

Black Diamond Realty

Mark J. Nesselroad, Broker

David Lorenze, CCIM, SIOR, Principal & Associate Broker

FOR LEASE



RETAIL / FLEX SPACE

1478 Earl L. Core Road

Morgantown, WV 26505



Mark J. Nesselroad, Esq., MBA

Broker

304.413.4350 (Office) | 304.413.0497 (Direct)

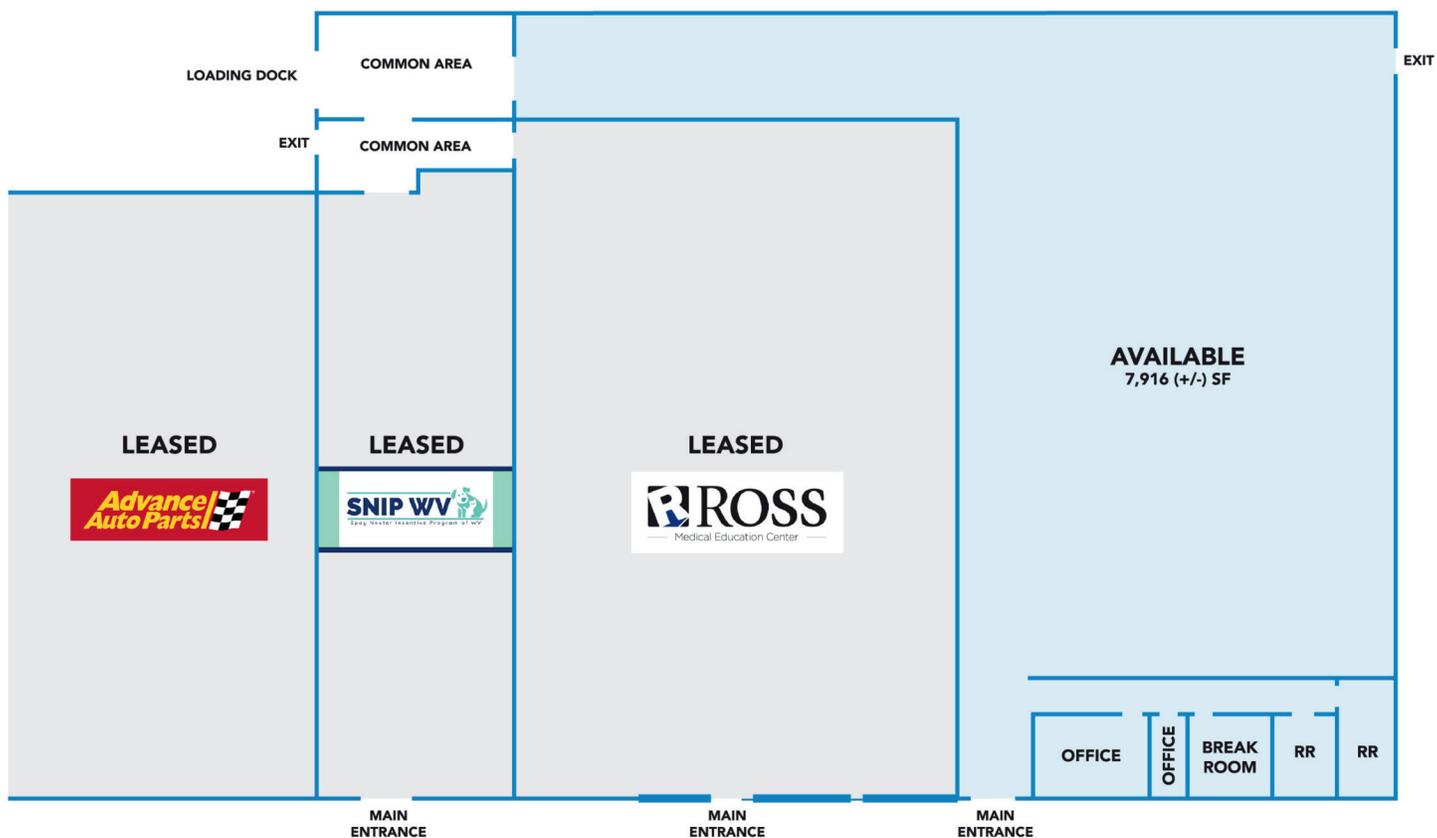
mjnesselroad@blackdiamondrealty.net

1478 Earl L. Core Road, Morgantown, WV 26505

LEASE RATE	\$10.25 / SQ FT
LEASE STRUCTURE	NNN (\$2.95 / SQ FT)
BUILDING SIZE	7,916 SQ FT
CEILING HEIGHT	11' 9" FT
POWER	3 Phase, 250 Amp Electric Service
DISTANCE TO INTERSTATE	1.5 Miles From I-68, Exit 4

BUILDING DETAILS

This 7,916 (+/-) square foot retail/flex space in Sabraton offers high 11' 9" ceilings, a loading dock, and 3-phase, 250-amp electric service, ideal for a variety of commercial, retail, and flex users. The plaza provides 88 shared parking spaces and excellent visibility along Route 7. Conveniently located just 1.5 miles from I-68 and 2 miles from Downtown Morgantown and WVU, this site offers strong accessibility and proximity to major employers and residential areas.



RETAIL / FLEX SPACE

FOR LEASE





Mark J. Nesselroad, Esq., MBA
Broker
304.413.4350 (Office) | 304.413.0497 (Direct)
mjnesselroad@blackdiamondrealty.net