



Black Diamond Realty

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FOR LEASE
INDUSTRIAL BUILDING
MARKETING FLYER



93 BIERER LANE
MORGANTOWN, WV 26505



RUBY MEMORIAL HOSPITAL

MYLAN PUSKAR STADIUM

WVU HEALTH SCIENCES CAMPUS

ROUTE 705

MON HEALTH MEDICAL CENTER

SUNCREST TOWNE CENTRE

 **93 BIERER LANE**

MERCURY STORAGE

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INDUSTRIAL BUILDING FOR LEASE

93 BIERER LANE MORGANTOWN, WV 26505

RENTAL RATE / \$7.00 / SQ FT

LEASE STRUCTURE / MODIFIED GROSS

GROSS BUILDING SIZE / 5,391 (+/-) SQ FT

LOT SIZE / 0.39 ACRE

CEILING HEIGHT / 16'

ZONING DESCRIPTION / NO ZONING

PROPERTY HIGHLIGHTS / 0.5 MILE TO
WVU & MON HEALTH HOSPITALS, QUICK
INTERSTATE ACCESS, OVERHEAD DOORS,
MEZZANINE, STORAGE SPACE, OUTDOOR
STORAGE AREA

93 Bierer Lane is a 4,000 (+/-) industrial building with an additional 1,391 (+/-) square feet of mezzanine space on 0.39 acre. The subject building offers three overhead doors, a large open industrial area, full bathroom with shower, mezzanine space, and storage space. The industrial space has a ceiling height of 16'.

The property is situated in a prime location for commercial users with quick access to WVU and Mon Health hospitals as well as to I-68, Exit 7.

FOR LEASE

INDUSTRIAL BUILDING - LOCATED 1 MILE TO ROUTE 705

93 BIERER LANE · MORGANTOWN, WV 26505 · 5,391 (+/-) SQ FT INDUSTRIAL BUILDING

PROPERTY SPECIFICATIONS

SPECIFICATIONS

Built in 2009, this building is comprised of 5,391 (+/-) square feet. The subject building is a prefabricated, single-story structure with mezzanine. The interior ceiling height of the industrial space is 16'. This building has a steel mainframe and metal roof on a reinforced concrete slab.

LEGAL DESCRIPTION

Located outside City Limits, this property is situated within the Morgan District of Monongalia County. The site is comprised of one irregular shaped parcel totaling .39 (+/-) acre. The property is identified as Morgan District, Tax Map 4, Parcel 38.12.

INGRESS / EGRESS / DIRECTIONS

This property offers two points of ingress and egress via West Run Road. See directions to the property below, highlighted in blue and green, from I-79, Exit 7.

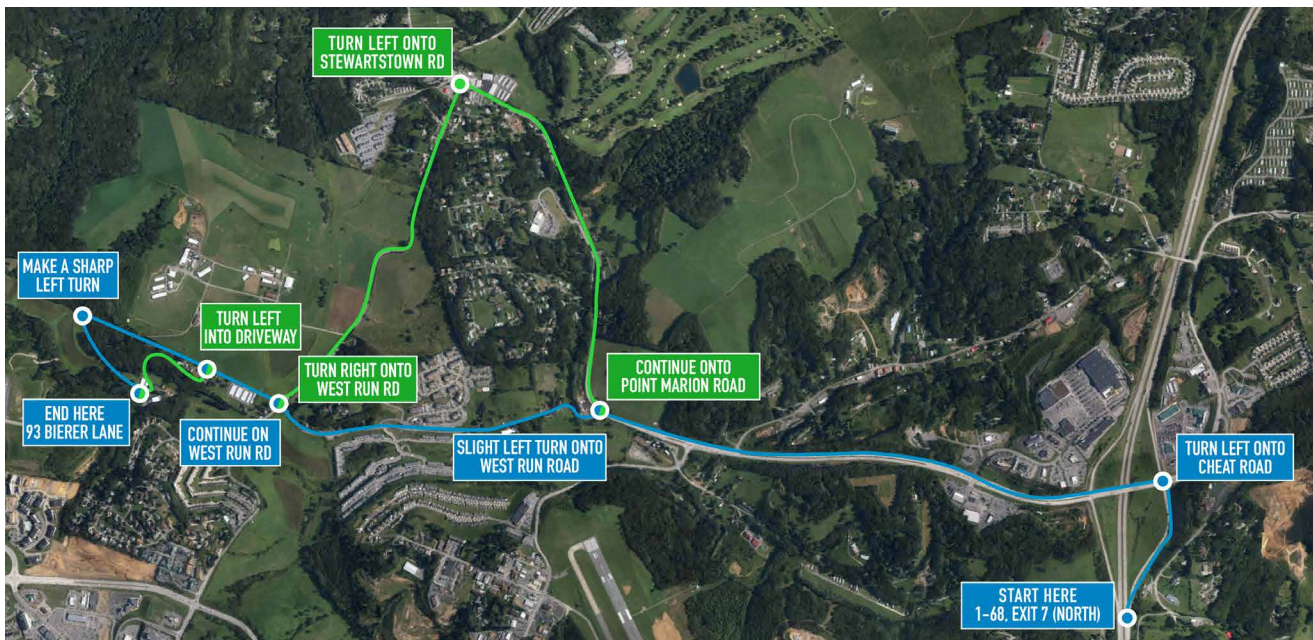
PARKING

The parking lot and roadway to the subject building is gravel. There are not lined parking spaces available however there is plenty of space to park all vehicles.

UTILITIES

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

UTILITY	PROVIDER
Electric	Mon Power
Natural Gas	Mountaineer Gas
Water	Morgantown Utility Board (MUB)
Sewer	Morgantown Utility Board (MUB)
Trash	Multiple Providers
Cable/Internet	Multiple Providers



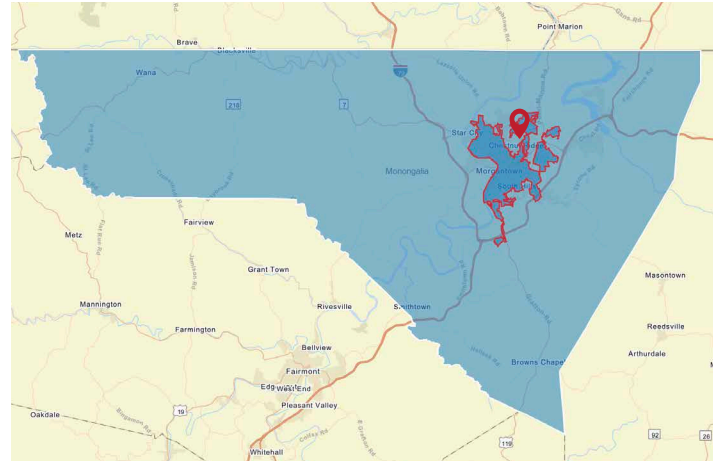
LOCATION ANALYSIS

Monongalia County is located in north-central West Virginia, with Morgantown serving as the county seat and home to West Virginia University. The Morgantown MSA consistently ranks on numerous lists recognizing the region’s achievements in growth, business development, and workforce cultivation. Morgantown’s prominence in the recession-resistant sectors of higher education and health care contributes to the area’s long-term economic stability. According to the WVU Bureau of Business and Economic Research, the region is projected to experience “continued healthy growth” well into the future.

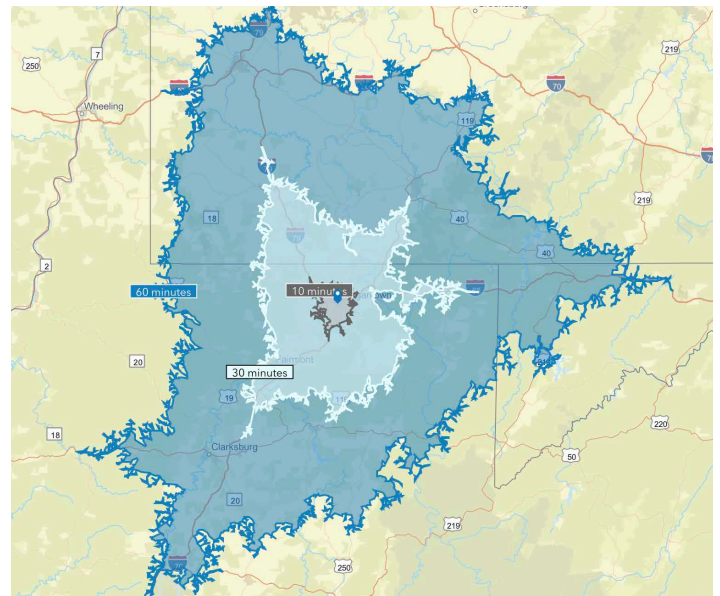
Monongalia County has a total population of 106,376, with a median household income of \$56,213 and 3,875 total businesses.

The **City of Morgantown**, located within the county, has a total population of 29,856, a median household income of \$43,620, and 1,441 total businesses.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2025.



■ Monongalia County, WV ■ Morgantown City Limits 📍 Subject Location



Distance to nearby cities: Fairmont, WV - 24 miles, Uniontown, PA - 27 miles, Clarksburg, WV - 43 miles, Washington, PA - 47 miles, Pittsburgh, PA - 76 miles, Charleston, WV - 161 miles.



SUBJECT PROPERTY PARCEL MAP

FOR LEASE

INDUSTRIAL BUILDING - LOCATED 1 MILE TO ROUTE 705

93 BIERER LANE · MORGANTOWN, WV 26505 · 5,391 (+/-) SQ FT INDUSTRIAL BUILDING

SURROUNDING AMENITIES



The aerial above was taken facing southeast. Several of the most popular surrounding locations have been highlighted. Referenced with a yellow star is 93 Bierer Lane.

- 1 Sabraton
- 2 Pierpont Centre
- 3 Morgantown Airport
- 4 Suncrest Towne Centre: Kroger, First United Bank, Roosters, Buffalo Wild Wings, McDonalds, PetValu, WVU Urgent Care, Primanti Brothers, Kroger Fuel
- 5 Suncrest Village, WVU Research Park
- 6 Mon Health Medical Campus
- 7 Mon Health Hospital
- 8 White Birch Towers
- 9 Holiday Inn, The Winchester
- 10 CVS
- 11 Walgreens
- 12 Sheetz
- 13 Mylan Pharmaceuticals Inc
- 14 Office Depot
- 15 Dunkin' Donuts
- 16 Euro-Suites
- 17 Encompass Health Rehabilitation Hospital of Morgantown
- 18 Health Sciences Campus
- 19 Ruby Memorial Hospital
- 20 Milan Puskar Stadium
- 21 WVU Intermodal Facility
- 22 NIOSH
- 23 Starbucks, Encova, Clear Mountain Bank
- 24 Applebee's
- 25 WVU Police Department
- 26 Alumni Center
- 27 University Park
- 28 Burrough's Place
- 29 Suncrest Area
- 30 Suncrest Middle School
- 31 Kroger
- 32 WVU Student Recreation Center
- 33 Evansdale Towers
- 34 WVU Residence Hall
- 35 Downtown WVU

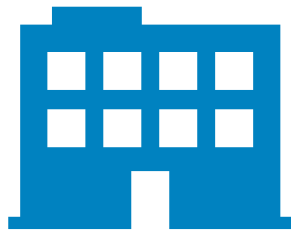
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



56,295

Total Population



2,398

Businesses



72,380

Daytime Population



\$278,958

Median Home Value



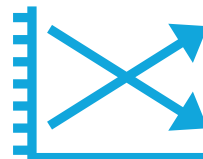
\$35,894

Per Capita Income



\$51,770

Median Household Income



0.4%

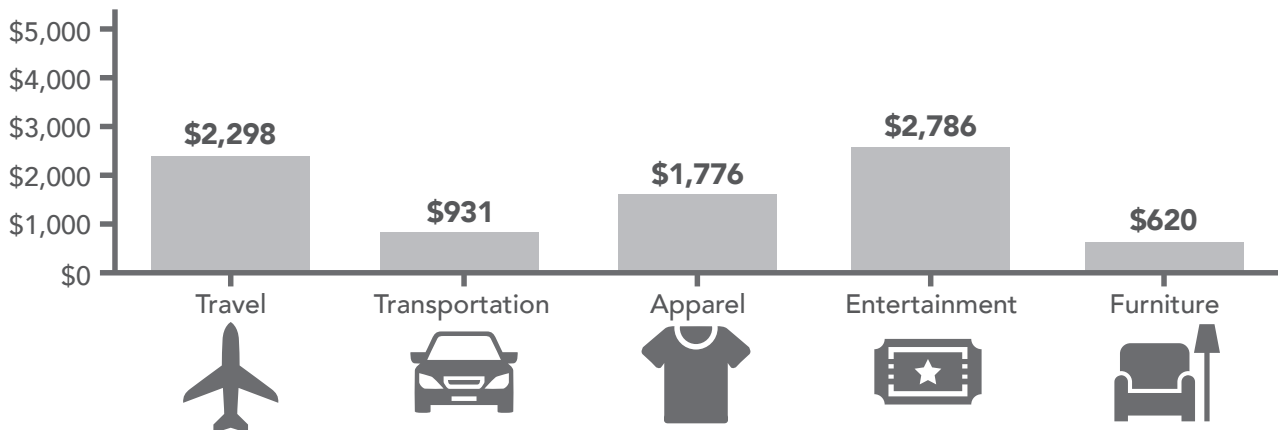
2025-2030 Pop Growth Rate



28,314

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



78,720

Total Population



3,417

Businesses



95,805

Daytime Population



\$281,805

Median Home Value



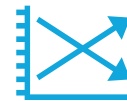
\$39,628

Per Capita Income



\$58,632

Median Household Income



0.4%

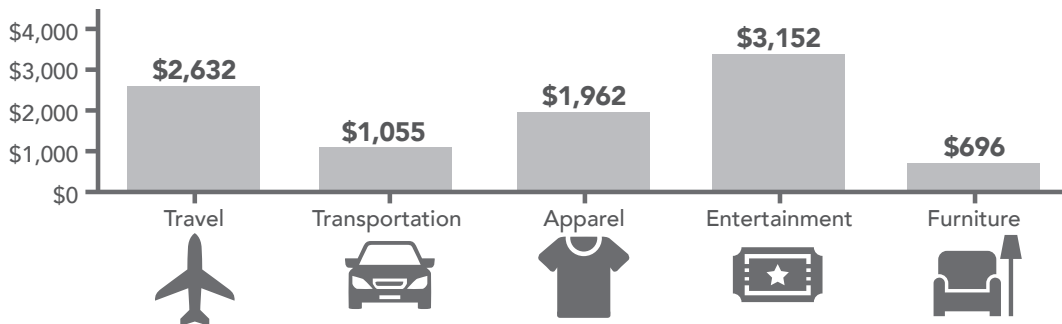
2025-2030 Pop Growth Rate



38,449

Housing Units (2020)

KEY SPENDING FACTS



10 MILE RADIUS



106,802

Total Population



3,959

Businesses



118,772

Daytime Population



\$276,730

Median Home Value



\$41,067

Per Capita Income



\$63,225

Median Household Income



0.4%

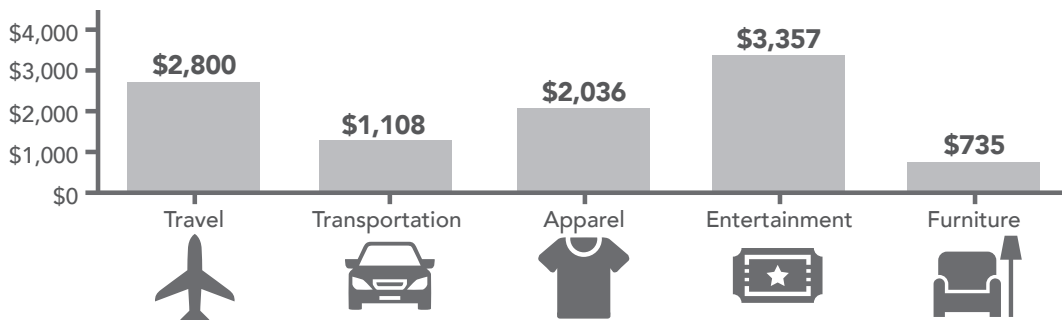
2025-2030 Pop Growth Rate



50,487

Housing Units (2020)

KEY SPENDING FACTS

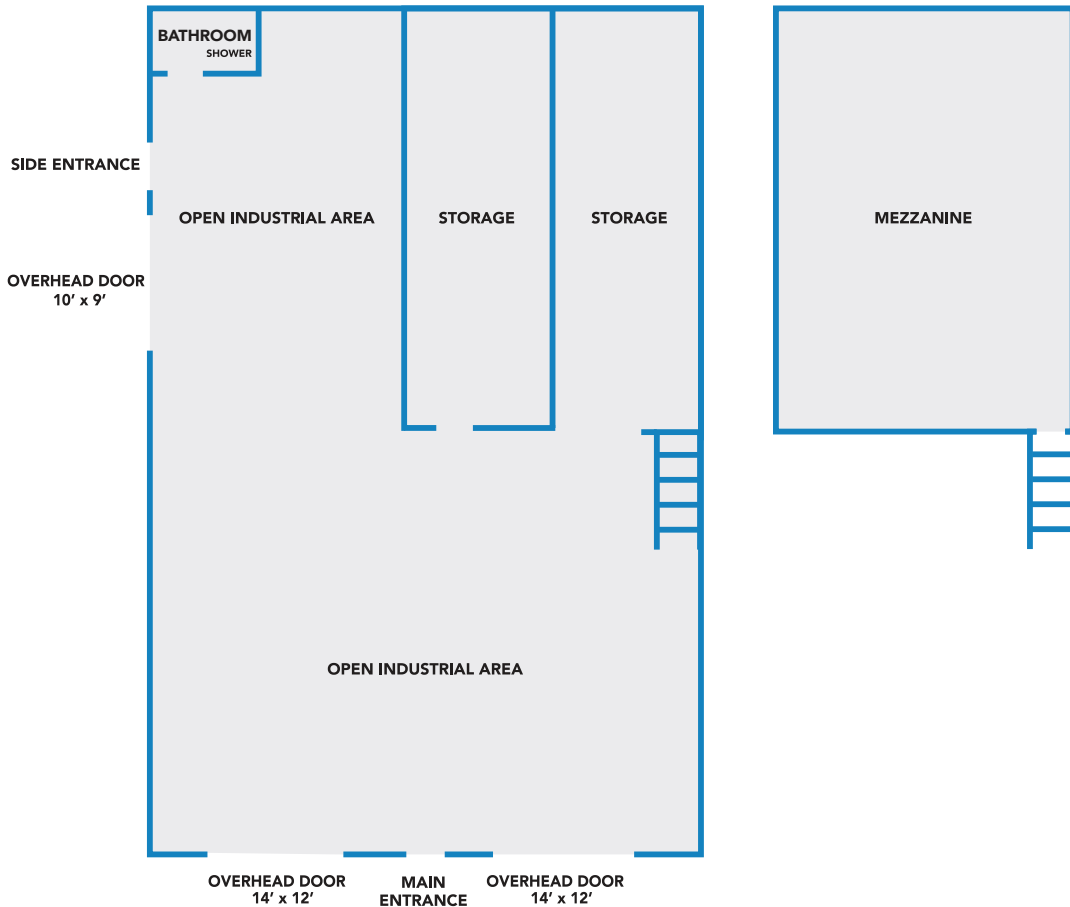


FLOOR PLAN

5,391 (+/-) SQUARE FEET

The subject building is comprised of 5,391 (+/-) square feet of industrial space. 4,000 (+/-) square feet is ground level space and 1,391 (+/-) square feet is upper level mezzanine space. The interior ceiling height of the industrial space is 16'. There are a total of three overhead doors within the building, one is 10' x 9' located on the side of the building and two are 14' x 12' along the front of the building.

The floor plan consists of two open industrial areas, a storage space with door code that could be used as an office, open area for storage and a full bathroom with shower. Additionally, there is an upper level mezzanine for more storage space. Finishes to the office space include plywood walls, concrete flooring and fluorescent lighting. The property has a Reznor gas heating unit.



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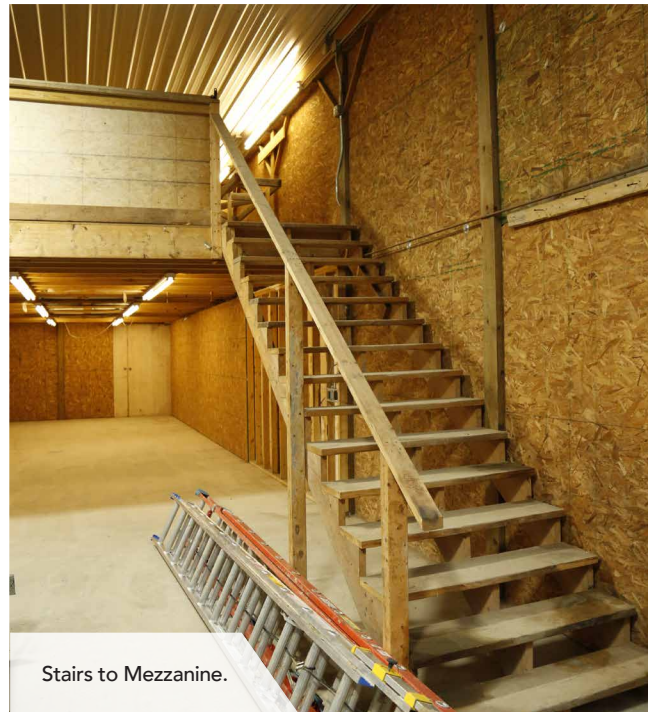


Open Industrial Area.

INTERIOR PHOTOS



Storage.



Stairs to Mezzanine.



Mezzanine.



Open Industrial Area.

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Storage with Door Code.



Open Industrial Area View from Mezzanine.

EXTERIOR PHOTOS



Laydown Yard.



Front of Building with 14' x 12' Overhead Doors.



Side of Building with 10' x 9' Overhead Door.

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AERIAL PHOTOS



Aerial View of Property Facing East.



Aerial View of Property Facing North.



Aerial View of Property Facing South.



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