



**PETROPLUS™
& ASSOCIATES**

Parry G. Petroplus
Broker

FOR SALE

**3712 COLLINS FERRY RD
MORGANTOWN, WV**

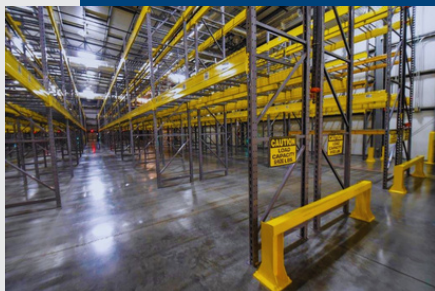
**OFFERED AT
\$5,500,000**



WAREHOUSE /DISTRIBUTION CENTER

Amazing opportunity! This property offers both a state of the art facility and ample land!

The 54,002 square foot building was constructed in 2003 and has been well maintained. There are five loading docks with automatic doors, four of these feature laser levelers. The warehouse also has two large, drive in refrigerated rooms and an abundance of storage space. The facility sits on 7.15 acres, providing space and opportunity for future expansion.



Sam Bossio Agent



304.685.9809



bossio@petroplus.com



Scan QR Codes below with
your mobile device for
instant access to property
details and photos.

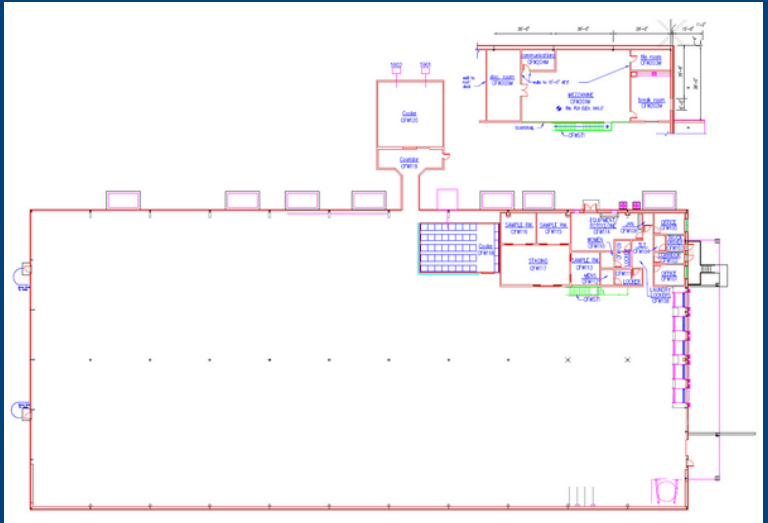
**3712 COLLINS FERRY RD
MORGANTOWN, WV**



Details



Video Tour



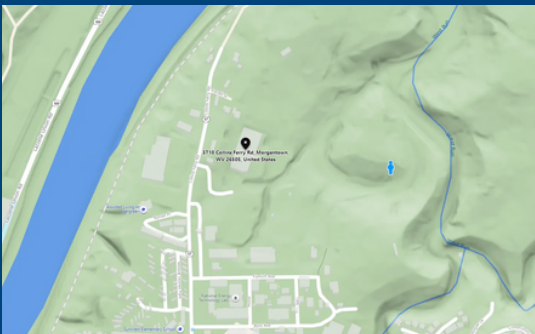
URL: <https://qrco.de/bcPAAR>

Details

- Available Immediately
- 54,002 sf
- Acres: 7.15
- Not in a municipality
- Office size: 574 sf
- Building Dimensions: 330'8" X 150'
- Ceiling Height: 29ft
- Cooler 1: 965 sf
- Cooler 2: 1065 sf

Utilities

- Gas: 3" per SU1
- Electric: 480V/1600Amp
- Water: 8" from main to south side of building for the fire sprinkler system with a 2" service connection.
- HVAC: 8 facility AHU 165 tons
- 336 racks average 10' length and 20' height



**Located approximately
3.5 miles from the I-79
interchange in
Morgantown WV, the
property abuts the
National Energy
Technology Laboratory.**