



**Black Diamond Realty**

**Mark J. Nesselroad, Broker**

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**FOR LEASE  
INDUSTRIAL  
MARKETING FLYER**



**148 ROUSH CIRCLE**  
**FAIRMONT, WV 26554**

**FAIRMONT MUNICIPAL AIRPORT**

**EXIT 132**

**MIDDLETOWN COMMONS**



**35,000 VEHICLES PER DAY**

**MON POWER**

**148 ROUSH CIRCLE**

**MARION COUNTY INDUSTRIAL PARK**

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\*Boundaries are approximate

## INDUSTRIAL PROPERTY FOR LEASE

# 148 ROUSH CIRCLE FAIRMONT, WV 26554

LEASE RATE / 12.00 / SQ FT

LEASE STRUCTURE / NNN

GROSS SQUARE FEET / 12,280 SQ FT

LOT SIZE / 2.7 ACRES

CEILING HEIGHT / 18-20 FEET

ZONING / NO ZONING

PROPERTY TYPE / INDUSTRIAL

PROPERTY FEATURES / ACCESS TO  
INTERSTATE, CLOSE TO MANY  
AMENITIES, SECURITY SYSTEM, HIGH  
CEILINGS, OFFICE AREA, STORAGE,  
OFFERING TWO MONTHS FREE RENT FOR  
A SUITABLE TENANT/LEASE

### • Prime Industrial Property

- Two industrial buildings totaling 12,280 (+/-) square feet of functional space
- Versatile layout suitable for manufacturing, warehousing, or mixed industrial
- Building 1 offers 20' ceiling height and two 14' x 14' overhead doors
- Building 2 offers 18' ceiling height and a 20' x 17' high overhead door

### • Expansive Lot Size

- Situated on 2.7 (+/-) acres providing ample outdoor space
- Plenty of room for parking, equipment storage, or potential future expansion

### • Strategic Location

- Convenient access to major highways for efficient transportation and logistics
- Positioned in the heart of Fairmont's industrial corridor boasting strong business connectivity

### • Growth & Investment Potential

- Ready for owner-occupant businesses looking to expand operations

### • Tenant Incentive

- Offering two months of free rent for a qualified tenant and lease agreement

**FOR LEASE**  
**INDUSTRIAL PROPERTY - LOCATED 2 MILES FROM I-79, EXIT 132**  
**148 ROUSH CIRCLE · WHITE HALL, WV 26554 · 12,280 SQ FT**

# PROPERTY SPECIFICATIONS

## PROPERTY SPECIFICATIONS

- Total Building Size: 12,280 (+/-) square feet across two buildings
- Lot Size: 2.7 (+/-) acres
- Year Built: 1997
- Building Type: Office/Warehouse (two buildings)
- Construction: Metal wall structure with concrete foundation and floors
- Roof: Metal
- Building 1: Electric 480-volt three-phase four-wire electric service

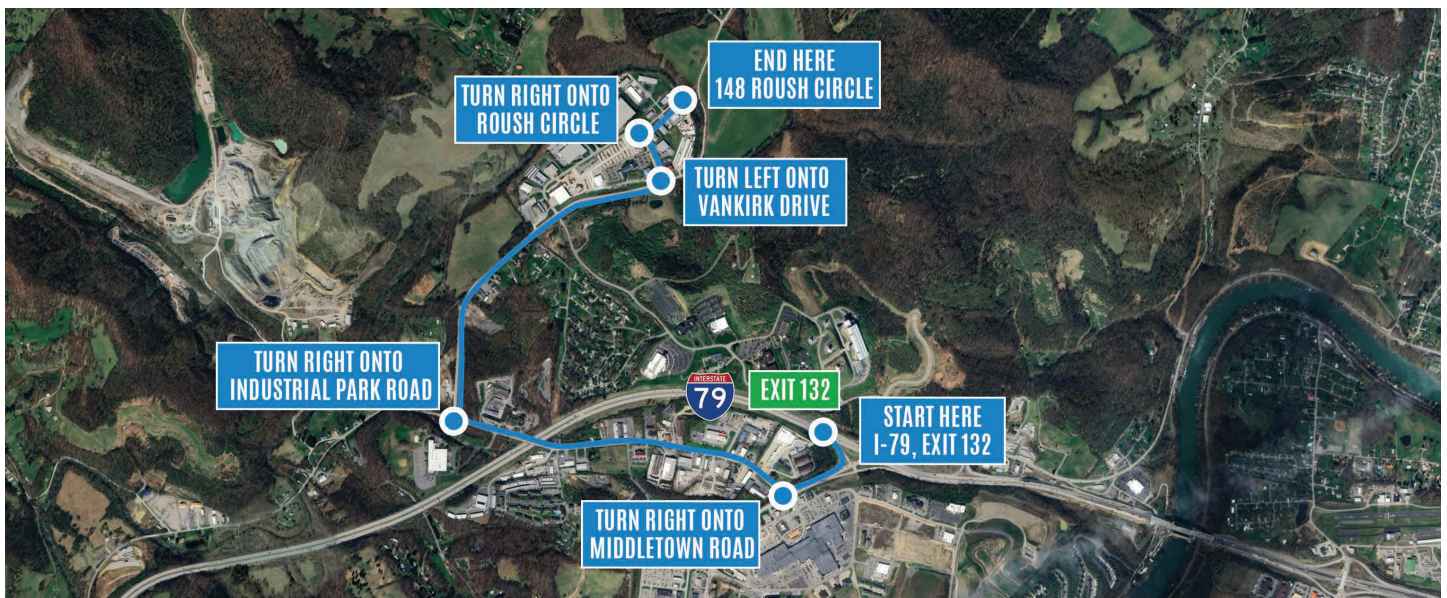
## UTILITIES

This site offers all public utilities, which include the following:

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Hope Gas
Water	City of Fairmont
Sewer	City of Fairmont
Trash	Multiple Providers
Cable / Internet	Multiple Providers

## INGRESS / EGRESS / PARKING / DIRECTIONS

- Ingress/egress from Roush Circle
- Head East on I-79. Take Exit 132. Slight right to merge onto US-250 S toward Grafton. Turn right onto Middletown Road. Travel 0.9 mile and then turn right onto Industrial Park Road. Turn left onto Vankirk Drive. Turn right onto Roush Circle. 148 Roush Circle will be on the right.



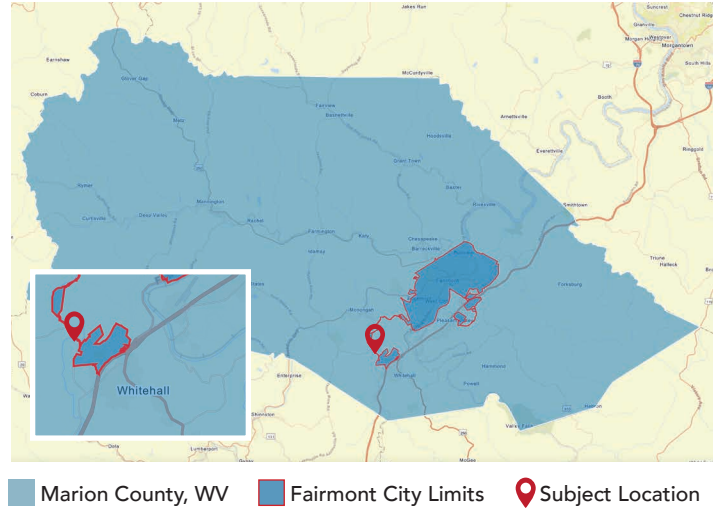
# LOCATION ANALYSIS

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.

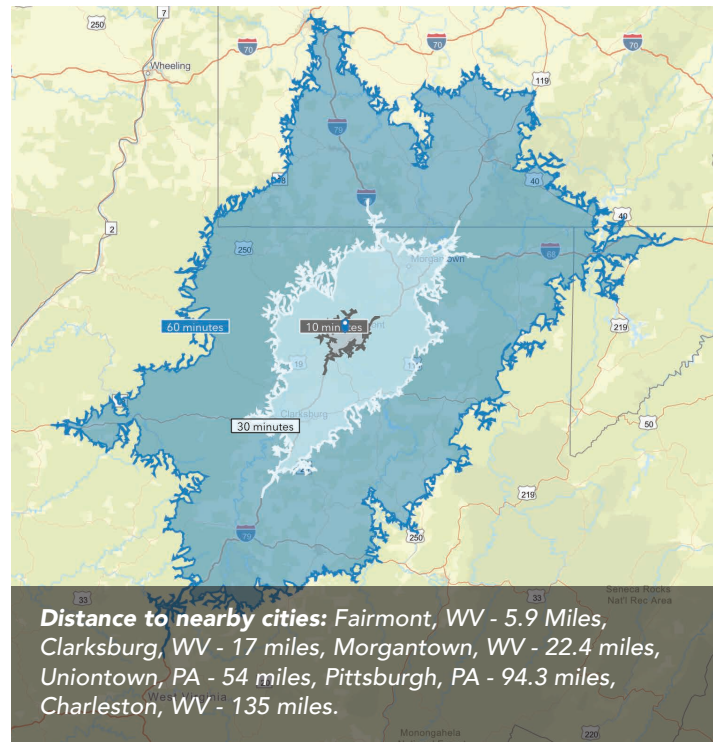
**Marion County** has a total population of 55,018 and a median household income of \$64,873. Total number of businesses is 1,701.

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.*



## SUBJECT PROPERTY PARCEL MAP



**FOR LEASE**  
**INDUSTRIAL PROPERTY - LOCATED 2 MILES FROM I-79, EXIT 132**  
**148 ROUSH CIRCLE · WHITE HALL, WV 26554 · 12,280 SQ FT**

# AERIAL PHOTO



The aerial above was taken facing west. Several of the most popular surrounding locations have been highlighted. Referenced with a yellow star, 148 Roush Circle.

● Along I-79 there is an average daily traffic count of 35,000 vehicles per day (Provided by Esri and Data Axle, 2025).

- |  |   |
|--|---|
| 1 MPE Rentals                          | 16 Middletown Mall                        |
| 2 Mon Health Equipment & Supplies      | 17 Applebee's                             |
| 3 WCO Flooring America                 | 18 Fairfield Inn & Suites                 |
| 4 UPS Worldwide Express Freight Center | 19 Dan Cava Toyota World                  |
| 5 White Hall Pharmacy                  | 20 Robert H. Mollohan Research Center     |
| 6 Pickup City Inc                      | 21 Pierpont Community & Technical College |
| 7 Walmart Supercenter                  | 22 Alan B. Mollohan Innovation Center     |
| 8 McDonald's                           | 23 NASA IV&V Facility                     |
| 9 Urse Dodge Chrysler Jeep Ram         | 24 Mon Power                              |
| 10 Cummins Sales and Service           | 25 Fairmont Tool                          |
| 11 Jarco Enterprises                   | 26 Architectural Interior Products        |
| 12 Sherwin-Williams Paint Store        | 27 Pepsi-Cola                             |
| 13 Hardee's                            | 28 Applied Industrial Technologies        |
| 14 DQ Grill & Chill Restaurant         | 29 Capital Doors                          |
| 15 Firehouse Subs                      | 30 Lyon Conklin & Co Inc                  |

# DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



10,391

Total Population



537

Businesses



12,569

Daytime Population



\$217,960

Median Home Value



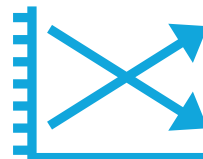
\$38,955

Per Capita Income



\$71,837

Median Household Income



-0.4%

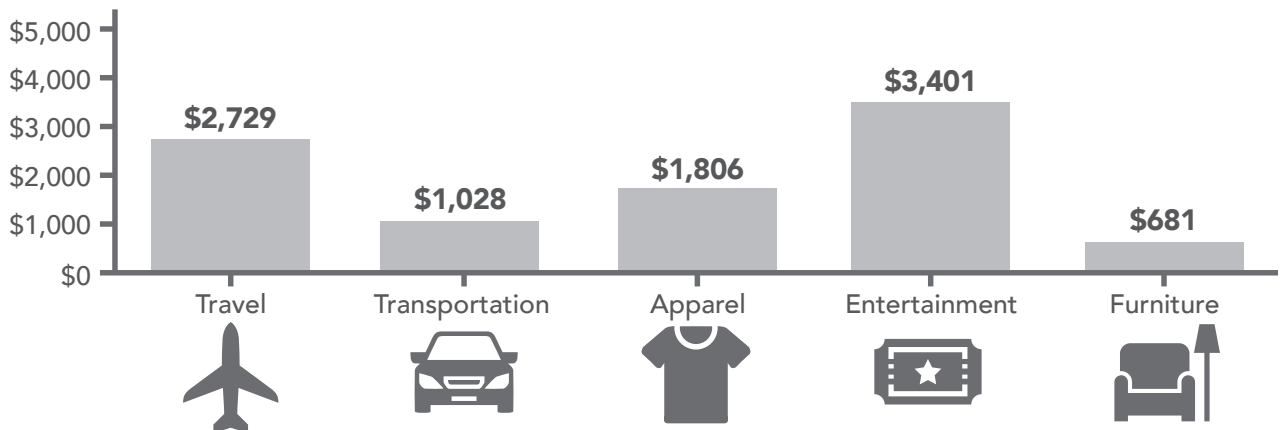
2025-2030 Pop Growth Rate



4,991

Housing Units (2020)

## KEY SPENDING FACTS



These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axle. The vintage of the data is 2025, 2030. Spending facts are average annual dollar per household.

## 5 MILE RADIUS



31,742

Total Population



1,241

Businesses



32,482

Daytime Population



\$63,650

Median Home Value



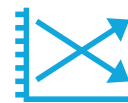
\$35,261

Per Capita Income



\$63,650

Median Household Income



-0.3%

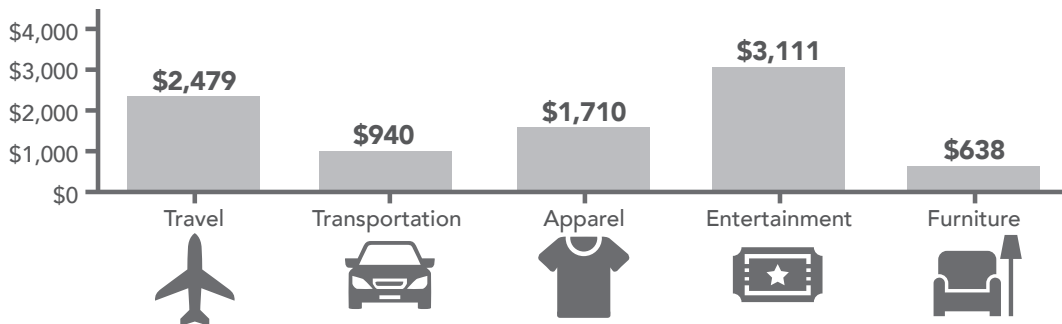
2025-2030 Pop Growth Rate



15,140

Housing Units (2020)

### KEY SPENDING FACTS



## 10 MILE RADIUS



70,414

Total Population



2,278

Businesses



70,058

Daytime Population



\$181,954

Median Home Value



\$35,939

Per Capita Income



\$65,594

Median Household Income



-0.3%

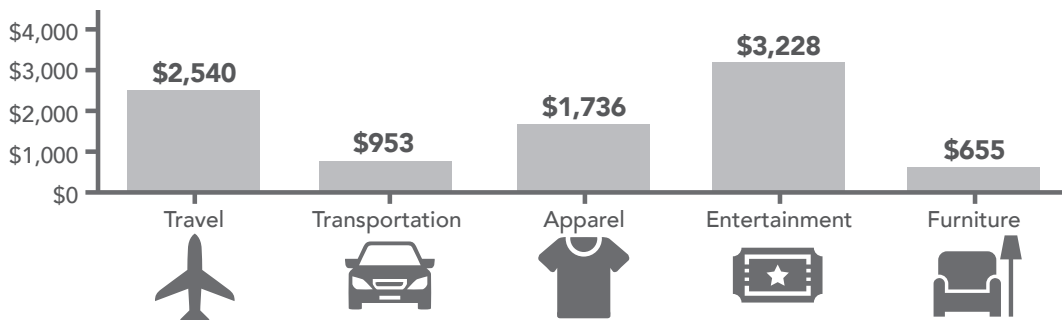
2025-2030 Pop Growth Rate



33,165

Housing Units (2020)

### KEY SPENDING FACTS

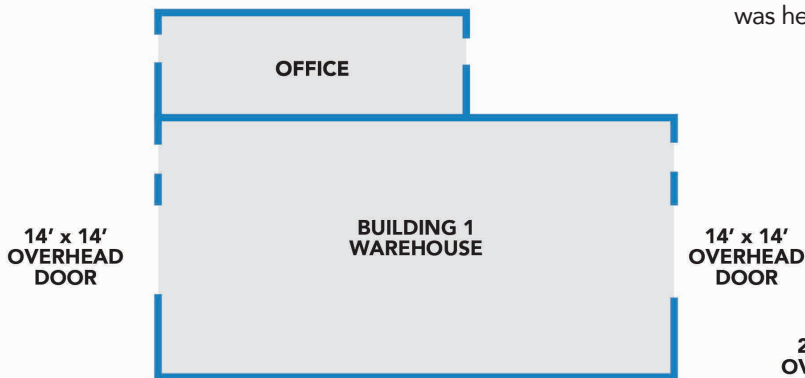


# FLOOR PLANS

## 12,280 SQUARE FEET

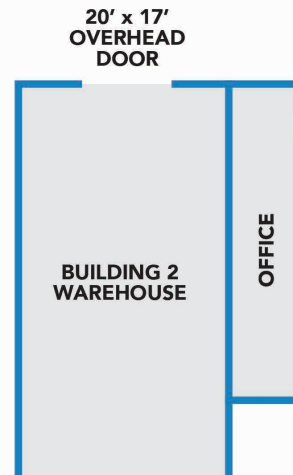
### Building 1

- Total Size: Office + Warehouse
- Office Area: Reception, 4 private offices, 3 restrooms
- Warehouse Ceiling Height: 20' clear
- Overhead Doors: Two 14' x 14' electrically-operated doors
- Flooring: Laminate in offices; concrete in warehouse
- Electrical: 480-volt, three-phase, four-wire service
- HVAC: Offices with forced-air furnace & central air; warehouse with waste-oil furnace



### Building 2

- Total Size: Office + Warehouse
- Office Area: Reception, 3 private offices, 2 restrooms
- Warehouse Ceiling Height: 18' clear
- Overhead Doors: One 20' wide x 17' high electrically-operated door
- Flooring: Linoleum in offices; concrete in warehouse
- Lighting: Fluorescent throughout
- Functional design for large equipment access and logistics
- HVAC for the office are provided by a combination forced-air furnace and central air conditioning unit. The warehouse was heated by a Reznor ceiling-hung gas-fired space heater.



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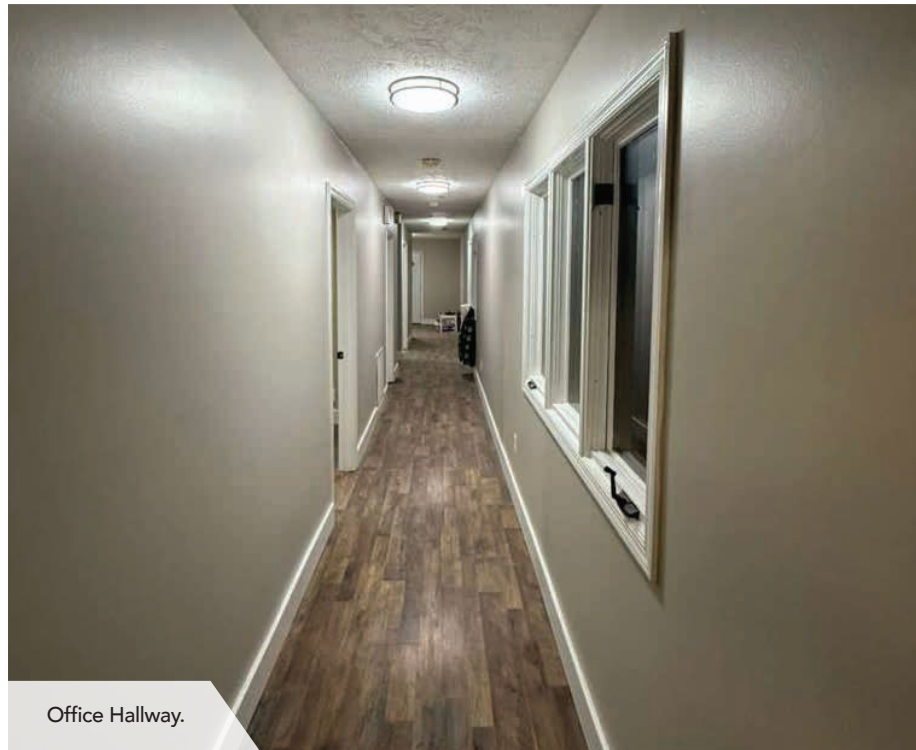
Open Area Facing Front.

# INTERIOR PHOTOS - BUILDING 1



Industrial Warehouse Building 1.

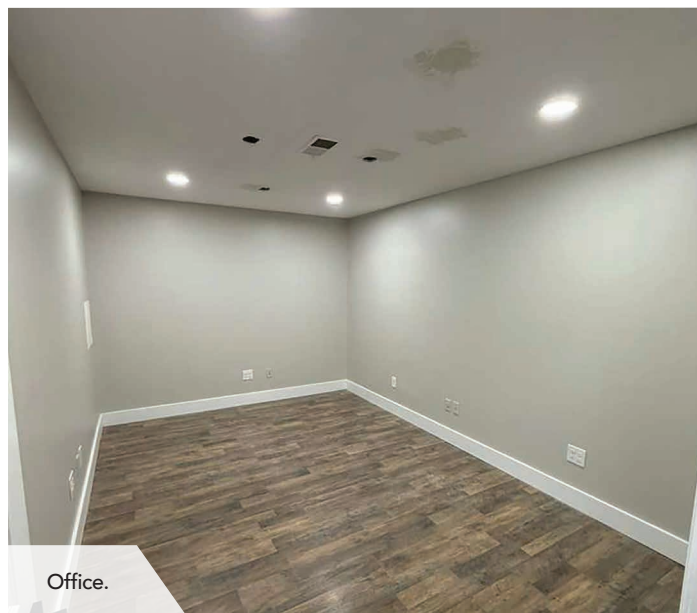
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Office Hallway.



Restroom.



Office.



Office.

# INTERIOR PHOTOS - BUILDING 2



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Industrial Warehouse Building 2.

# EXTERIOR PHOTOS



Trucking Parking.

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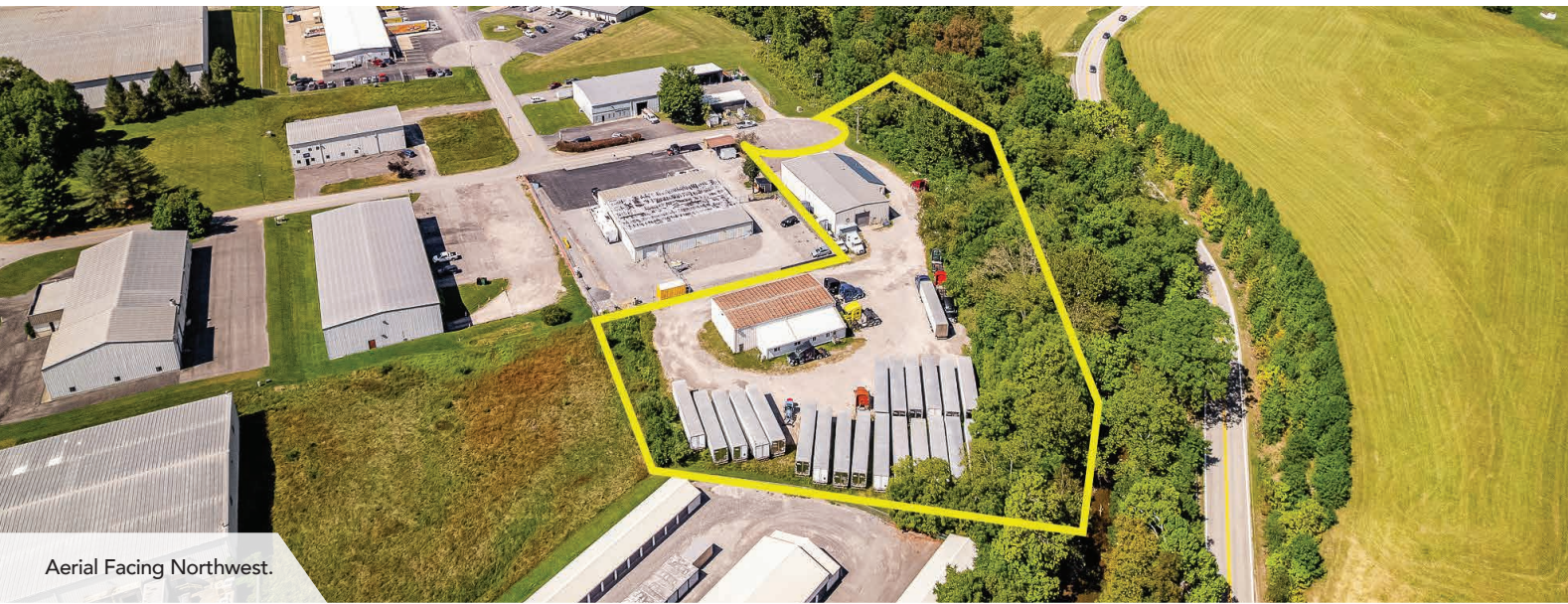


Building 1.



Building 2.

# AERIAL PHOTOS



Aerial Facing Northwest.



Aerial Facing East.

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Aerial Facing South.



# CONTACT

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