



Black Diamond Realty

Mark J. Nesselroad, Broker

David Lorenze, CCIM, SIOR, Principal & Associate Broker

FOR LEASE



INDUSTRIAL / OFFICE

949 Canyon Road

Morgantown, WV 26508



Jeff Stenger

Senior Associate / Salesperson

304.413.4350 (Office) | 301.237.0175 (Cell)

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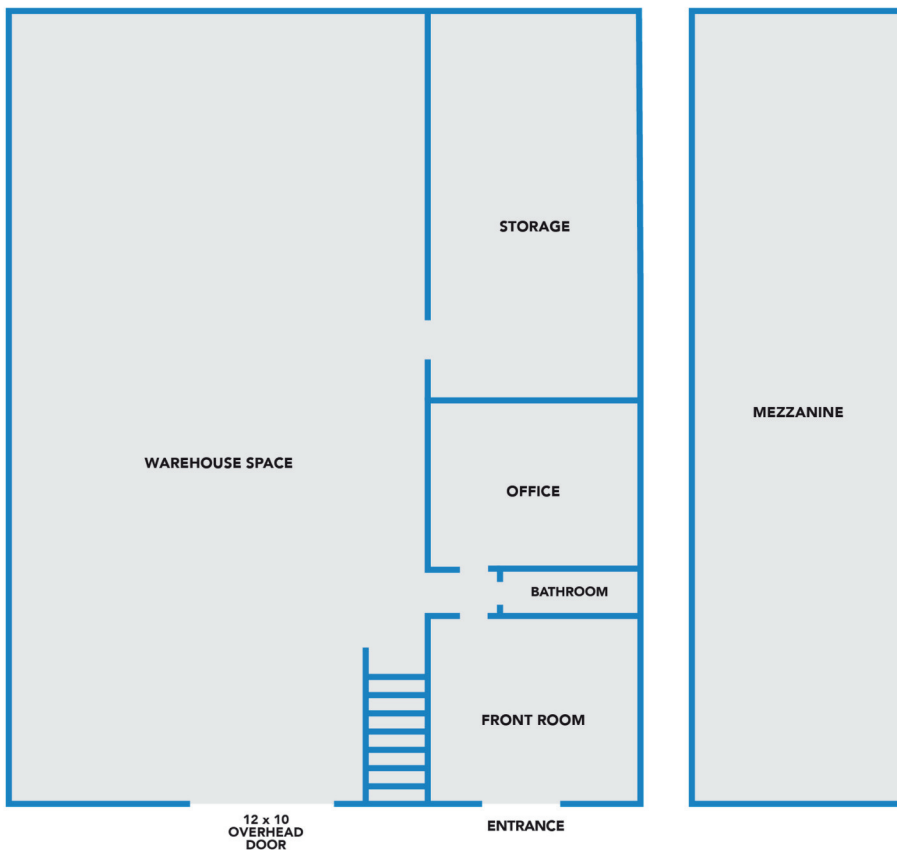
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LEASE RATE	\$12.00 / Sq Ft / Year
LEASE STRUCTURE	MODIFIED GROSS
SUITE SIZE	2,700 SQ FT
AVAILABLE ON	SEPT. 1 2026

INDUSTRIAL / OFFICE DETAILS

949 Canyon Road offers approximately 2,700 (+/-) SQ FT of flexible office and industrial space designed to accommodate a variety of business operations. The suite features private office space, a dedicated restroom, and an attached industrial area complete with an overhead door and mezzanine, providing convenient access for loading and unloading while maximizing storage capabilities. Ideal for contractors, service businesses, light industrial users, or companies seeking a combination of office and warehouse functionality, the layout supports both administrative and operational needs under one roof.

Positioned along Canyon Road with a daily traffic count of approximately 2,700 vehicles per day (Esri and Kalibrate Technologies, 2025), the property offers excellent visibility while maintaining convenient access to major transportation routes. This versatile space presents an outstanding opportunity for businesses looking to establish or expand their operations in a well-located commercial setting.



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