Black Diamond Realty

Mark J. Nesselroad, Broker

David Lorenze, CCIM, SIOR, Principal & Associate Broker

FOR LEASE

INDUSTRIAL / GARAGE

3466 Fairmont Avenue

Fairmont, WV 26554

Kim Licciardi, CCIM, SIOR

Partner & Business Development Leader / Salesperson

304.413.4350 (Office) | **304.685.0891** (Cell)

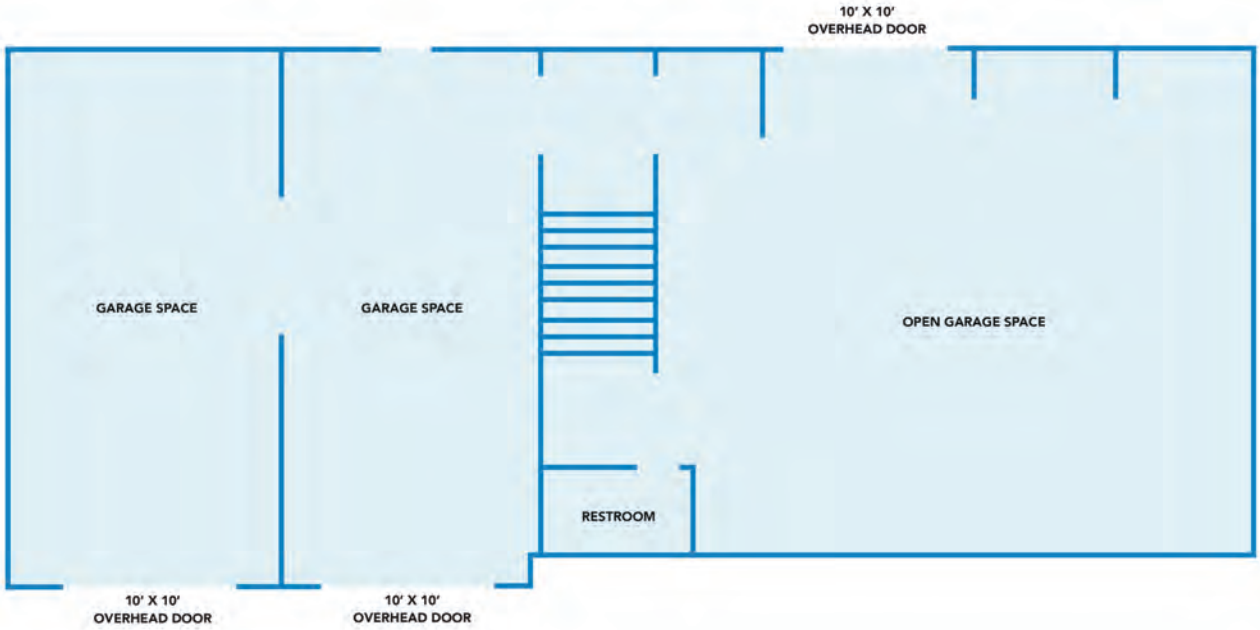
klicciardi@blackdiamondrealty.net

3466 Fairmont Avenue, Fairmont, WV 26554

LEASE RATE	$1,750 / MONTH
BUILDING SIZE	2,100 SQ FT
CEILING HEIGHT	11' 9" FT
FEATURES	3 OVERHEAD DOORS
DISTANCE TO INTERSTATE	2.2 Miles From I-79, Exit 132

BUILDING DETAILS

Located at 3466 Fairmont Avenue in Fairmont, West Virginia, the lower-level garage space offers an excellent leasing opportunity for automotive, service, or light industrial users. This 2,100 (+/-) square foot space, formerly occupied by Rick's Auto, features a functional garage/industrial layout and has been fully cleaned on both the interior and exterior, with all items from the previous tenant removed. The property includes a large on-site parking lot accommodating approximately 40 vehicles, as well as the outside grass area around the perimeter of the property, which is included with the lease for laydown and storage use. Conveniently located just 2.2 miles from I-79, Exit 132, the property provides easy access for employees, customers, and deliveries, making it well-suited for a variety of industrial or service-oriented uses.



Black Diamond Realty | 1399 Stewartstown Road, Suite 150, Morgantown, WV 26505 | 304.413.4350 | **Mark J. Nesselroad,** *Broker*

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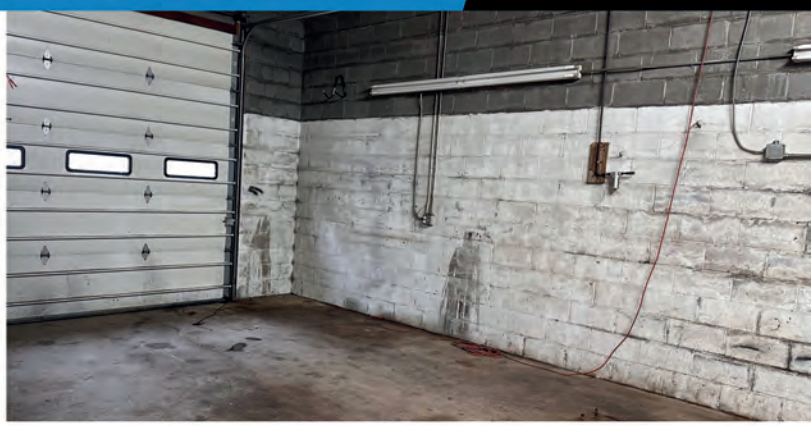

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