



**FOR LEASE**  
**INDUSTRIAL**  
**MARKETING FLYER**



**1535 SABRATON AVENUE**  
**MORGANTOWN, WV 26505**



**I-68  
EXIT 4**

**SPRINGHILL SUITES MARRIOTT**  
1910 HUNTERS WAY

**BB&T BANK**  
1806 EARL CORE ROAD

**UNITED BANK**  
1750 EARL CORE ROAD

**1535 SABRATON AVE**  
YOUR NEW LOCATION

**KROGER**  
1851 EARL CORE ROAD

**POPEYES**  
FAST FOOD RESTAURANT

**ADVANCE AUTO PARTS**  
1460 EARL CORE ROAD

**WENDY'S**  
FAST FOOD RESTAURANT

**ALDI**  
GROCERY STORE





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304.413.4350  
BlackDiamondRealty.net

Jeff Stenger, Senior Associate  
jstenger@blackdiamondrealty.net  
M. 301.237.0175



## INDUSTRIAL FOR LEASE

## 1535 SABRATON AVENUE MORGANTOWN, WV 26505

LEASE RATE / \$8.75 SQ FT / YEAR

LEASE STRUCTURE / MODIFIED GROSS

TOTAL SPACE AVAILABLE / 3,976 (+/-) SQ FT

TOTAL ACREAGE / 0.2535 ACRE

PROPERTY TYPE / INDUSTRIAL

PROPERTY FEATURES / OVERHEAD  
DOORS, CLOSE TO MANY AMENITIES,  
EASY ACCESS TO I-68, EXIT 4

The subject building, 1535 Sabraton Avenue is comprised of 3,976 (+/-) square feet of industrial space. The building is equipped with two 10' x 12' and one 7' x 9' overhead doors. The ceiling height varies between 9' and 12'. This property is easily accessible and within close proximity to I-68, Exit 4 as well as many other amenities.

The property is located just 1.2 miles off I-68 (Exit 4), and is approximately 2 miles from Downtown Morgantown and WVU. This industrial building has clearly visible road frontage along Sabraton Avenue and is not hindered by existing adjacent properties, trees or other obstructions.



**FOR LEASE**

**INDUSTRIAL BUILDING - LOCATED 1.2 MILES FROM I-68, EXIT 4  
1535 SABRATON AVENUE · MORGANTOWN, WV 26505 · 3,976 (+/-) SQ FT · 0.25 ACRE**

# PROPERTY SPECIFICATIONS

## SPECIFICATIONS

Built in 1972, the subject property consists of brick structure comprised of 3,976 (+/-) square feet of industrial space. The exterior of the industrial building is red brick along the front with concrete block on the sides and back. Roofing is mix of metal and rubber membrane.

## LEGAL DESCRIPTION / ZONING

Located inside of City Limits of Morgantown, this property is situated within the Sixth Ward District of Monongalia County. The property is located within a rectangular shaped parcel. The property is identified as Sixth Ward District, Map 32, Parcel 28.3. This can be referenced in Deed Book 1573, Page 674. See the parcel map on page 4 for details. This property is zoned B-2 Service Business District.

## INGRESS / EGRESS / PARKING

The property currently offers one access point along Sabraton Avenue. There are roughly 10 (+/-) off-street parking spaces available between the industrial building and house.

## UTILITIES

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

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

## DIRECTIONS

Start by heading Southwest on I-68, take exit 4. At the light, turn right onto Earl L Core Road. Travel on that road for 0.3 mile and then take a slight right on Sturgiss Avenue. Travel on Sturgiss Avenue for 0.2 mile then turn left onto Sabraton Avenue. The subject building is located on the right, directly along Sabraton Avenue.





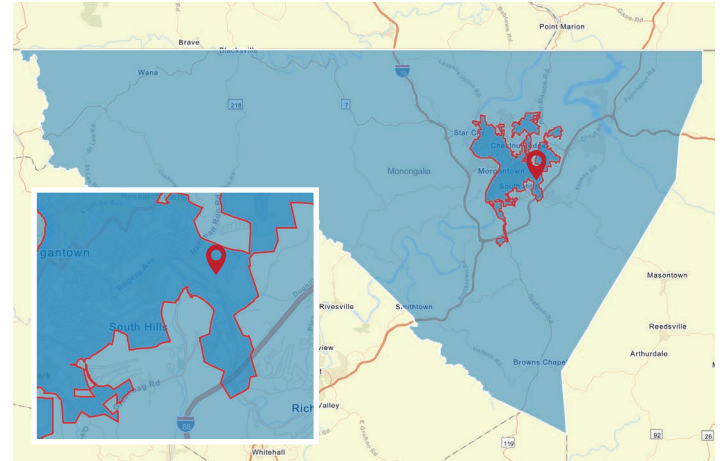
# LOCATION ANALYSIS

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.

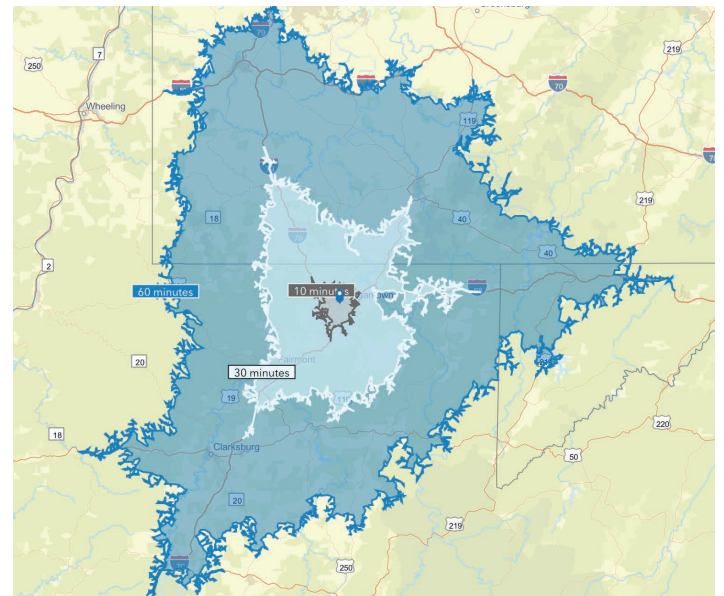
**Monongalia County** has a total population of 103,960 and a median household income of \$55,376. Total number of businesses is 3,881.

The **City of Morgantown** has a total population of 31,050 and a median household income of \$37,549. Total number of businesses is 1,460.

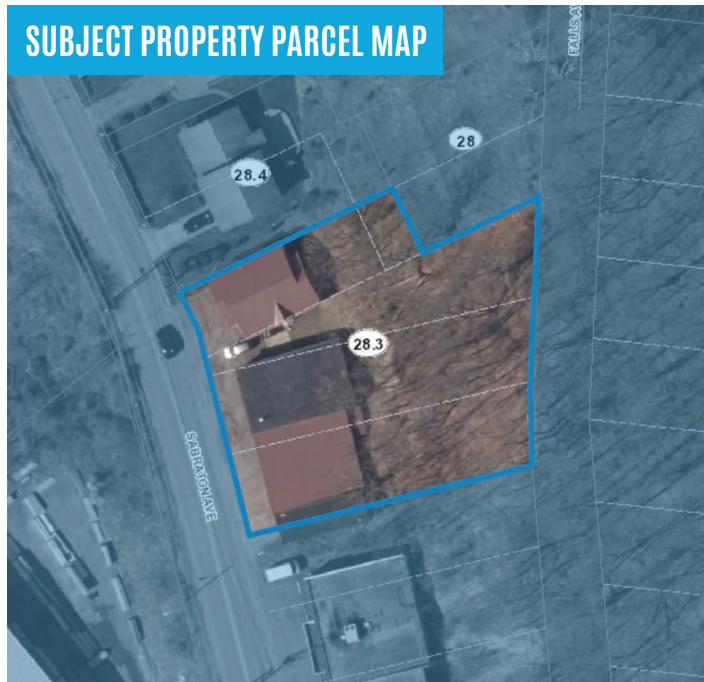
*Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2021.*



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



**Distance to nearby cities:** Fairmont, WV - 24 miles, Uniontown, PA - 24 miles, Bridgeport, WV - 39 miles, Clarksburg, WV - 42 miles, Washington, PA - 48 miles, Pittsburgh, PA - 76 miles, Charleston, WV - 170 miles.

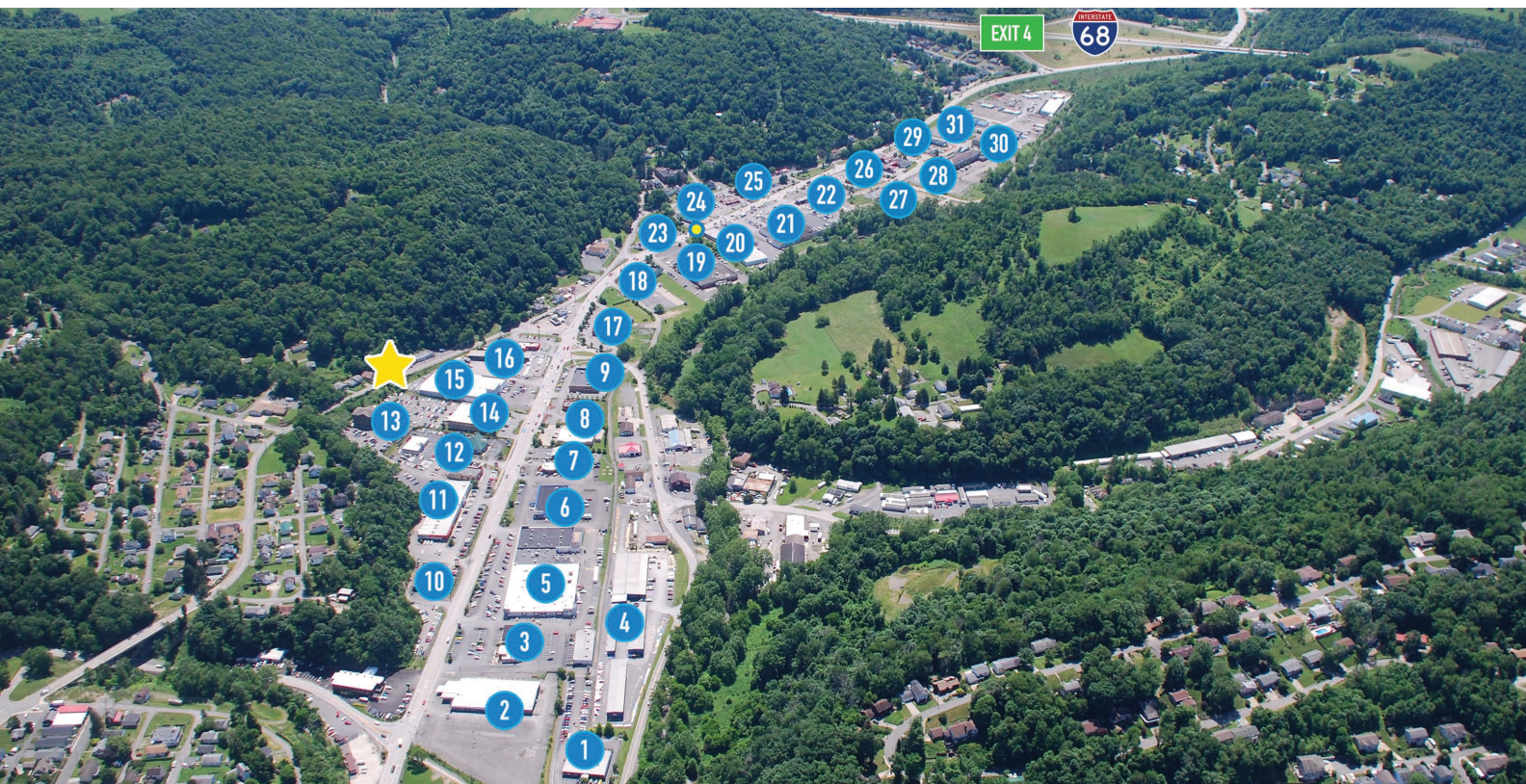




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# SURROUNDING AMENITIES



Referenced with a yellow star in the aerial above is 1535 Sabraton Avenue which is located only 1.2 miles from I-68, Exit 4. The immediate area boasts a wide variety of retailers, local and national chain restaurants and hotels.

● Along Earl Core Road, there is a traffic count of 24,260 vehicles per day (WVDOH, 2014).

- 1 WV Division of Motor
- 2 Aldi
- 3 Long John Silver's, The Ranch Quick Lube, The Ranch Quick Lube
- 4 84 Lumber
- 5 Sabraton Plaza: Family Dollar, Rio Verde Mexican Restaurant, Pizza Al's, Edward Jones, Trulieve, Allstate, Hearing Central, WV Department of Rehabilitation, Friendly Nails and Spa and Supercuts.
- 6 Ruby Tuesday
- 7 AutoZone
- 8 Popeye's
- 9 Dollar Tree
- 10 Pella Windows & Doors, AutoMax, ReMax, CWS Office Solutions
- 11 Advance Auto Parts
- 12 MVB Bank
- 13 Suburban Extended Stay Hotel
- 14 U.S. Department of Agriculture
- 15 CSC Construction Home and Hardware
- 16 Hardee's
- 17 CVS
- 18 bfs Gas Station
- 19 Monongalia County Schools (BOE Office)
- 20 Dollar General, TLC Dental
- 21 Kroger
- 22 Clear Mountain Bank
- 23 United Bank
- 24 McDonald's
- 25 O B Fawley Music Co
- 26 Dunkin Donuts
- 27 KFC
- 28 United States Post Office, Marriott Springhill Suites
- 29 Arby's, Burger King
- 30 Goodwill
- 31 First United Bank



# DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



52,741

Total Population



2,461

Businesses



69,652

Daytime Population



\$51,154

Median Home Value



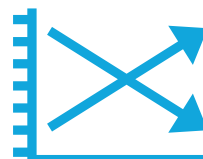
\$35,312

Per Capita Income



\$51,154

Median Household Income



0.62%

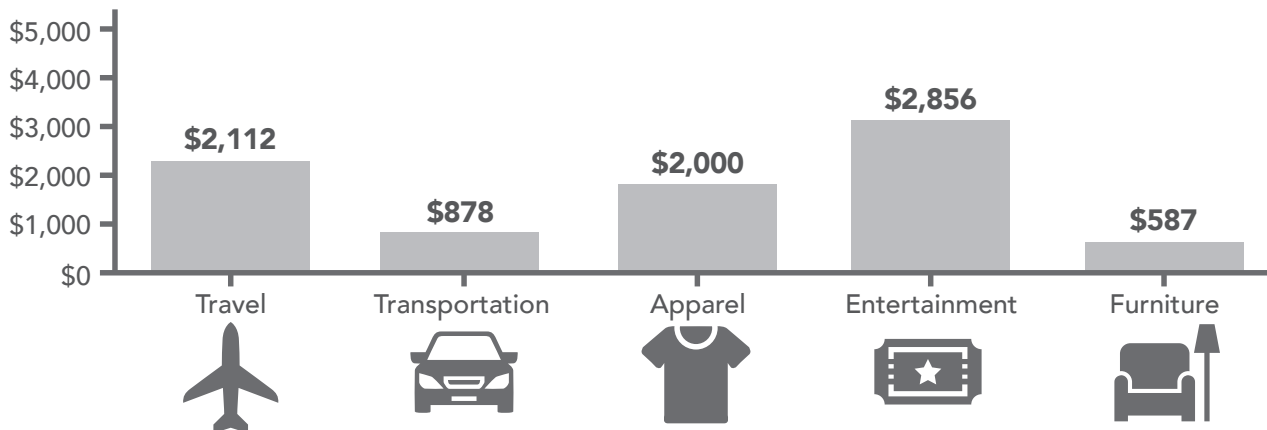
2020-2022 Pop Growth Rate



25.0

Median Age

## 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 2022, 2027. Spending facts are average annual dollar per household.

## 5 MILE RADIUS



29,294

Total Population



1,063

Businesses



28,478

Daytime Population



\$271,233

Median Home Value



\$49,868

Per Capita Income



\$76,201

Median Household Income



0.40%

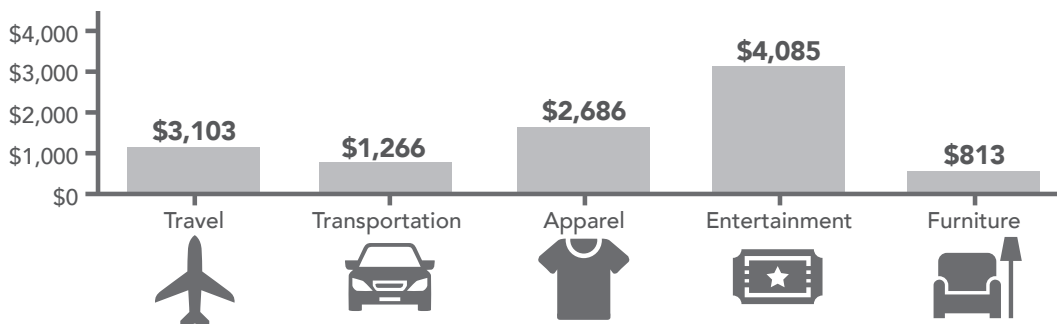
2020-2022 Pop Growth Rate



37.3

Median Age

### KEY SPENDING FACTS



## 10 MILE RADIUS



66,091

Total Population



486

Businesses



21,090

Daytime Population



\$233,370

Median Home Value



\$42,863

Per Capita Income



\$70,790

Median Household Income



0.69%

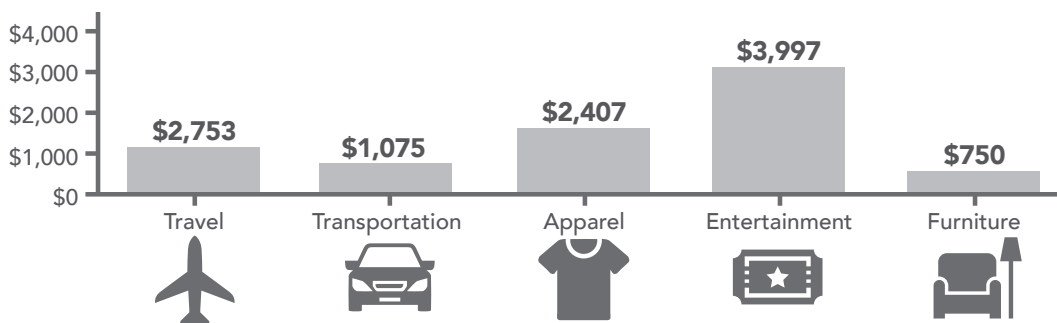
2020-2022 Pop Growth Rate



44.1

Median Age

### KEY SPENDING FACTS



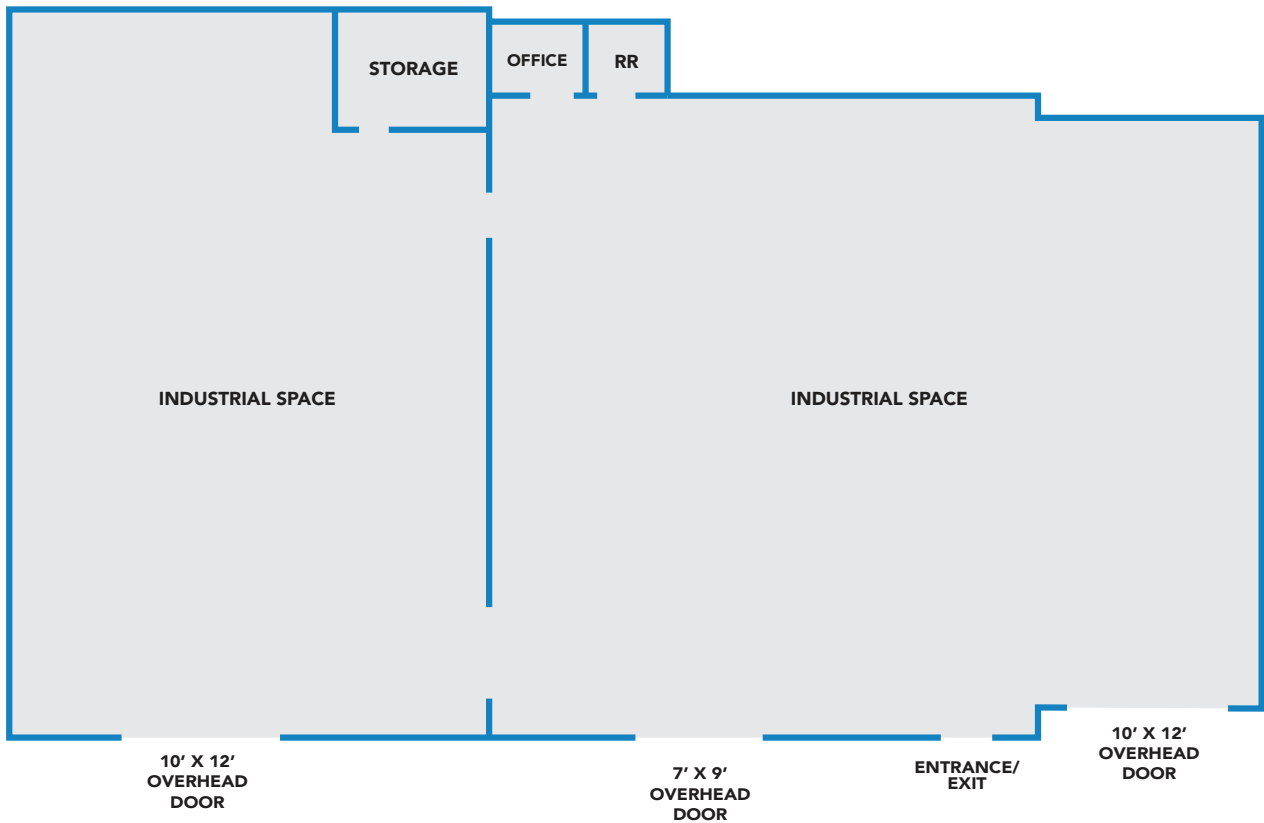


# FLOOR PLAN

## 3,976 (+/-) SQUARE FEET

The subject building is comprised of 3,976 (+/-) square feet. The floor plan currently consists of a majority of large industrial space, a storage room, an office and a restroom. The building is equipped with two 10' x 12' and one 7' x 9' overhead doors. The ceiling height is a mix of 9' and 12'.

Finishes to the space include concrete brick walls, with a few rooms that have wood paneling. Flooring is concrete and lighting is fluorescent throughout the space.





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# INTERIOR PHOTOS



Industrial Space.



# INTERIOR PHOTOS



Industrial Space.



Storage.



Industrial Space.



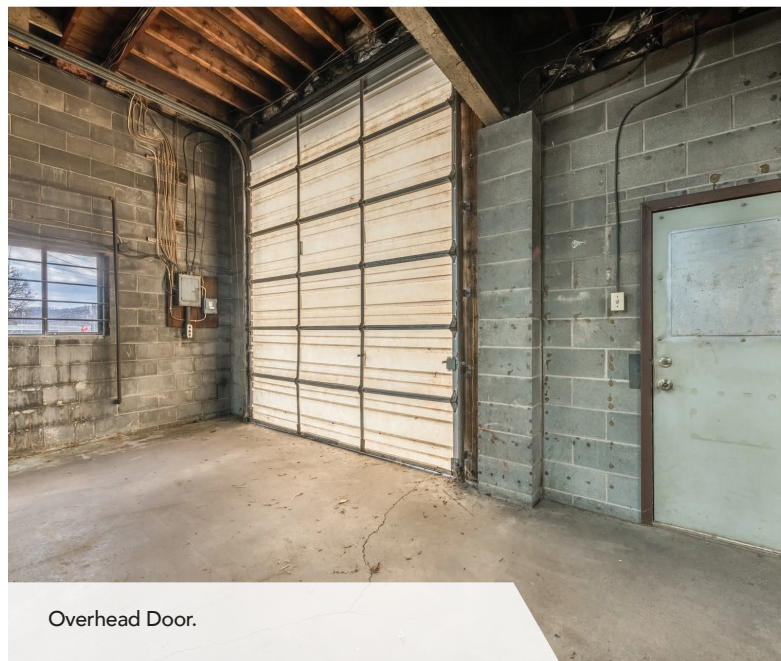
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Industrial Space.



Overhead Door.



Office.



# EXTERIOR PHOTOS



Front of Industrial Building.



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Front of Industrial Building.



Overhead Door.



Overhead Door.



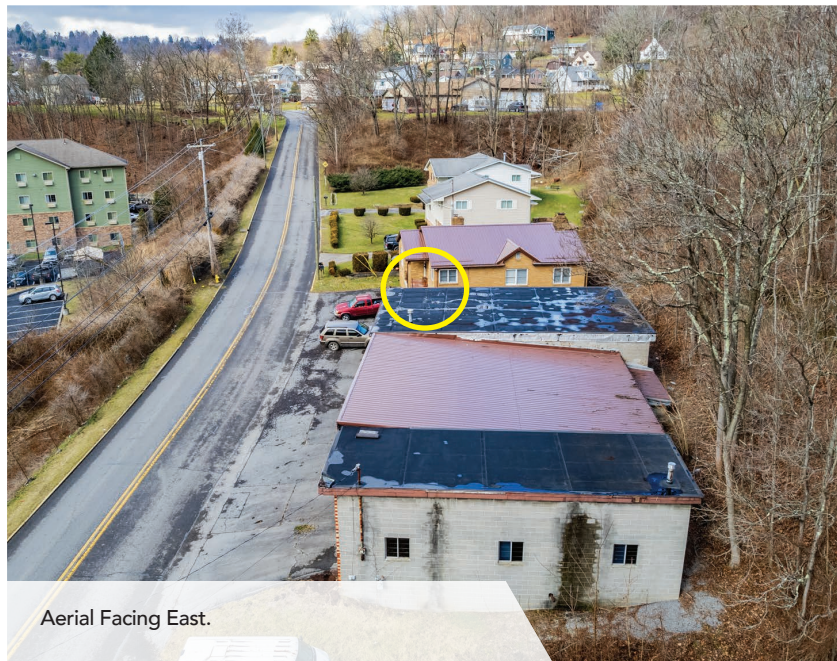
# AERIALS



Aerial Facing North.



Aerial Facing Southeast.



Aerial Facing East.



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Aerial Facing Southeast.



# AERIALS



Aerial Facing North.



# FOR LEASE

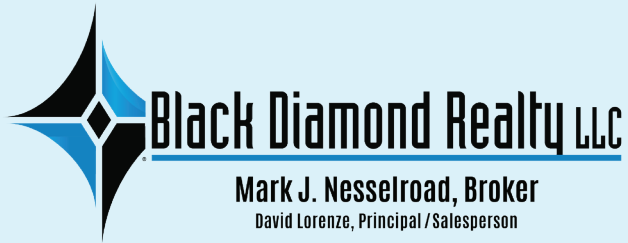
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Aerial Facing South.





# CONTACT

## BLACK DIAMOND REALTY LLC

1399 Stewartstown Road, Suite 150  
Morgantown, WV 26505

P. 304.413.4350 | F. 304.599.3285

[BlackDiamondRealty.net](http://BlackDiamondRealty.net)

### PRIMARY CONTACT

**Jeff Stenger**, Senior Associate

M. 301.237.0175

[jstenger@blackdiamondrealty.net](mailto:jstenger@blackdiamondrealty.net)