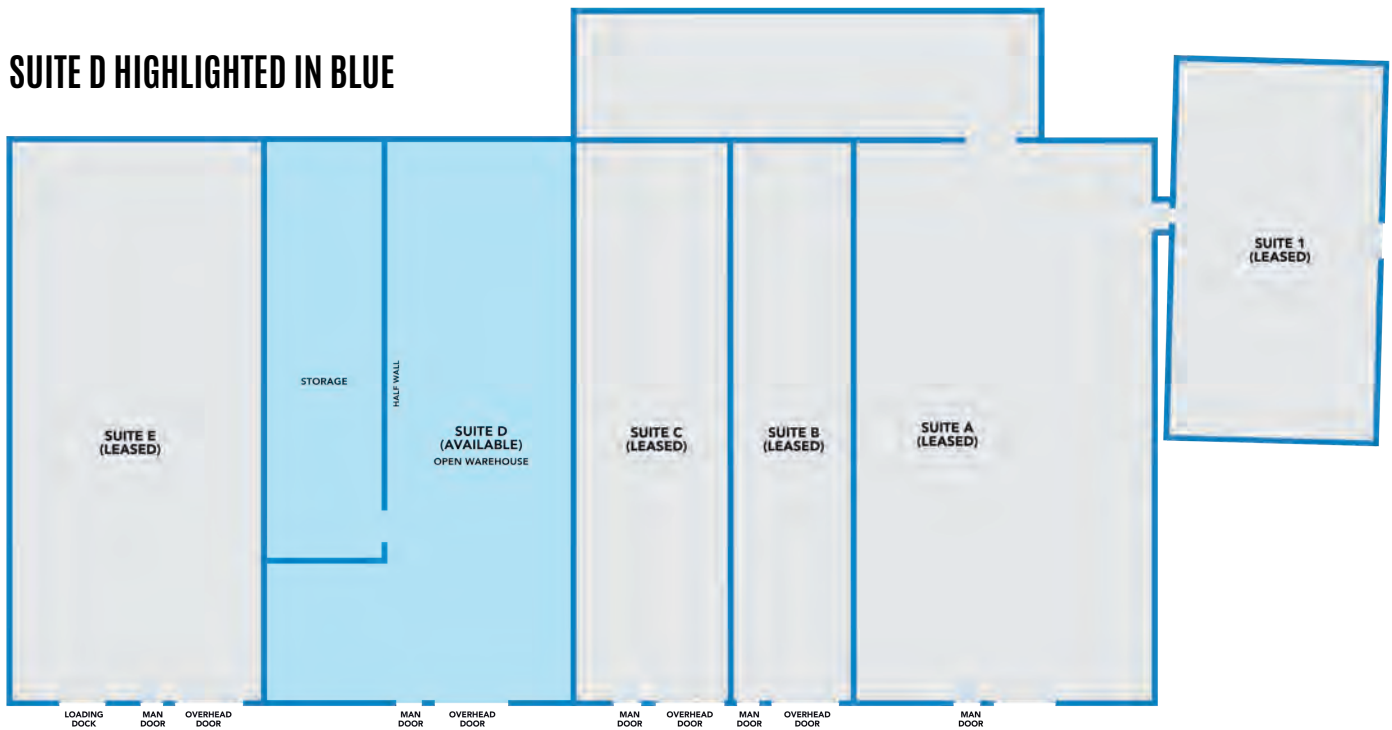
LEASE RATE RANGE	\$10.50 / SQ FT / YEAR
LEASE STRUCTURE	NNN
TOTAL SPACE AVAILABLE	9,000 SQ FT
CEILING HEIGHT	12' (Eaves) / 20' (Center)
OVERHEAD DOORS	1
ELECTRIC	400 amp 480 V, Three-Phase
CITY LIMITS	Outside
DISTANCE TO INTERSTATE	1.8 Miles To I-68, Exit 4

SUITE DETAILS

Suite D at 1065 Greenbag Road offers approximately 9,000 square feet of functional warehouse space, ideal for a variety of industrial users. The open layout features ceiling heights up to 20 feet at the center, along with both an overhead door and man door for efficient operations and access. The suite is equipped with 400 amp, 480-volt, three-phase electric service to support heavy equipment and industrial needs.

The property provides excellent accessibility with two points of ingress and egress along Greenbag Road, ensuring smooth traffic flow for employees, deliveries, and customers. Under new ownership, planned improvements include exterior painting and parking lot paving by the end of 2026, enhancing both appearance and usability.

SUITE D HIGHLIGHTED IN BLUE



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1065 GREENBAG ROAD, SUITE D

PROPERTY IMPROVEMENTS RENDERING



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