

Black Diamond Realty

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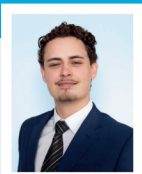
FOR LEASE



INDUSTRIAL RETAIL BUILDING

34 Sterling Drive

Morgantown, WV 26505



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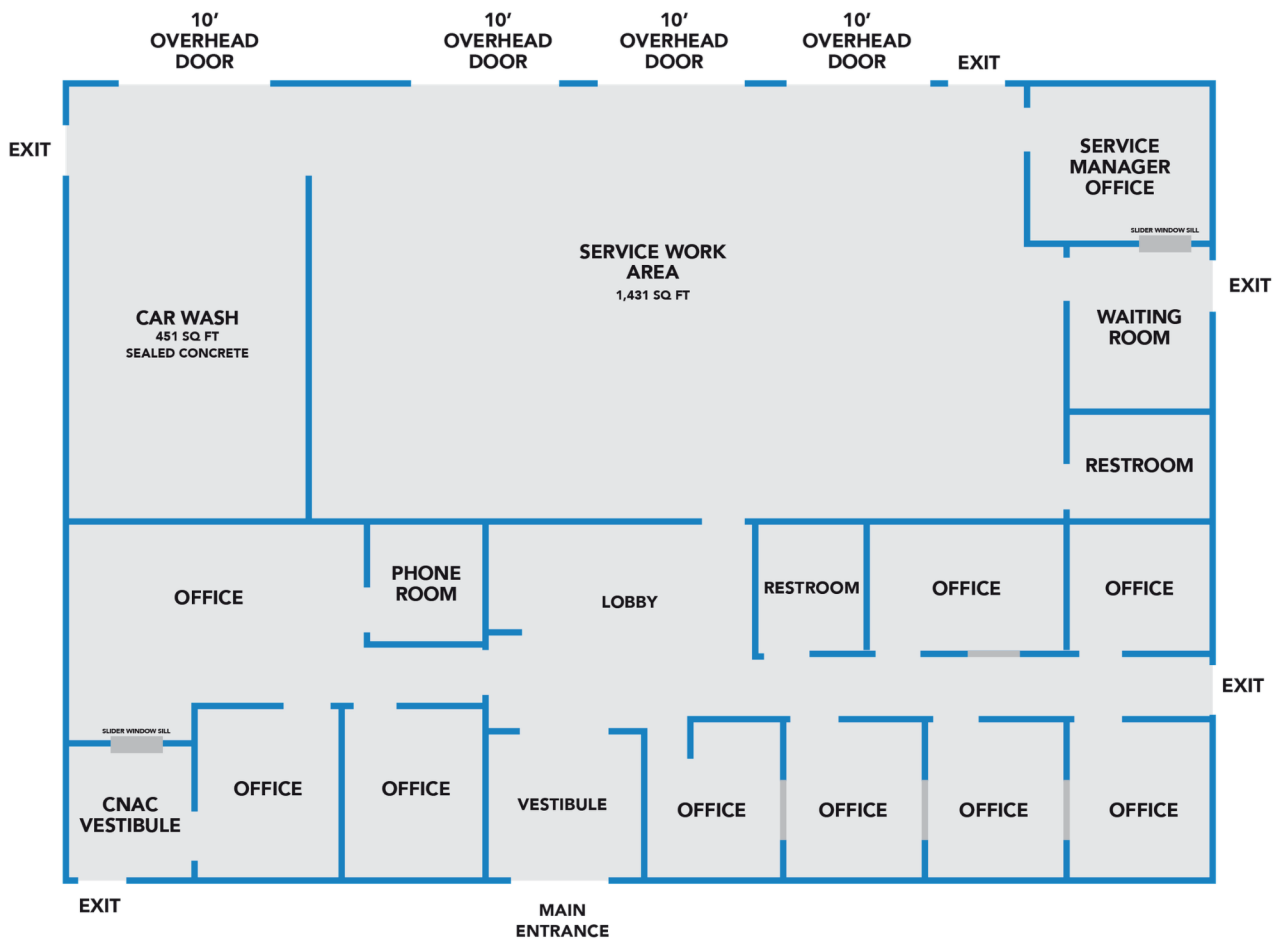
LEASE RATE RANGE	\$10.00 / SQ FT / YEAR
LEASE STRUCTURE	NNN
TOTAL SPACE AVAILABLE	4,319 SQ FT
INDUSTRIAL CEILING HEIGHT	16'
OVERHEAD DOORS	4
ELECTRIC	Three-Phase
PARKING	44 +/- Spaces
ZONING	Morgantown B-5 (Shopping Center District)
DISTANCE TO INTERSTATE	1 Mile To I-68, Exit 4

SUITE DETAILS

Positioned in Morgantown's established Sabraton commercial district, 34 Sterling Drive presents a versatile commercial retail/industrial opportunity offering approximately 4,319 (+/-) square feet on 0.83 (+/-) acre. Constructed in 2010, the property was previously utilized as an automobile dealership and is well-equipped to accommodate a variety of retail, service, showroom, warehouse, or light industrial users.

The building features a functional combination of office and warehouse space, highlighted by four overhead doors, approximately 16' ceiling heights in the warehouse area, and three-phase electric service. The site benefits from all public utilities and provides approximately 44 on-site parking spaces, offering ample parking for employees, customers, fleet vehicles, or inventory display.

Strategically located just one mile from Interstate 68, Exit 4, the property offers excellent regional accessibility and convenient connectivity throughout the Morgantown market.



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