

RARE OWNER/ USER BUILDING AVAILABLE FOR SALE

494 4H Camp Rd, Morgantown WV



FEATURES:

- 19,000 SF Available in Two Buildings
- 6 Acres
- Dock Loading & Oversized Drive Ins
- Fenced Lot/Outside Storage
- Ceiling Heights range from 16'-24'
- Existing Office Space in both buildings
- Excellent access to Interstate 68 & 79

CENTURY REALTY

Century-realty.com

WHEELING | 1233 Main Street, Suite 1500, Wheeling, WV 26003 | 304.232.5411

PITTSBURGH | 6000 Town Center Boulevard, Suite 230 Canonsburg, PA 15317 | 412.235.7233

John D. Aderholt, Broker

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Aerial Map



The Morgantown MSA is home to over 140,000 people and nearly 6,000 businesses. Monongalia County is the primary economic engine for North Central West Virginia and is the fastest growing metropolitan area in the region. The presence of West Virginia University, an extensive health care network, and the continued growth of advanced technology industries help to ensure a bright and prosperous future for the greater Morgantown area. With its many outdoor recreation activities, low cost of living and arts scene, Morgantown remains one of the most desirable cities in the Mid-Atlantic area.

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