

FOR SALE
INDUSTRIAL
MARKETING FLYER



3720 EARL L. CORE ROAD
MORGANTOWN, WV 26508

SABRATON AREA OF MORGANTOWN

I-68
EXIT 4

ROUTE 7

3720 EARL L. CORE ROAD

TABLE OF CONTENTS

Property Overview / Specifications

Introduction of property and specifications of the building, utilities and access.

02

Location Analysis / Surrounding Amenities

Detailed description and aerial photo of the location and its proximity to surrounding businesses.

04

Demographics

Demographics and key facts pertaining to the property within a three, five and ten mile radius.

06

Floor Plan / Interior Photos

Description, floor plan and interior photos of each floor.

08

Exterior Photos

Exterior photos of the property from various angles.

12

Aerial Photos

Exterior photos of the property from various angles.

14

304.413.4350
BlackDiamondRealty.net

Zach Evans, Associate
zevans@blackdiamondrealty.net
M. 304.276.8534



INDUSTRIAL FOR SALE

3720 EARL L. CORE ROAD MORGANTOWN, WV 26508

SALE PRICE / \$265,000

TOTAL SPACE AVAILABLE / 2,100 (+/-) SQ FT

LOT SIZE / 0.72 ACRE

OFF-STREET PARKING / YES, GRAVEL LOT

CITY LIMITS / OUTSIDE

**CEILING HEIGHT / 14 FEET AT THE CENTER
10 FEET AT THE EAVES**

ZONING / NO ZONING RESTRICTIONS

**PROPERTY FEATURES / CORNER LOT,
TWO OVERHEAD DOORS, EASY
ACCESSIBILITY, CHAIN LINK
GATE ENTRANCE**

3720 Earl L. Core Road offers a 2,100 (+/-) square foot industrial building on a 0.72 acre corner lot. This well-maintained metal building, can be subdivided into three equal-sized sections, making it ideal for multiple tenants or various business operations. Featuring two overhead doors, the facility ensures easy access for large vehicles and equipment, enhancing operational efficiency. This versatile property is perfect for a range of industrial uses, from manufacturing and warehousing to distribution and more. Don't miss out on this exceptional opportunity to secure a strategic industrial location in Morgantown, WV.

The property is located 2.5 miles off I-68, Exit 4, and is approximately 5.2 miles from Downtown Morgantown and West Virginia University's main campus. Along Earl Core Road, there is an annual average daily traffic count of 20,247 vehicles. Directly in front of this property there is an annual average of 8,268 vehicles (provided by Esri and Data Axle, 2024).

FOR SALE

INDUSTRIAL BUILDING - 2.5 MILES FROM I-68, EXIT 4
3720 EARL L. CORE ROAD · MORGANTOWN, WV 26301 · 2,100 (+/-) SQ FT · 0.72 ACRE

PROPERTY SPECIFICATIONS

SPECIFICATIONS

Built in 2007, the subject property is comprised of 2,100 (+/-) square feet on a 0.72 acre lot. This building is a wood frame structure with a metal exterior and concrete flooring. The building was designed for flexibility and has the capability to be subdivided into three equal-sized sections. The subject property features two 9' x 9' overhead doors, facilitating easy access for large vehicles and equipment. Plumbing is available for restrooms in each bay. There are three electric meters on the property, with only one in use currently. Gas and water could be split metered for three bays. Air conditioning supplied to the office space, and there is a hanging gas heater in the building.

INGRESS / EGRESS / PARKING

The property currently offers one point of ingress and egress via Earl L. Core Road. The property provides a spacious gravel lot with ample parking for employees and visitors. There is a chain link gate/partial fence that offers added security and controlled access to the property.

UTILITIES

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

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

LEGAL DESCRIPTION/ZONING

Located outside of City Limits of Morgantown, this property is situated within the Morgan District of Monongalia County. The property is located within one irregularly shaped parcel identified as 8 - Morgan District, Map 11H, Parcel 42. This can be referenced in Deed Book 1301, Page 508. See the parcel map on page 4 for details. No zoning restrictions.



LOCATION ANALYSIS

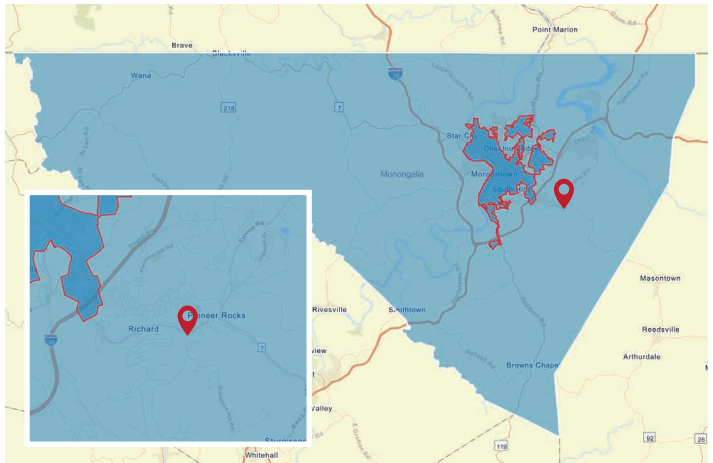
Monongalia County lies in north central West Virginia with Morgantown as the county seat and home of West Virginia University. The Morgantown MSA regularly ranks a variety of lists pointing to the area's accomplishments in terms of growth, business development, workforce cultivation and more.

Morgantown's prominence in both of the recession-resistant sectors of higher education and health care employment is one reason for the stability in the area. The WVU Bureau of Business and Economic Research calls for "continued healthy growth" well into the future.

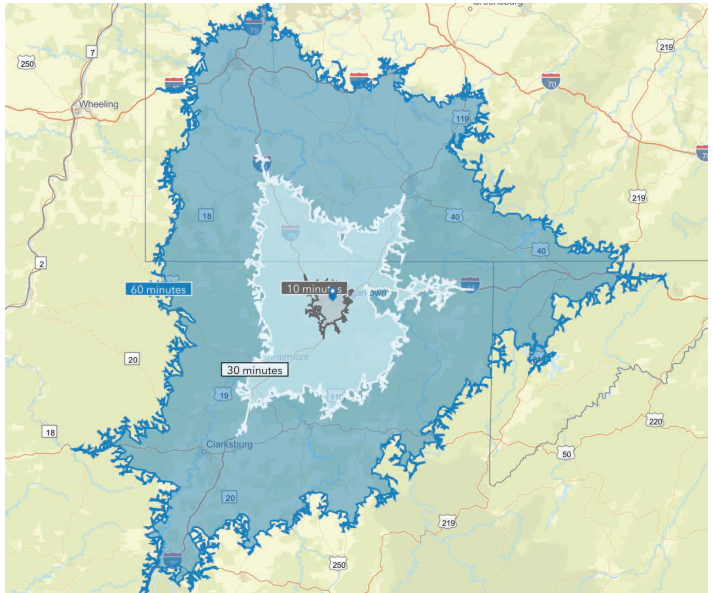
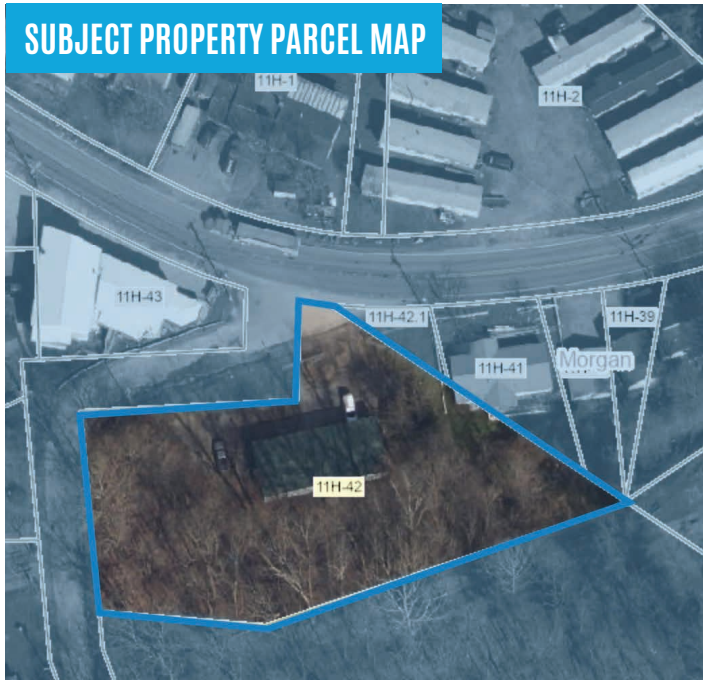
Monongalia County has a total population of 107,576 and a median household income of \$62,983. Total number of businesses is 4,046.

The **City of Morgantown** has a total population of 30,211 and a median household income of \$39,400. Total number of businesses is 1,524.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2024.



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



Distance to nearby cities: Fairmont, WV - 24 miles, Bridgeport, WV - 38 miles, Washington, PA - 46 miles, Wheeling, WV - 77 miles, Pittsburgh, PA - 74 miles, Charleston, WV - 160 miles.

FOR SALE

INDUSTRIAL BUILDING - 2.5 MILES FROM I-68, EXIT 4
3720 EARL L. CORE ROAD · MORGANTOWN, WV 26301 · 2,100 (+/-) SQ FT · 0.72 ACRE

SURROUNDING AMENITIES



The aerial photo above highlights several of the most popular surrounding retail, restaurants, businesses and hotels. The subject property has been referenced with a yellow outline, the property is just slightly out of frame, only 0.05 mile from the last point on the map (location 4). 3720 Earl L. Core Road is located 2.5 miles from I-68, Exit 4.

● Along Earl L. Core Road, there is a daily traffic count of 20,247 vehicles per day (provided by Esri and Data Axle, 2024).

- 1 Bamco of WV
- 2 Pit Stop Auto Repair
- 3 Core Building Solutions
- 4 U-Haul Neighborhood Dealer
- 5 Central Supply
- 6 Mona Supply
- 7 Circle K Gas Station
- 8 Finish Line Motors
- 9 RT 7 Used Auto Sales
- 10 Southern States Morgantown Cooperative
- 11 Burger King
- 12 SpringHill Suites Marriott
- 13 Arby's
- 14 Sheetz
- 15 United States Postal Service
- 16 Dunkin Donuts, KFC
- 17 BB&T Bank
- 18 Kroger
- 19 McDonald's
- 20 Dollar General
- 21 CVS
- 22 Hardee's
- 23 AutoZone, Popeye's
- 24 Wendy's, Rent-A-Center
- 25 Sabraton Plaza
- 26 CSC Home and Hardware
- 27 Save-A-Lot
- 28 WV Division of Motor Vehicles
- 29 West Virginia Newspaper Publishing
- 30 CrossFit Morgantown

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



15,278

Total
Population



514

Businesses



12,372

Daytime
Population



\$265,356

Median Home
Value



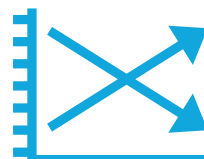
\$44,085

Per Capita
Income



\$79,111

Median Household
Income



-0.14%

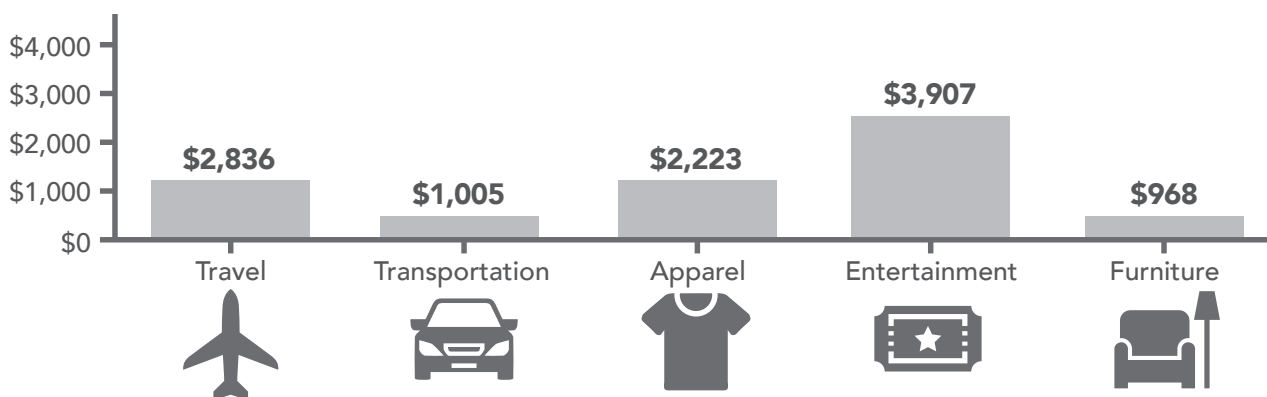
2024-2029
Pop Growth Rate



6,518

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 2024, 2029. Spending facts are average annual dollar per household.

5 MILE RADIUS



63,917

Total Population



2,759

Businesses



78,469

Daytime Population



\$255,117

Median Home Value



\$34,905

Per Capita Income



\$49,681

Median Household Income



0.30%

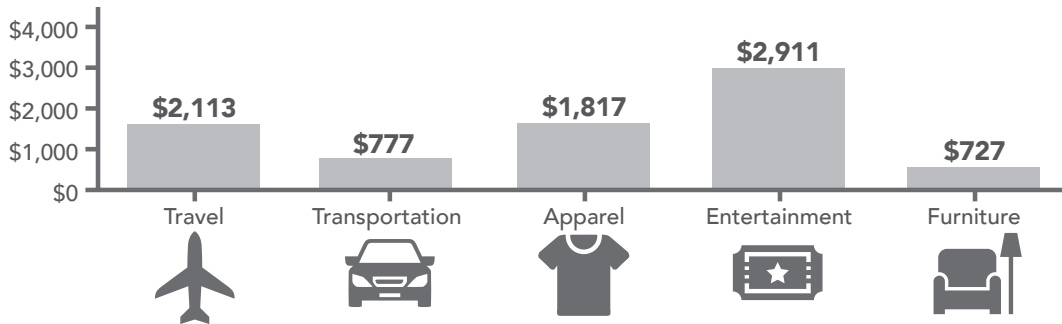
2024-2029 Pop Growth Rate



29,980

Housing Units (2020)

KEY SPENDING FACTS



10 MILE RADIUS



108,022

Total Population



4,130

Businesses



119,899

Daytime Population



\$262,885

Median Home Value



\$39,050

Per Capita Income



\$60,608

Median Household Income



0.33%

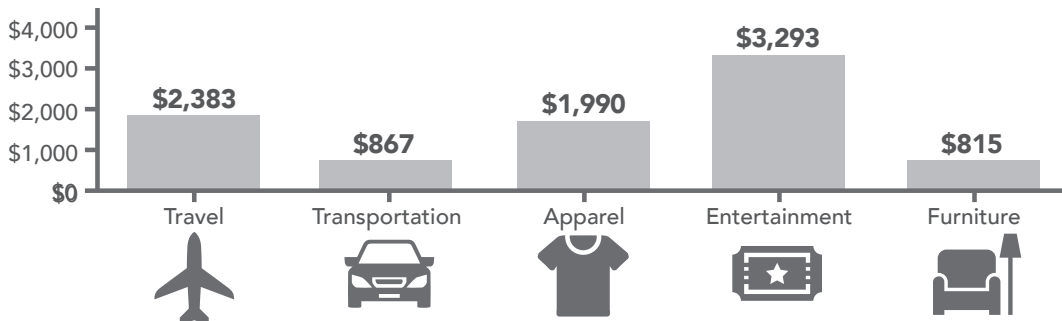
2024-2029 Pop Growth Rate



50,476

Housing Units (2020)

KEY SPENDING FACTS

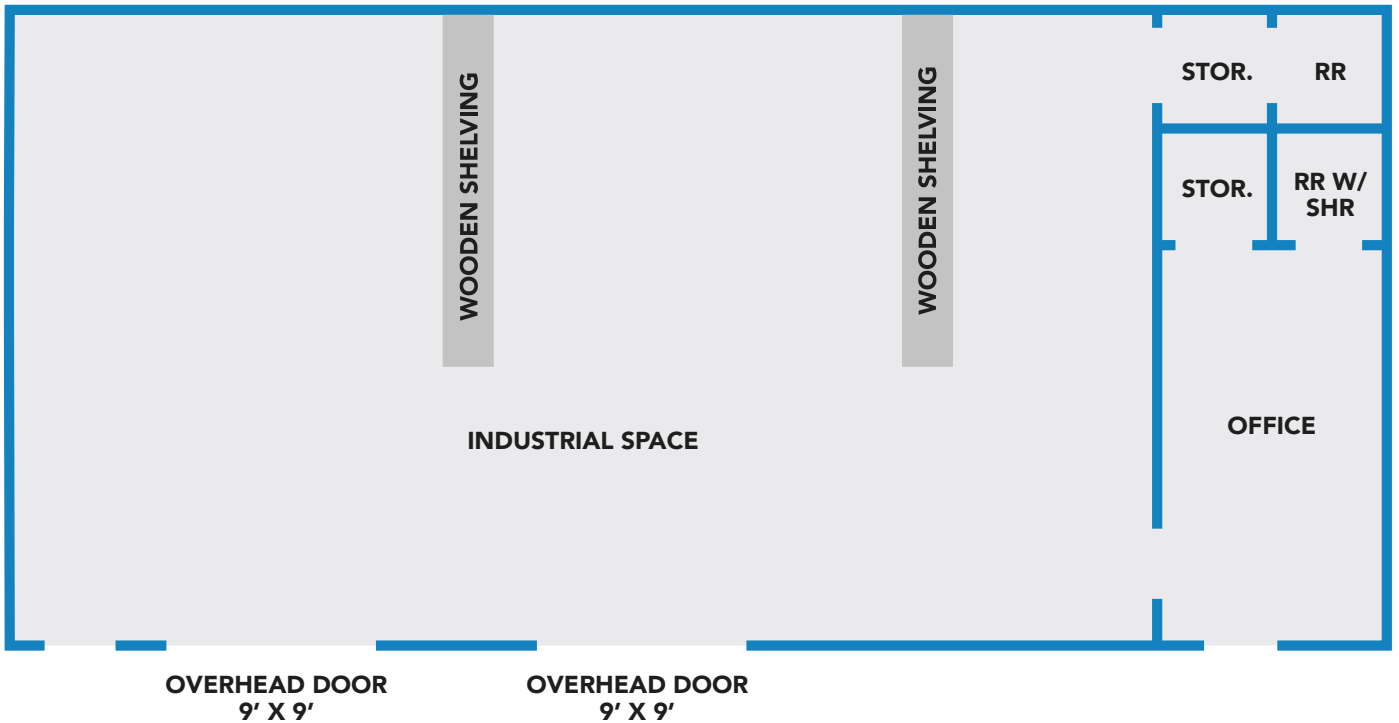


FLOOR PLAN

2,100 (+/-) SQUARE FEET

The building is comprised of 2,100 (+/-) square feet. The building was designed for the capability to be subdivided into three equal-sized sections. A majority of the building is open industrial space with wooden shelving. The right side of the building offers an office section. The property features two

overhead doors. Currently there are two restrooms within the building and plumbing is available for restrooms in each bay. Finishes to the industrial section includes concrete flooring and fluorescent lighting. Finishes to the office section includes drywall walls, vinyl flooring, and fluorescent lighting. The ceiling height is 14 feet at the center and 10 feet at the eaves.



FOR SALE

INDUSTRIAL BUILDING - 2.5 MILES FROM I-68, EXIT 4
3720 EARL L. CORE ROAD · MORGANTOWN, WV 26301 · 2,100 (+/-) SQ FT · 0.72 ACRE

INTERIOR PHOTOS

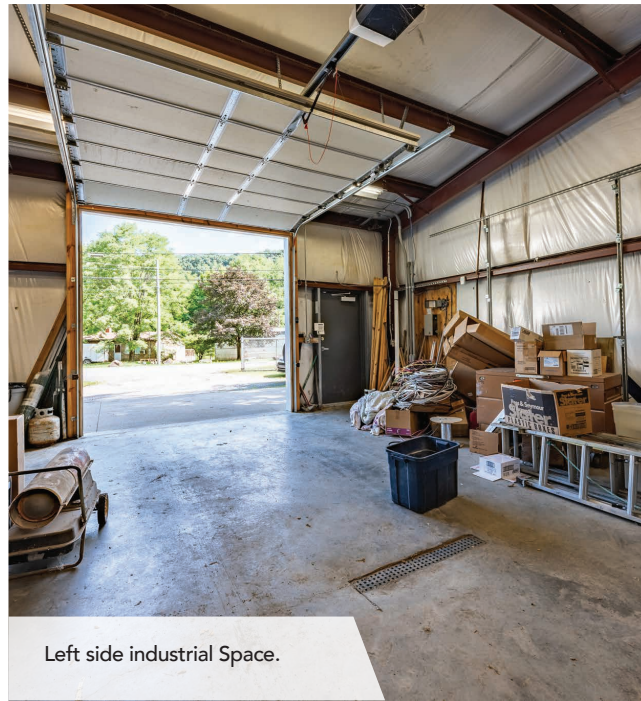


Industrial Space.

INTERIOR PHOTOS



Left side industrial Space.



Left side industrial Space.



Office.

FOR SALE

INDUSTRIAL BUILDING - 2.5 MILES FROM I-68, EXIT 4

3720 EARL L. CORE ROAD · MORGANTOWN, WV 26301 · 2,100 (+/-) SQ FT · 0.72 ACRE



Overhead doors.



Office.



Restroom.

EXTERIOR PHOTOS



Grass and gravel lot.

FOR SALE
INDUSTRIAL BUILDING - 2.5 MILES FROM I-68, EXIT 4
3720 EARL L. CORE ROAD · MORGANTOWN, WV 26301 · 2,100 (+/-) SQ FT · 0.72 ACRE



Left side overhead door.



Building Exterior.



Building Exterior.

AERIALS

**Boundaries are approximate*



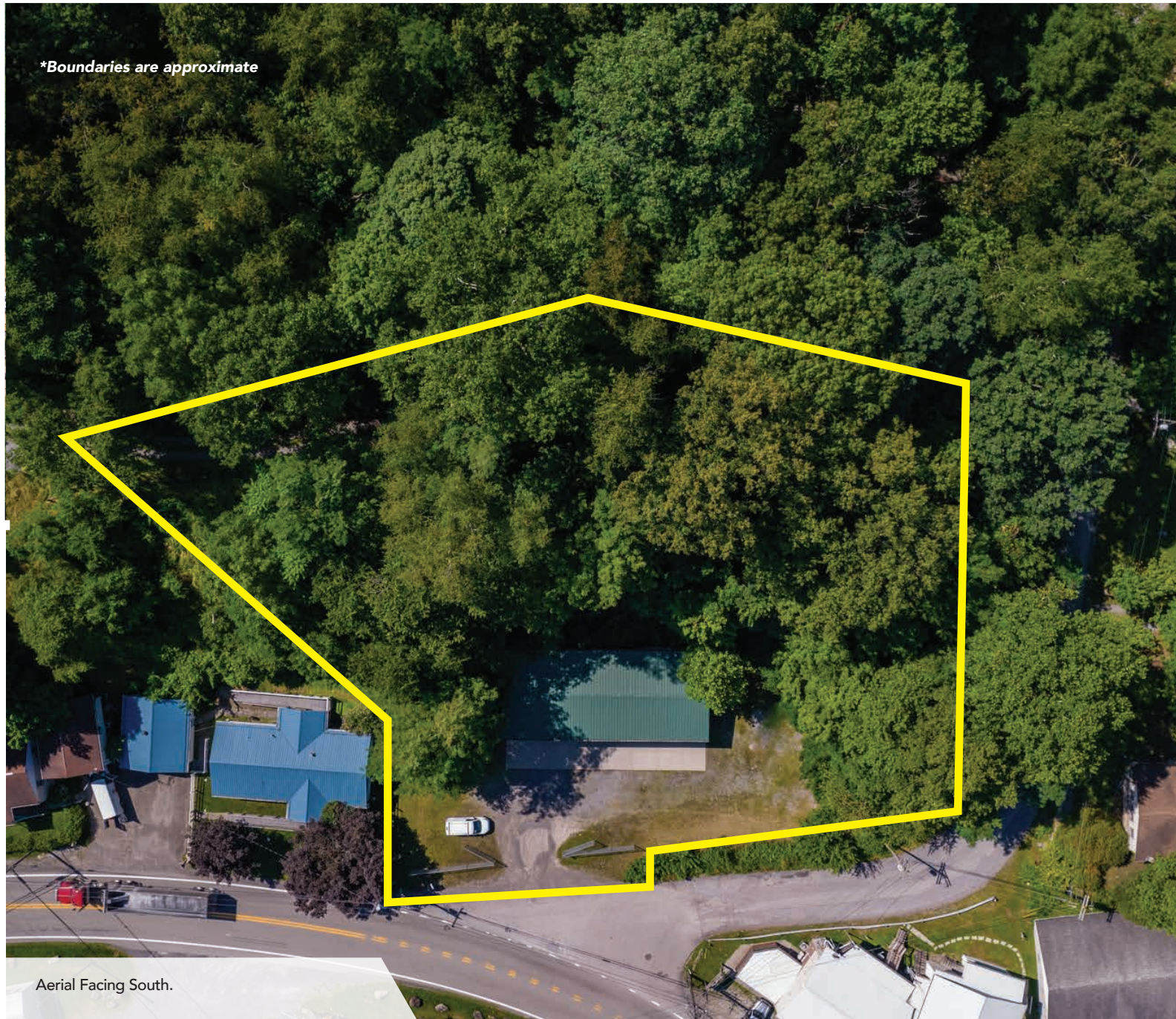
Aerial Facing West.



Aerial Facing East.

FOR SALE
INDUSTRIAL BUILDING - 2.5 MILES FROM I-68, EXIT 4
3720 EARL L. CORE ROAD · MORGANTOWN, WV 26301 · 2,100 (+/-) SQ FT · 0.72 ACRE

**Boundaries are approximate*



Aerial Facing South.

AERIALS



Aerial Facing South.

FOR SALE
INDUSTRIAL BUILDING - 2.5 MILES FROM I-68, EXIT 4
3720 EARL L. CORE ROAD · MORGANTOWN, WV 26301 · 2,100 (+/-) SQ FT · 0.72 ACRE

**Boundaries are approximate*



Aerial Facing Southwest.



CONTACT

BLACK DIAMOND REALTY

1399 Stewartstown Road, Suite 150
Morgantown, WV 26505

P. 304.413.4350 | F. 304.599.3285

BlackDiamondRealty.net

PRIMARY CONTACT

Zach Evans, Associate

M. 304.276.8534

zevans@blackdiamondrealty.net