



WEST VIRGINIA DEVELOPMENT OFFICE  
1900 Kanawha Boulevard East  
Charleston, WV 25305-0311  
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## AVAILABLE SPACE 2050 CITY VIEW DRIVE BUILDING



### MORGANTOWN, WEST VIRGINIA

#### LOCATION

**Building Address** - 2050 City View Drive  
Morgantown, WV 26501  
**Located in City Limits** - No  
**Zoning** - None  
**County** - Monongalia  
**Located in Business/Industrial Park** - Yes  
**Can the Building be Multi-Tenant** - No  
**Flood Hazard Zone** - Location is not within any FEMA Zone

#### SIZE

**Total Sq. Ft.** - 10,000  
**Total Available Sq. Ft.** - 10,000  
**Total Leased Sq. Ft.** - 0  
**Acres** - 1.80  
**Available Manufacturing/Warehouse Sq. Ft.** - 10,000  
**Available Office Sq. Ft.** - TBD

#### CEILING HEIGHT

**Manufacturing/Warehouse Space** - 17' at eaves and 27'-6" at center, clear height under support beams

#### SPECIFICATIONS

**Can the Building be Expanded** - Yes  
**Number of Additional Sq. Ft. Building can be Expanded** - 5,000  
**Is There Additional Land Available** - Yes  
**Number of Additional Acres** - Negotiable

**Date of Construction** - February 2013

**Dates of Expansion** - None

**Date Vacated** - New construction, never been occupied

**Floor Thickness and Composition** - 6" reinforced concrete

**Wall Composition** - 4' high cinder block and metal

**Wall Insulation** - Fiberglass with vinyl backing

**Roof Composition** - Metal

**Roof Insulation** - Fiberglass with vinyl backing

**Column Spacing** - Clear span

**Type of Sprinkler System** - None

**Office HVAC** - TBD

**Manufacturing/Warehouse HVAC** - Two suspended gas radiant heaters

**Type of Lighting in Manufacturing/Warehouse Space** - High efficiency fluorescent fixtures

**Number and Capacity of Overhead Cranes** - 0

**Number of Truck Docks** - 0

**Number and Size of Bay Doors** - Four 12' wide x 14' high

**Number of Parking Spaces** - TBD

**Previous use of the Building** - New construction

#### TRANSPORTATION

**Interstate/4 Lane Highway** - 2.3 miles to I-79 Interchange Exit 152

**Commercial Airport** - 5.3 miles to Morgantown Municipal Airport

**Railroad** - Norfolk Southern

**Railroad Siding** - None

**Navigable Waterway** - Monongahela River



**On-Site Barge Facility** - None

**UTILITIES**

**Electricity** - Mon Power  
**Voltage** - 240/480  
**Phase** - 3

**Gas** - Dominion  
**Size of Service Line** -  
**Gas Pressure** -

**Water** - Morgantown Utility Board  
**Size of Service Line** -  
**Static Pressure** -  
**Residual Pressure** -  
**Excess Capacity of Treatment Plant (GPD)** -

**Sewer** - Morgantown Utility Board  
**Size of Service Line** -  
**Excess Capacity of Treatment Plant (GPD)** -

**Telephone Supplier** - Tenants Choice  
**Switching** -  
**Broadband Service** - Yes

**SALE/LEASE**

**Sale Price** - TBD  
**Sale Terms** - TBD  
**Lease Price** - \$11.50 psf yearly  
**Lease Terms** - 5 year minimum lease

**Available Purchase or Lease Date** - Immediately

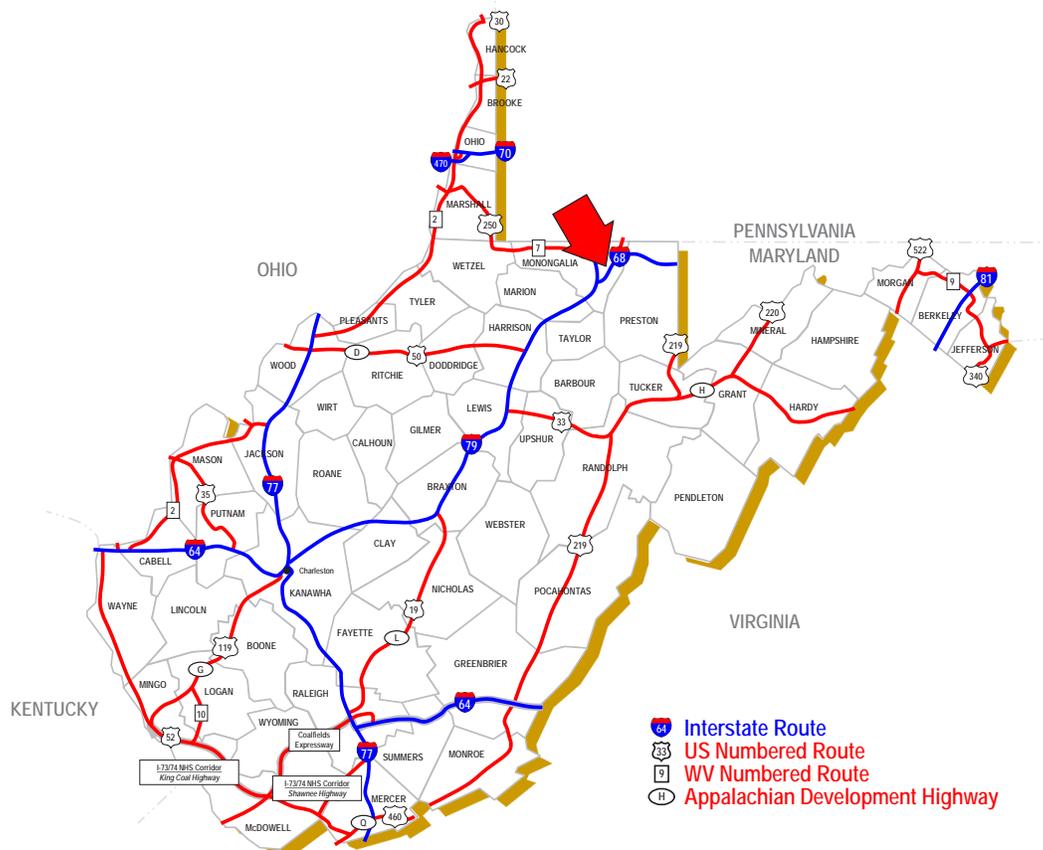
**FOR FURTHER INFORMATION CONTACT**

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**250 & 500 MILE RADIUS FROM MORGANTOWN, WEST VIRGINIA**



**MORGANTOWN, WEST VIRGINIA**



**2050 City View Drive Building**

**WESTOVER, WV**

**19**

**Fairmont Rd**

**152**

**152**

**DuPont Rd**

**Monongahela River**

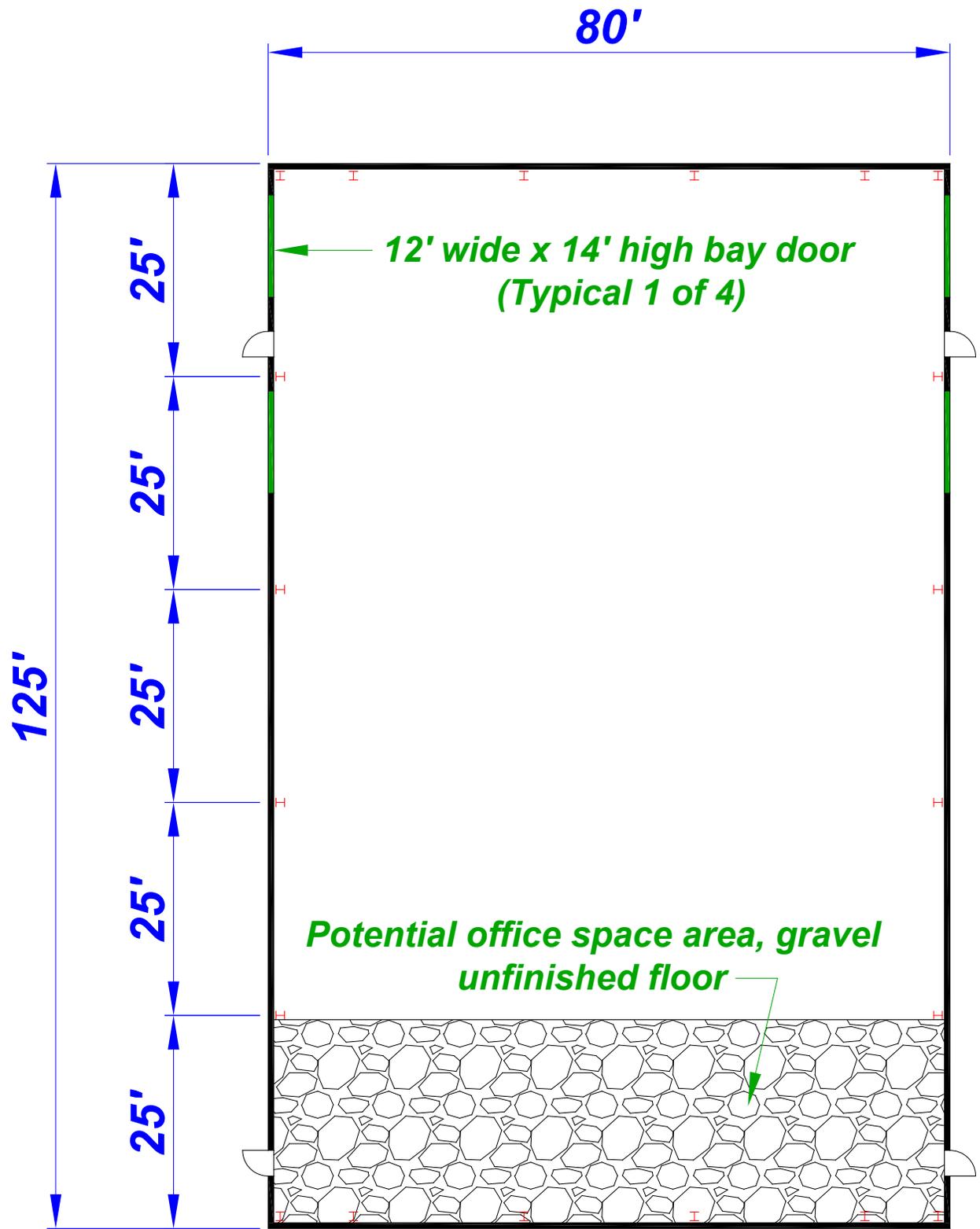
**NS Railroad**

**MORGANTOWN, WV**

**79**

**Industrial Park Rd**

**BUILDING LOCATION NEAR MORGANTOWN, WEST VIRGINIA**



FLOOR PLAN (NOT TO SCALE)



**MANUFACTURING/WAREHOUSE SPACE**



**MANUFACTURING/WAREHOUSE SPACE**