



FOR SALE
INDUSTRIAL BUILDING
MARKETING FLYER



622 BLUE HORIZON DRIVE
MORGANTOWN, WV 26501



622 BLUE HORIZON DRIVE

MYLAN PARK

GATEWAY



EXIT 155

WESTRIDGE

EXIT 154

UNIVERSITY TOWN CENTRE



EXIT 152

MORGANTOWN

RUBY MEMORIAL HOSPITAL

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622 BLUE HORIZON DRIVE

INDUSTRIAL BUILDING FOR SALE

622 BLUE HORIZON DRIVE MORGANTOWN, WV 26501

SALE PRICE / \$539,000

GROSS BUILDING SIZE / 7,936 SQ FT

GROSS LOT SIZE / 0.56 (+/-) ACRE

CITY LIMITS / OUTSIDE

ZONING / NO ZONING

PROPERTY TYPE / INDUSTRIAL, AUTO
REPAIR, TIRE SHOP

PROPERTY FEATURES / DUAL ACCESS,
SEVEN OVERHEAD DOORS, FUNCTIONAL
LAYOUT, SIGNAGE OPPORTUNITIES, EASY
ACCESS, GATED PARKING AREA

Optional Turnkey Industrial Auto Shop Opportunity with Flexible Commercial Potential

Position your business for success at 622 Blue Horizon Drive in Morgantown, West Virginia. Currently operating as an auto repair shop, this **7,936 (+/-) square foot** industrial building sits on **0.56 (+/-) acre** and offers a functional layout designed for a variety of industrial, automotive, contractor, warehouse, or service-related businesses.

Built into the natural hillside, the property features dual access from **Blue Horizon Drive** and **Pursglove Road**, maximizing operational efficiency. The lower level includes an updated reception/waiting area, private office, restroom, open shop space, and dedicated tool storage rooms. A partial second level provides additional storage along with an apartment featuring a kitchen, one bedroom, and full bathroom. The building is equipped with **seven overhead doors**, ample parking on both the east and west sides, and a gated east parking lot for added security.

Located **outside Morgantown city limits with no zoning restrictions**, this versatile property offers exceptional flexibility for a wide range of commercial uses. Conveniently situated just **2 miles from Interstate 79 (Exit 155)**, the location provides excellent accessibility to Morgantown and the surrounding region.

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INDUSTRIAL BUILDING - LOCATED 2 MILES TO I-79, EXIT 155
622 BLUE HORIZON DRIVE · MORGANTOWN, WV 26501 · 7,936 SQ FT · 0.56 ACRE

PROPERTY SPECIFICATIONS

PROPERTY HIGHLIGHTS

- 7,936 (+/-) gross square feet
- 0.56 (+/-) acre
- Outside city limits, no zoning restrictions
- Seven overhead doors
- Dual access
- Apartment space with kitchen, bedroom and bathroom
- Fenced gravel parking area with secure outdoor storage
- Full LED lighting conversion throughout the building
- Updated alarm/security/camera system
- New customer service counter
- Updated reception and waiting area
- Separate shop restroom in addition to the reception area restroom
- Ceiling fans throughout the shop area
- Rapid Air® compressed air lines installed throughout the shop
- Two natural gas heaters servicing the shop area
- Built-in welding table
- 2 – 250-amp electrical service
- Plumbed for in-floor radiant heat via a boiler system (boiler not currently installed)

EQUIPMENT LIST

The following equipment is **not included**, but may be negotiated in the sale of the property.

- Two Ingersoll Rand TS4N5 Reciprocating Air Compressor
- Champion BR30 – 30 HP R-70 Two-Stage Reciprocating Air Compressor with tank
- Three Rotary VLXS10 low rise lifts
- Challenger Lift 2 post
- Hunter scissor lift for alignment (set in ground to accommodate lowered cars)
- Hawk eye head unit new Hunter road force
- Hunter balancer
- Blue tire changer
- Tire changer ranger r80ex

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	Mountain State Waste
Cable/Internet	Multiple Providers

INGRESS / EGRESS / PARKING

With a unique design built into the natural hillside, the property benefits from dual access points, providing exceptional operational flexibility. The primary entrance on the south side fronts Blue Horizon Drive, while the north side offers convenient access to Pursglove Road, allowing for efficient circulation, loading, and workflow. Ample parking is available on both the east and west sides of the building, with the east parking area fully gated to provide an added layer of security for vehicles, inventory, or outdoor storage. The property offers approximately 20-25 parking spaces between both parking lots.

LEGAL DESCRIPTION / ZONING

- Located outside the city limits of Morgantown, WV
- Situated in the Cass District of Monongalia County
- Property consists of two rectangular shaped parcels
- Parcel identification: Cass District, Map 16C, Parcels 13 and 14
- Referenced in Deed Book 1843, Page 782
- No zoning restrictions

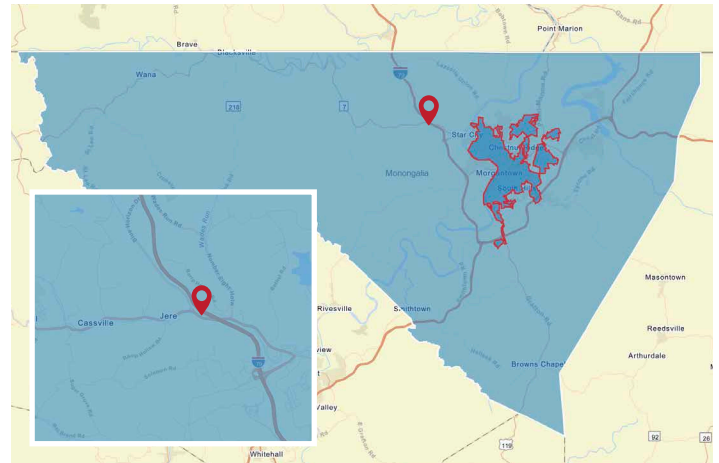
LOCATION ANALYSIS

Monongalia County is located in north-central West Virginia, with Morgantown serving as the county seat and home to West Virginia University. The Morgantown MSA consistently ranks on numerous lists recognizing the region's achievements in growth, business development, and workforce cultivation. Morgantown's prominence in the recession-resistant sectors of higher education and health care contributes to the area's long-term economic stability. According to the WVU Bureau of Business and Economic Research, the region is projected to experience "continued healthy growth" well into the future.

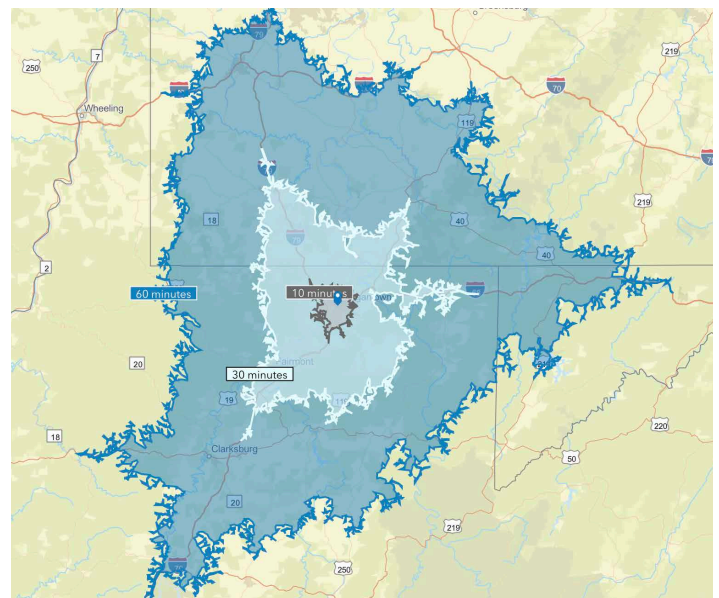
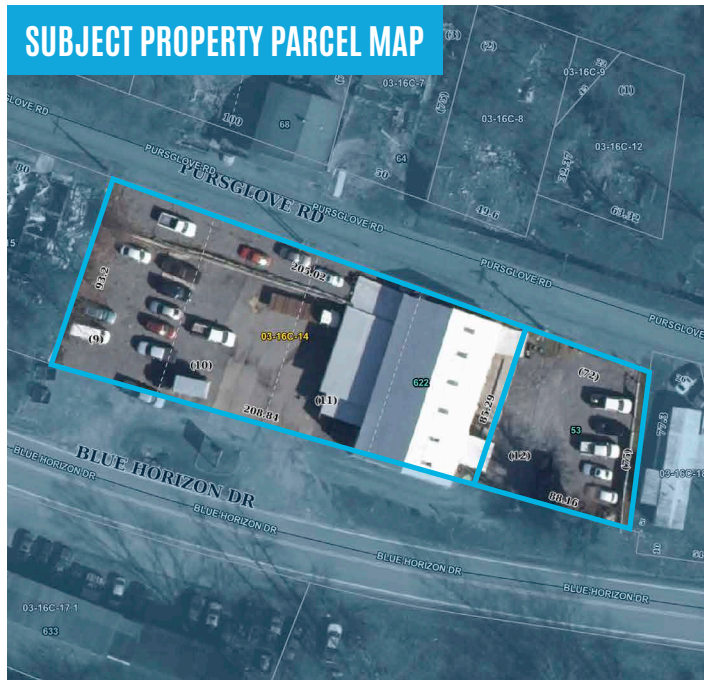
Monongalia County has a total population of 106,376, with a median household income of \$56,213 and 3,875 total businesses.

The **City of Morgantown**, located within the county, has a total population of 29,856, a median household income of \$43,620, and 1,441 total businesses.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2025.



Monongalia County, WV Morgantown City Limits Subject Location

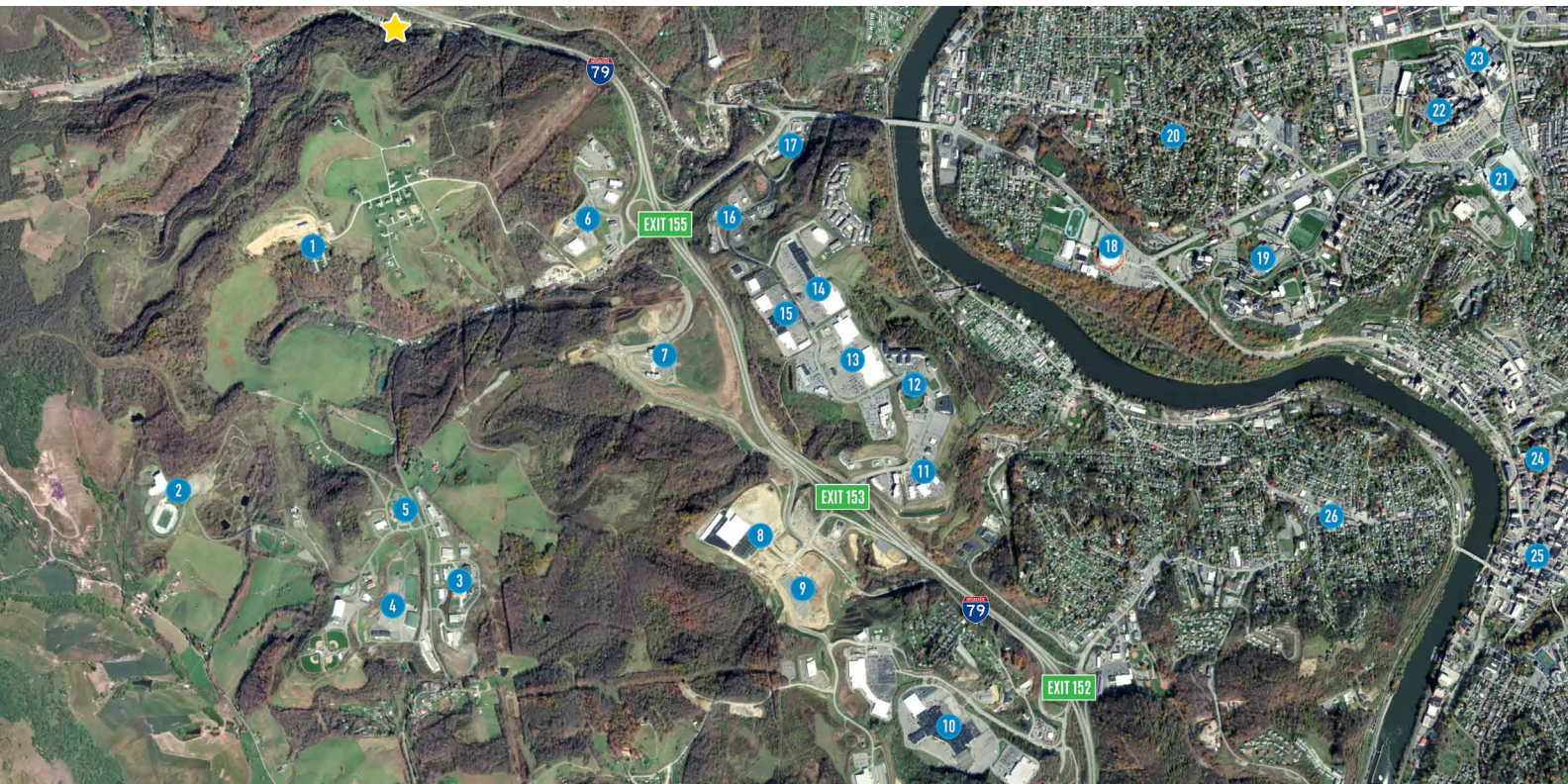


Distance to nearby cities: Fairmont, WV - 24 miles, Uniontown, PA - 24 miles, Bridgeport, WV - 39 miles, Clarksburg, WV - 42 miles, Washington, PA - 48 miles, Pittsburgh, PA - 76 miles, Charleston, WV - 170 miles.

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SURROUNDING AMENITIES



The Google earth image above highlights several surrounding businesses and amenities. The subject property at 622 Blue Horizon Drive has been referenced with a yellow star.

- 1 Village of Sugar Maple Ridge
- 2 Aquatic Center at Mylan Park
- 3 Preferred Surfaces, Pillar Innovations, Omnicare of Morgantown, Triad Engineering, Woodford Oil, Dieffenbauch & Hritz, LLC City Neon
- 4 Mylan Park
- 5 Mylan Park Elementary School
- 6 Gateway: Triple S Harley-Davidson, Hobby Lobby, I-79 Honda, Sportsmans Warehouse, Rhino Storage
- 7 Steptoe & Johnson PLLC - Morgantown
- 8 Menard's, KFC, Bass Pro Shops, Texas Roadhouse,
- 9 Khol's, HomeGoods, Ross, Burlington, PetSmart
- 10 Morgantown Mall
- 11 Hampton Inn & Suites, Chic-fil-A, Fusion Steakhouse, Panda Express, Buffalo Wild Wings, Wendy's
- 12 Monongalia County Ballpark, Star Furniture Star, Spark Black Bear, Courtyard Morgantown, WVU Medicine
- 13 Sam's Club, Walmart Supercenter
- 14 Target, TJ Maxx, Dollar Tree, Petco, Cici's Pizza, Sweet Frog, Sally's Beauty Supply
- 15 Dick's Sporting Goods, Harbor Freight Tools, Ashley Home Store, Ulta Beauty, Five Below, Kirkland's, Best Buy, Giant Eagle
- 16 Chili's, LongHorn Steakhouse, Cheddar's, Olive Garden, Red Lobster
- 17 Starbucks, Chipotle, McDonald's, Sheetz, Expressway Car Wash, The Ranch Quick Lube
- 18 WVU Coliseum
- 19 Evansdale Campus
- 20 Suncrest
- 21 Mountaineer Field at Milan Puskar Stadium
- 22 Ruby Memorial Hospital
- 23 WVU Medicine Health Sciences Campus
- 24 West Virginia University Main Campus
- 25 Downtown Morgantown, High Street
- 26 Westover

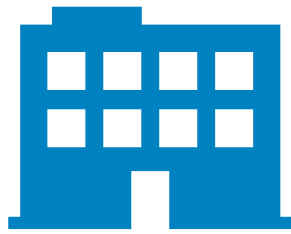
DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



10,926

Total
Population



519

Businesses



15,262

Daytime
Population



\$291,078

Median Home
Value



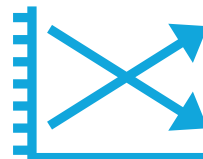
\$53,953

Per Capita
Income



\$79,279

Median Household
Income



0.1%

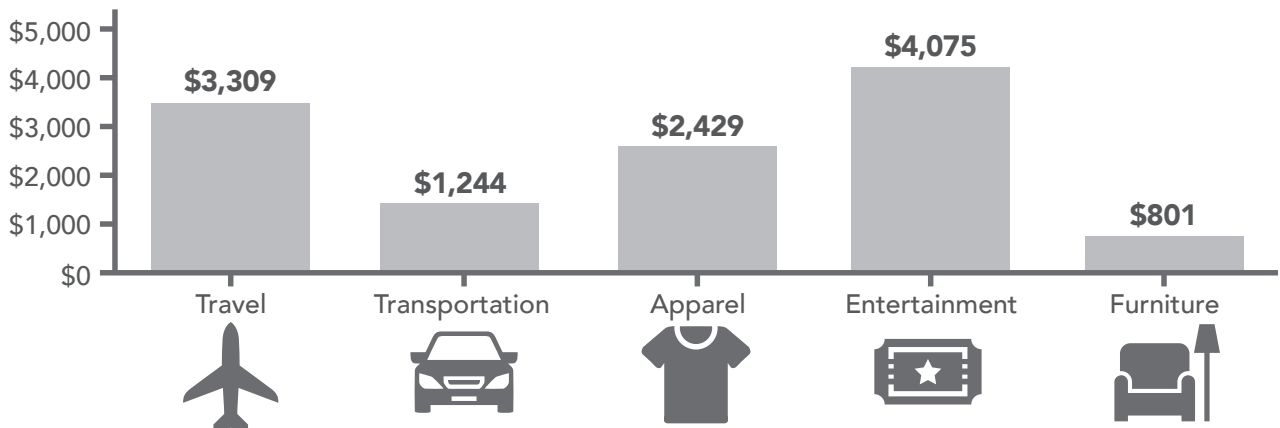
2025-2030
Pop Growth Rate



5,348

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 2025, 2030. Spending facts are average annual dollar per household.

5 MILE RADIUS



54,791

Total
Population



2,366

Businesses



70,884

Daytime
Population



\$274,832

Median Home
Value



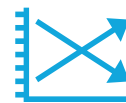
\$39,871

Per Capita
Income



\$58,158

Median
Household
Income



0.2%

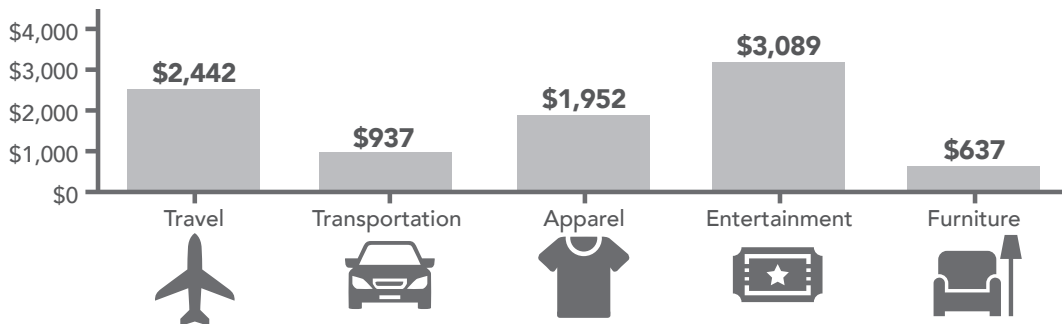
2025-2030
Pop Growth
Rate



26,829

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



103,163

Total
Population



3,873

Businesses



115,649

Daytime
Population



\$282,935

Median Home
Value



\$46,814

Per Capita
Income



\$69,684

Median
Household
Income



0.3%

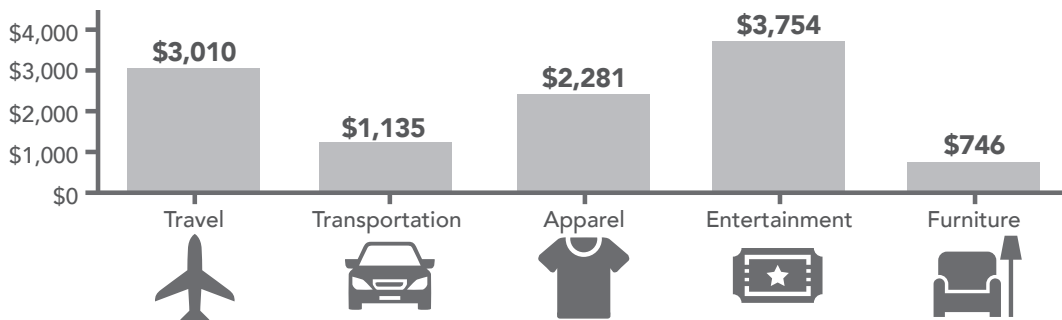
2025-2030
Pop Growth
Rate



48,902

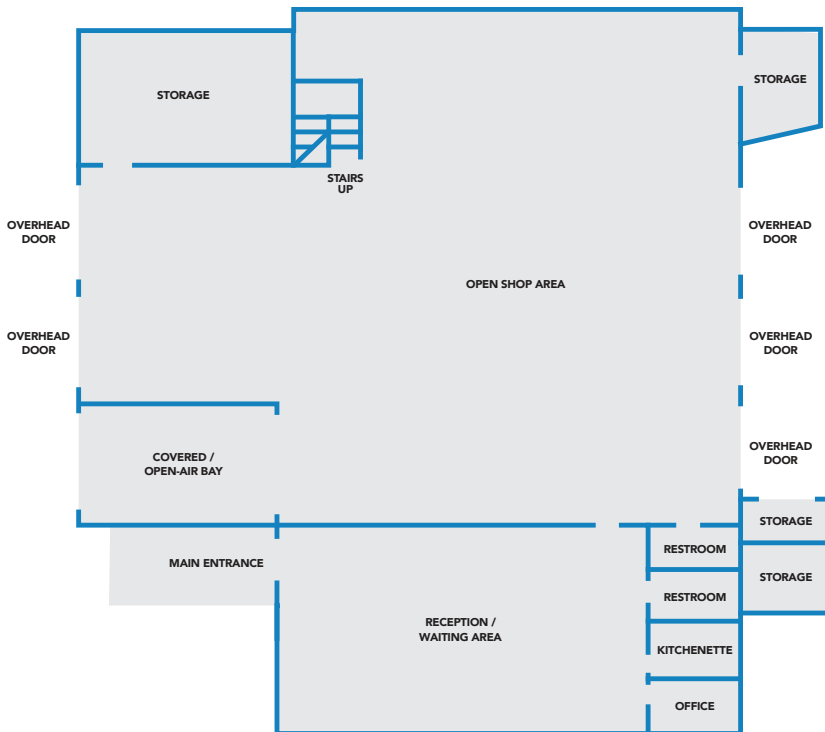
Housing Units
(2020)

KEY SPENDING FACTS

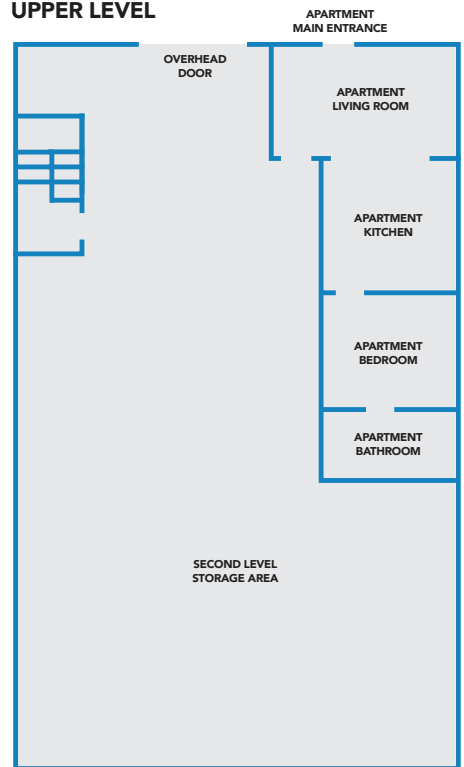


FLOOR PLAN

LOWER LEVEL



UPPER LEVEL

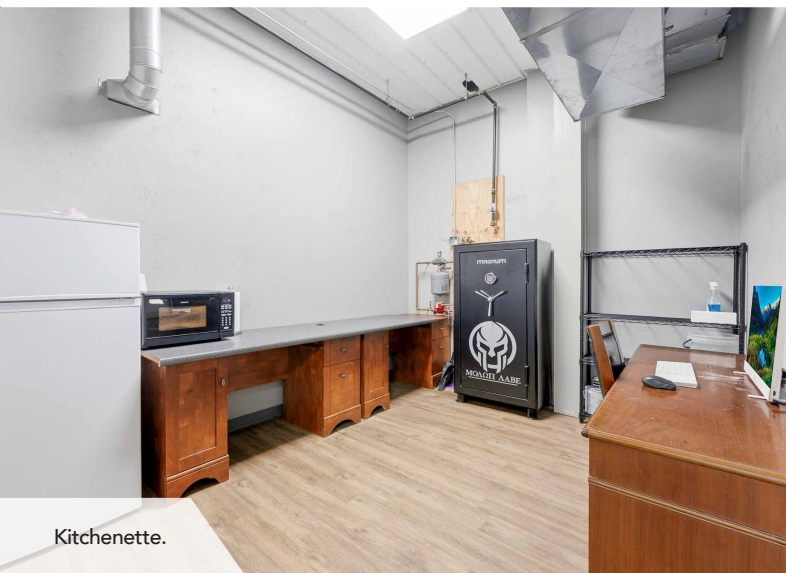


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INTERIOR PHOTOS



Reception/Waiting Area.



Kitchenette.



Office.

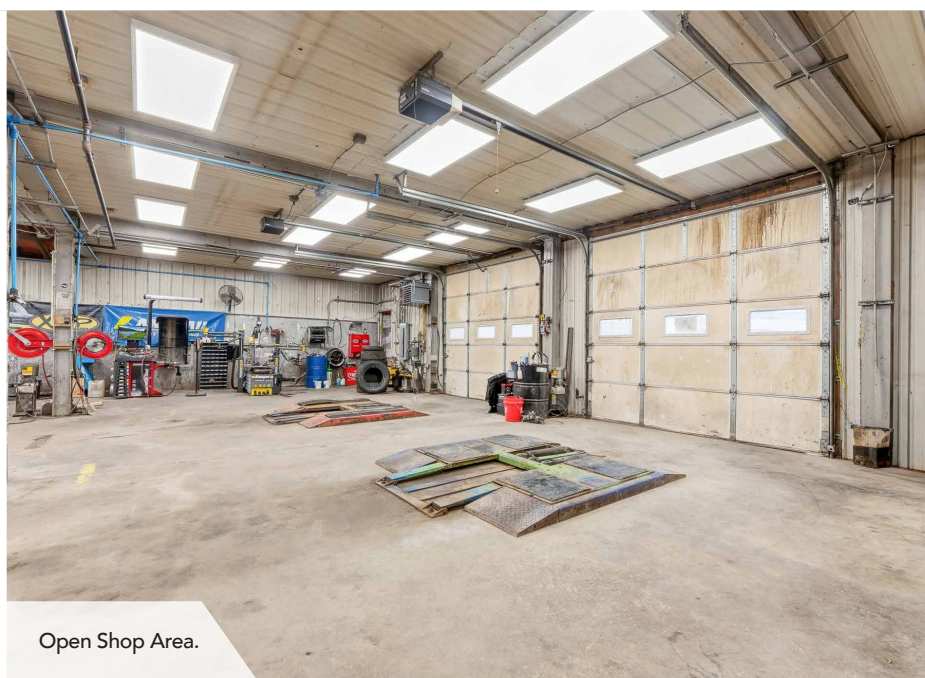
INTERIOR PHOTOS



Open Shop Area.

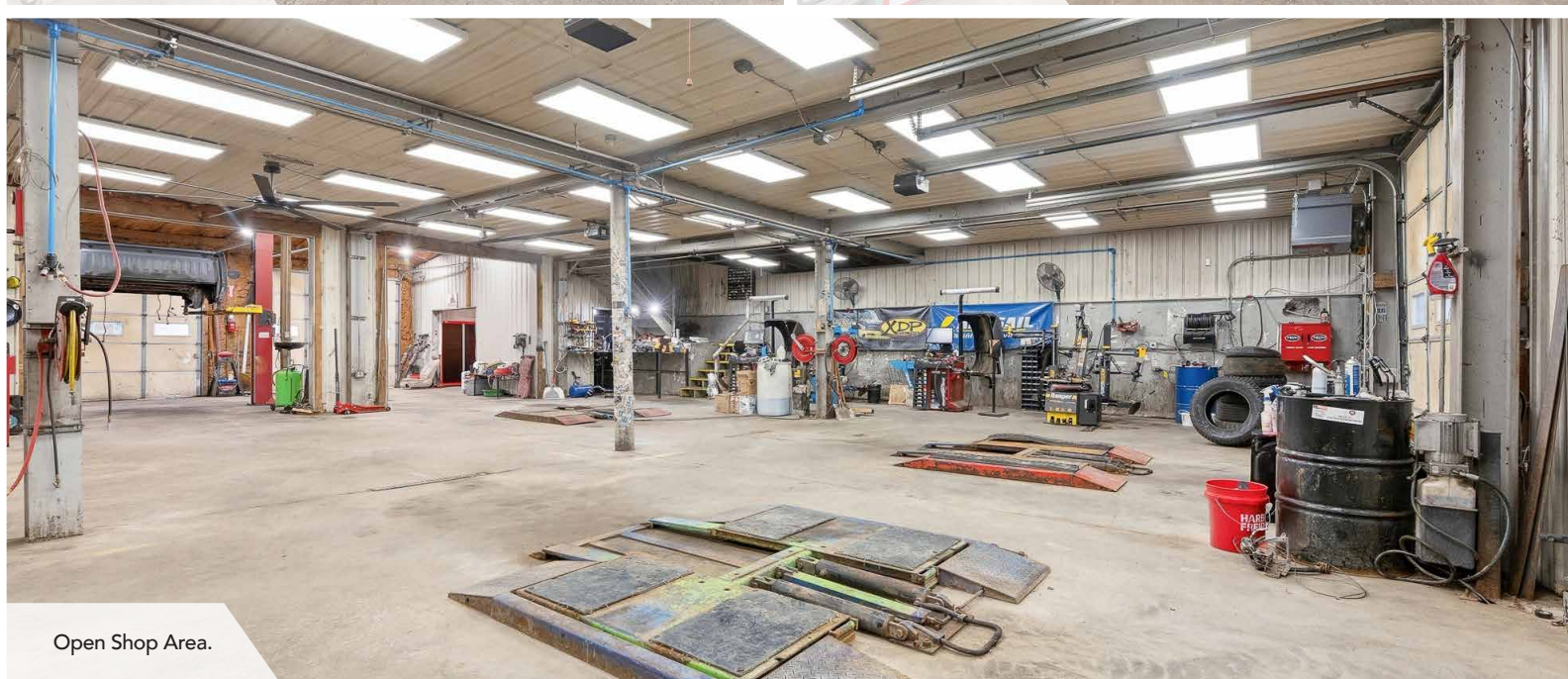
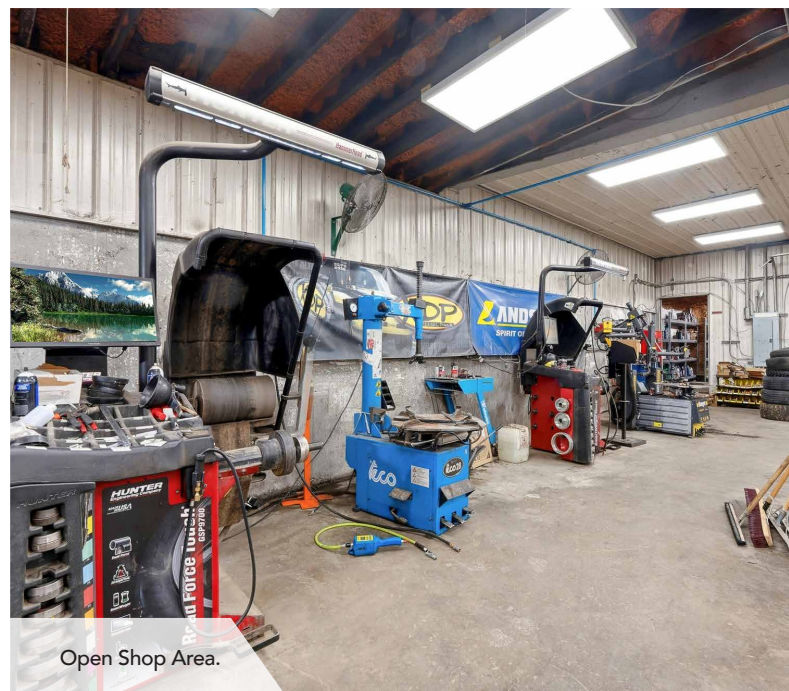
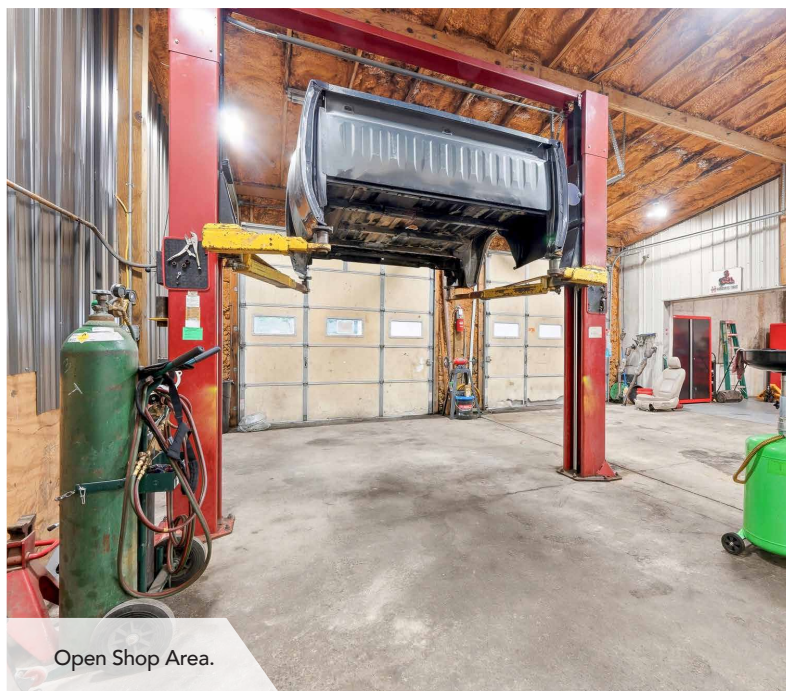


Shop Restroom.

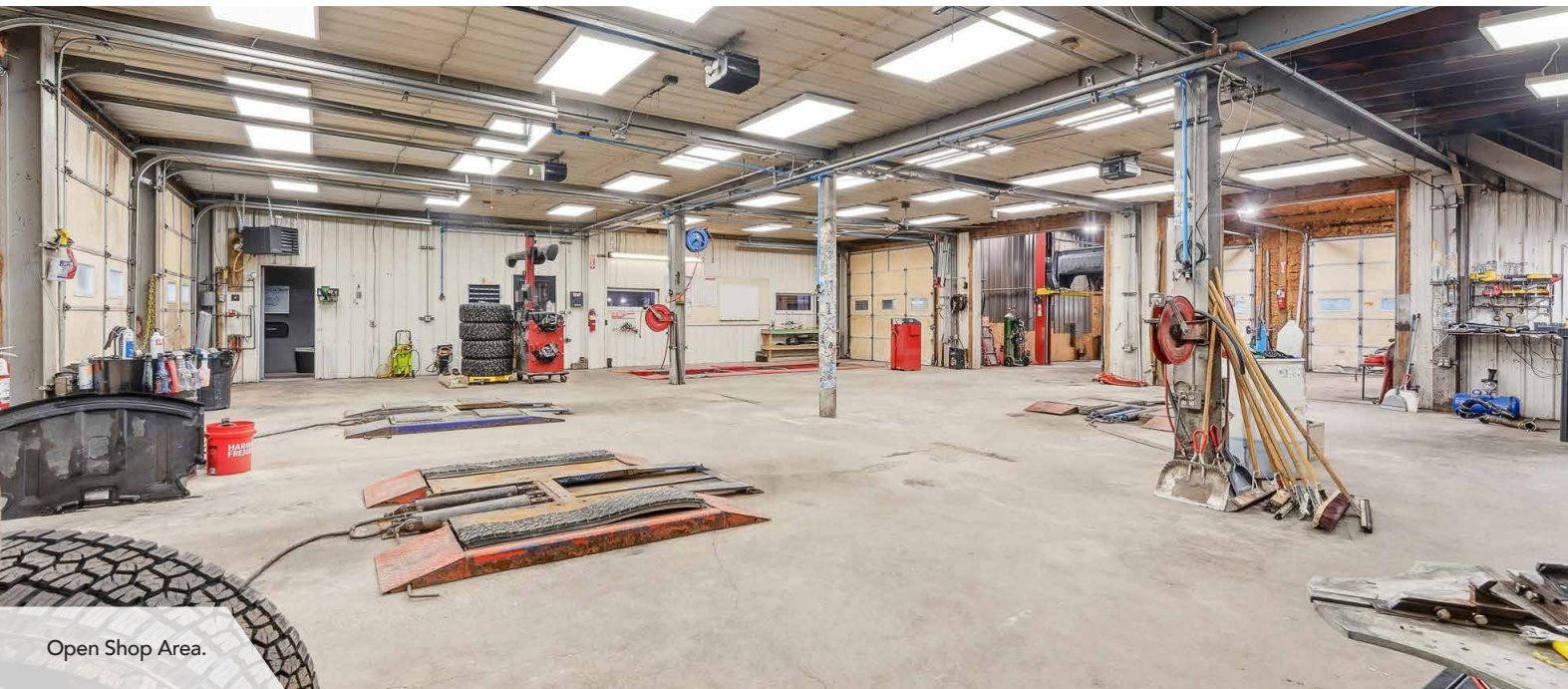


Open Shop Area.

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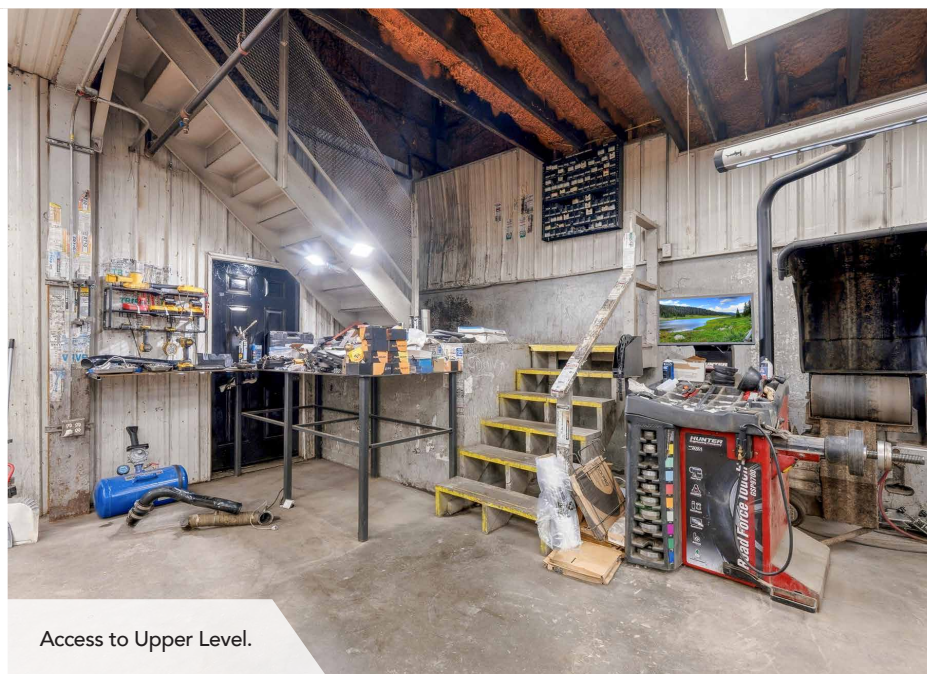
INTERIOR PHOTOS



Open Shop Area.



Storage.

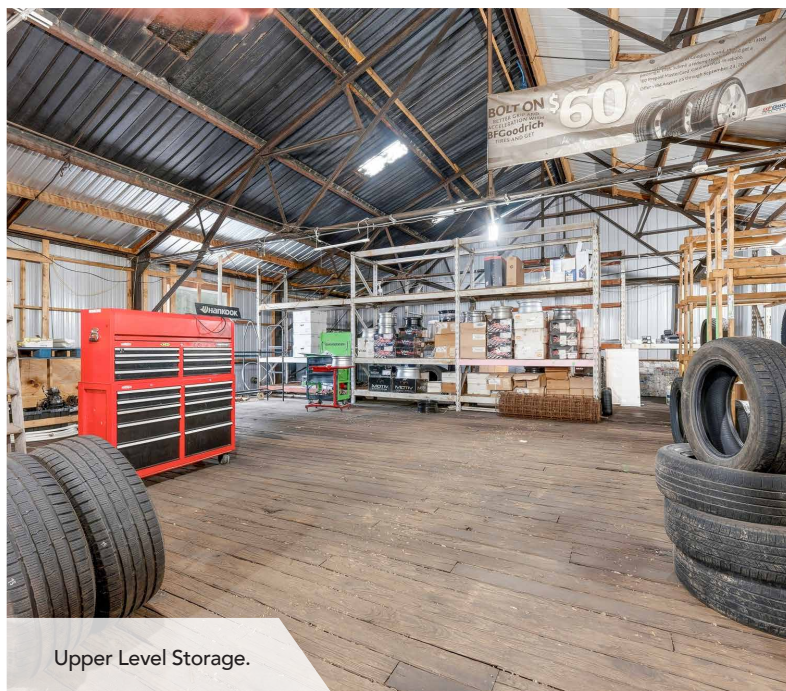


Access to Upper Level.

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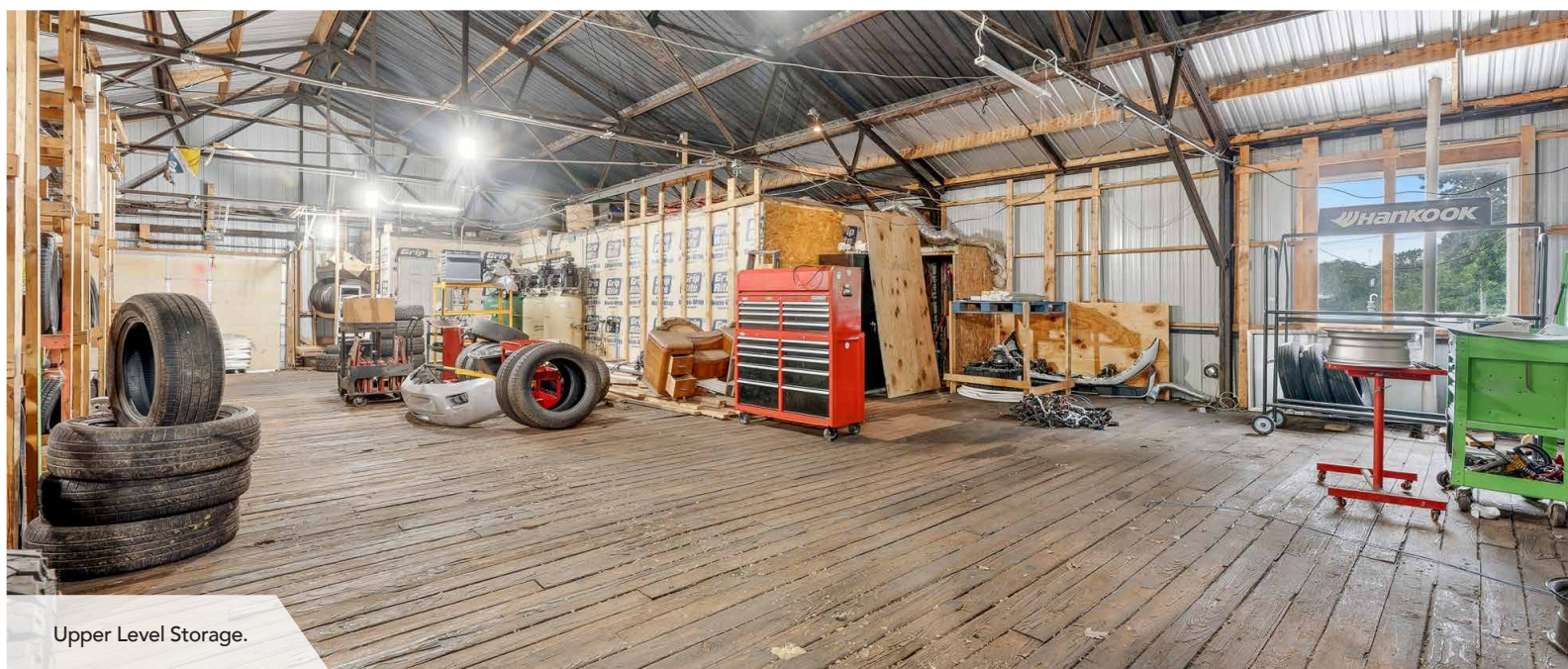
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Upper Level Storage.

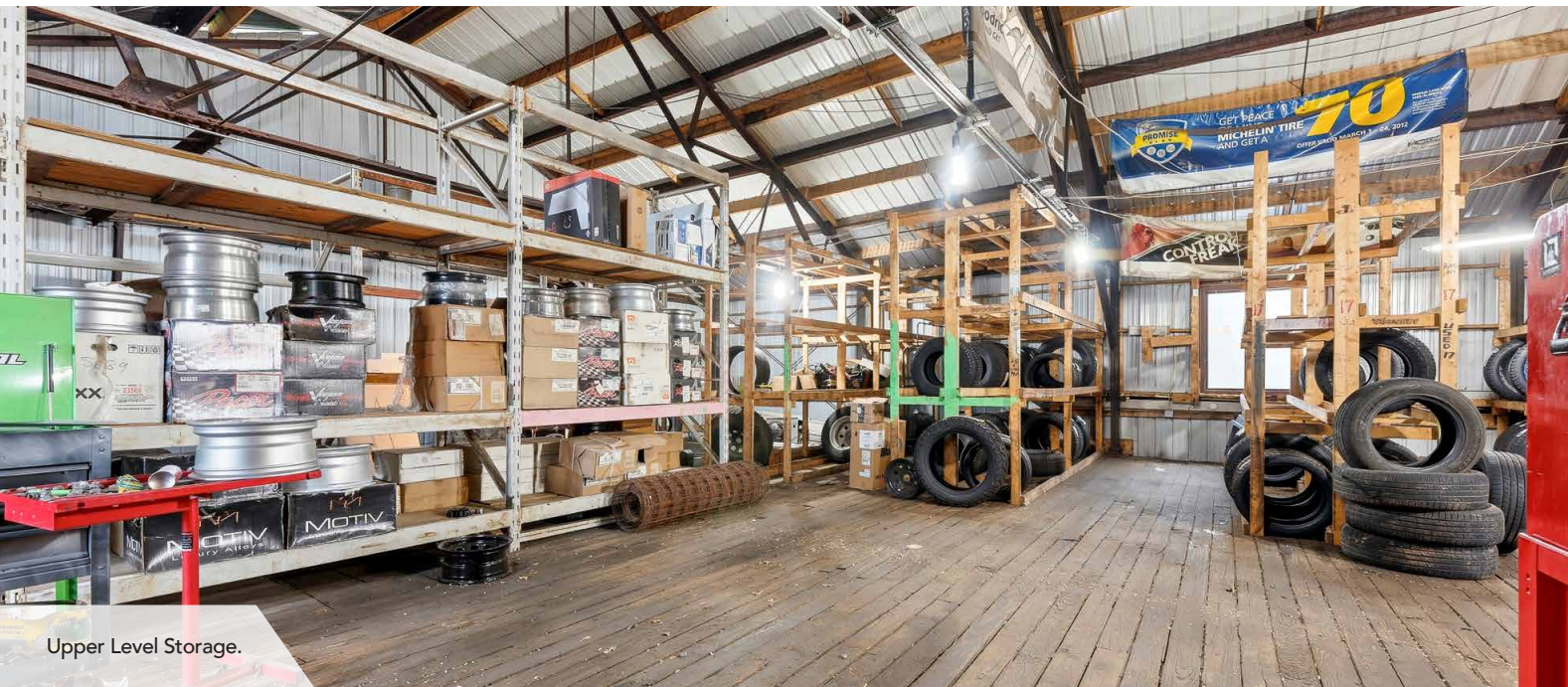


Upper Level Storage.



Upper Level Storage.

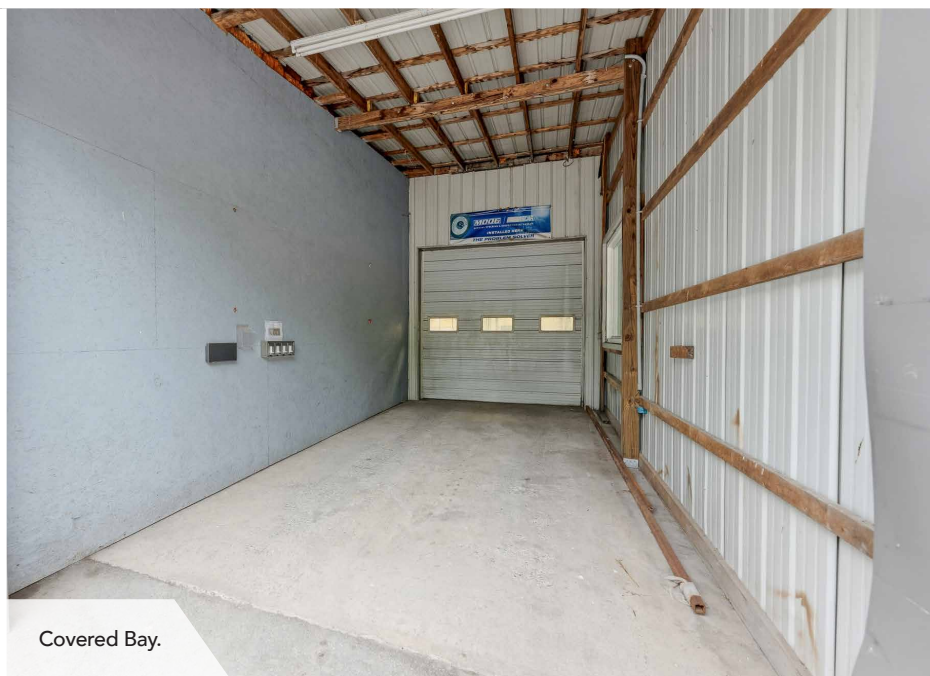
INTERIOR PHOTOS



Upper Level Storage.

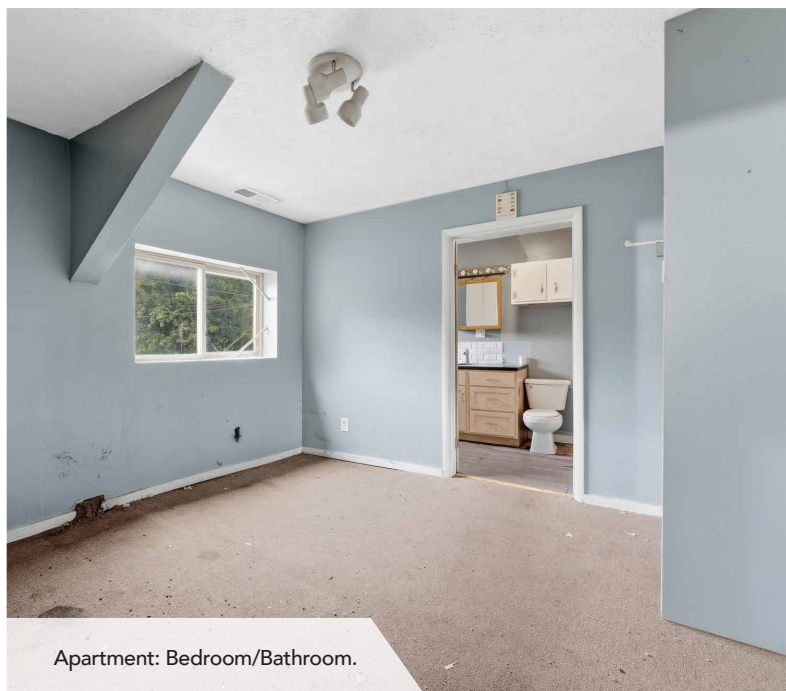


Lower Level Storage.

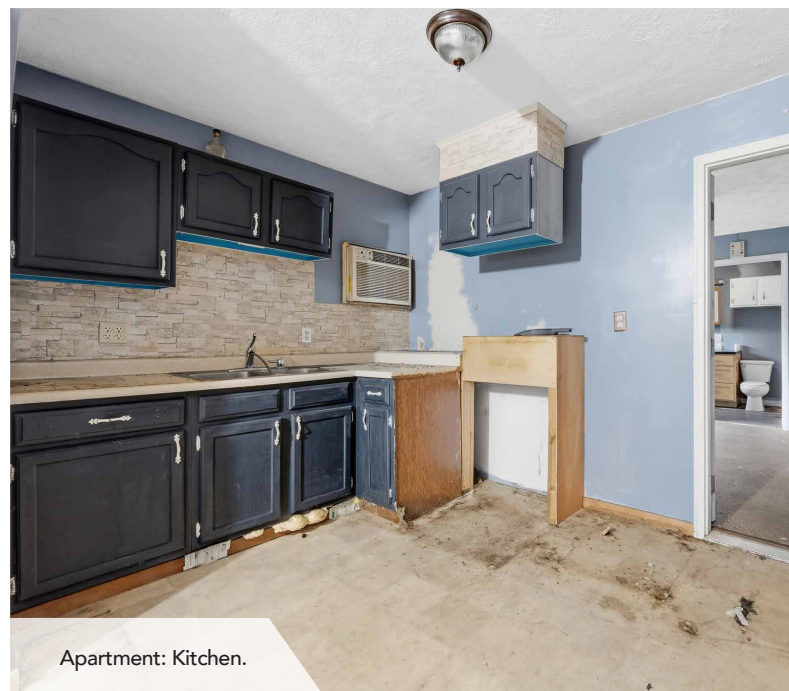


Covered Bay.

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Apartment: Bedroom/Bathroom.



Apartment: Kitchen.

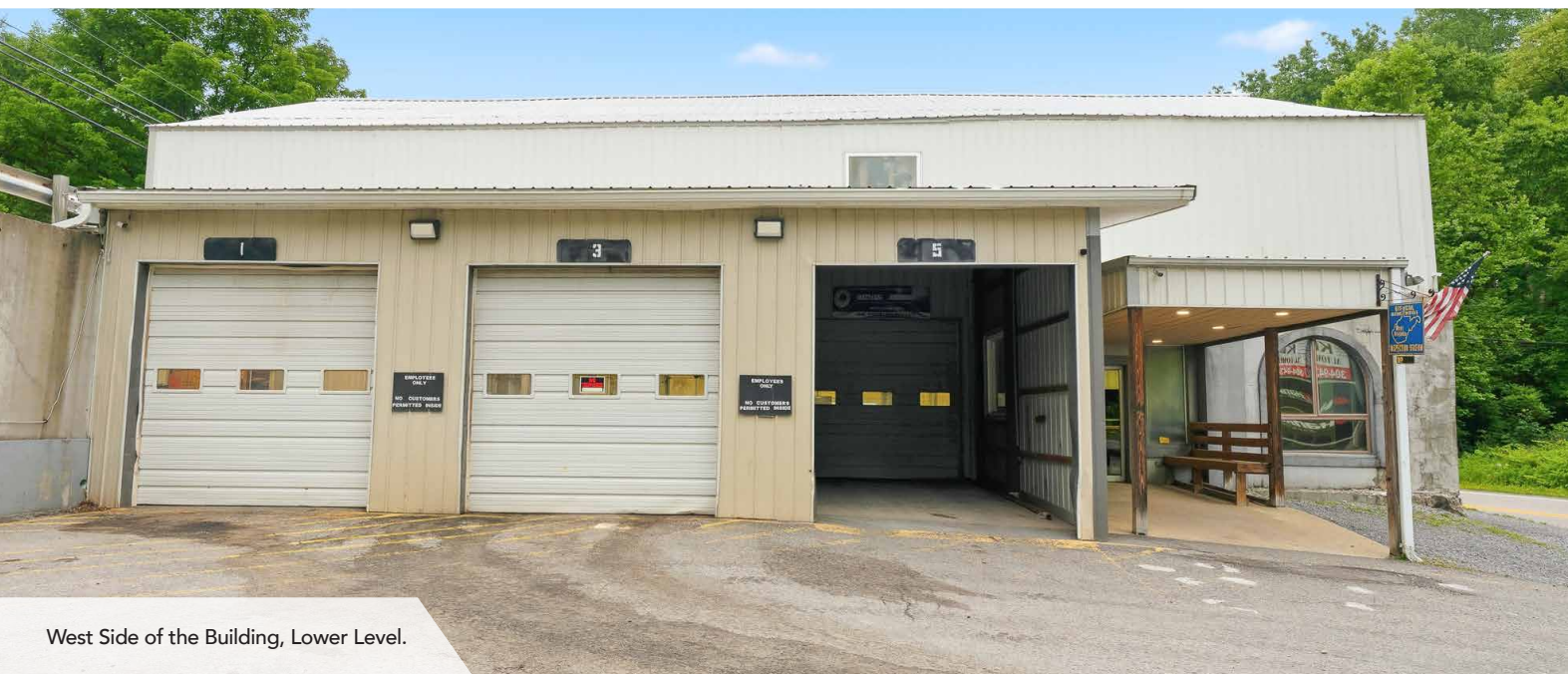


Apartment: Living Room.

EXTERIOR PHOTOS



West Side of the Property, Front Parking Area.

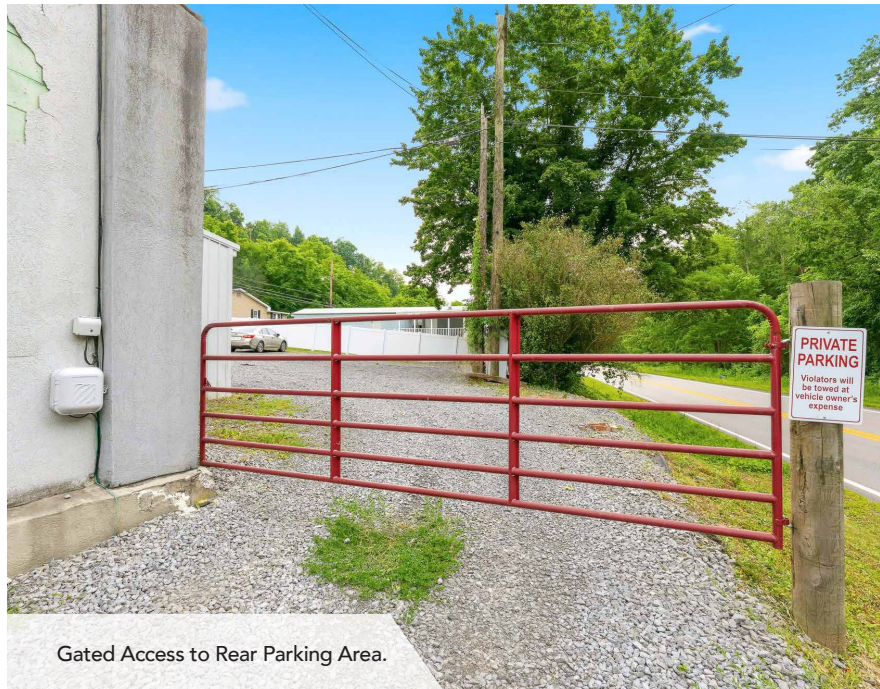


West Side of the Building, Lower Level.

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Main Entrance to Reception Area.



Gated Access to Rear Parking Area.



Rear Parking Area, Access to Upper Level.

EXTERIOR PHOTOS



West Side of the Property, Rear Parking Area.



Gate to Upper Level Road.



Upper Level Access (Pursglove Road).

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Upper Level Access.



View from Pursglove Road.

AERIALS

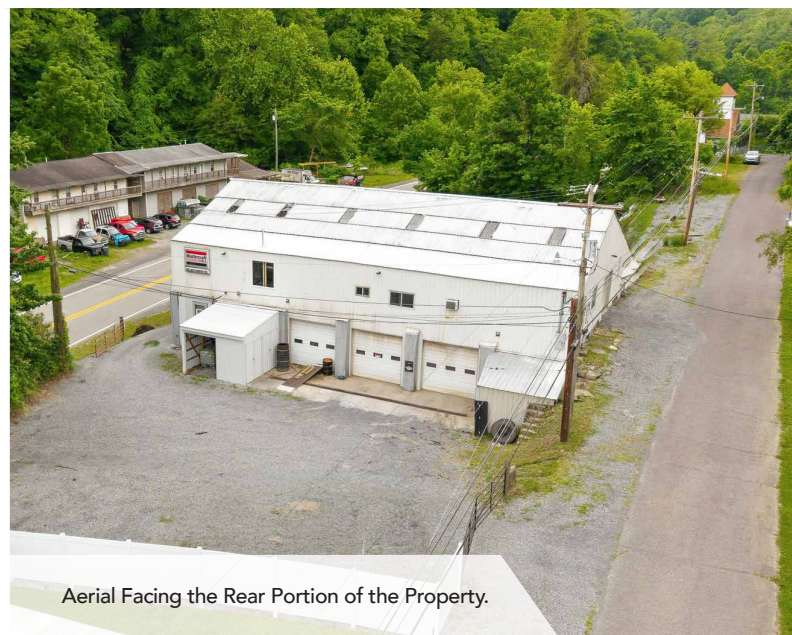


Aerial Facing Southeast Towards Morgantown.

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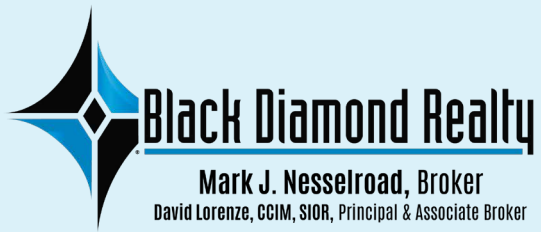
Aerial Facing the Front Portion of the Property.



Aerial Facing the Rear Portion of the Property.



Aerial From Above.



CONTACT

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