

**FOR LEASE**



**RETAIL / FLEX SPACE**

**1478 Earl L. Core Road**  
**Morgantown, WV 26301**



**Mark J. Nesselroad, Esq., MBA**

Broker

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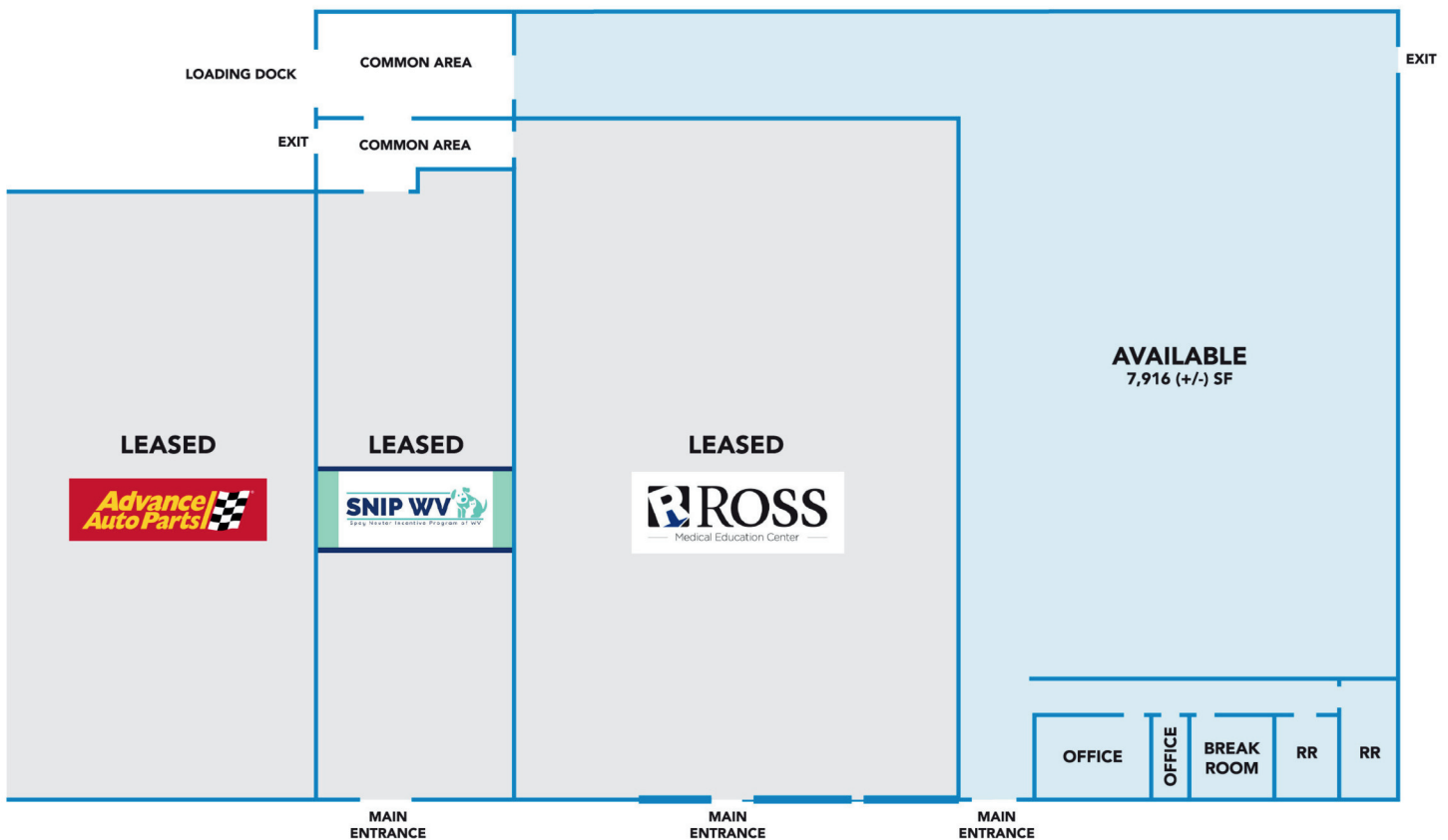


# 1478 Earl L. Core Road, Morgantown, WV 26301

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.





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