

COMMERCIAL BUILDING & LOTS

5.64 Acres

**FOR
SALE**



Carl Nix

REALTOR®
Salesperson



**801 HAZLETT AVE
WHEELING, WV**

**Jay
Goodman**

REALTOR®
Salesperson

AREA OVERVIEW

Wheeling, West Virginia, is experiencing a significant revitalization, with over \$50 million being reinvested into downtown projects. This has resulted in a halving of vacancy rates and the transformation of historic buildings into vibrant apartments, shops, and restaurants. Key city investments, including a \$32 million streetscape initiative and a \$63 million mixed-use hotel and event center, are driving growth and improving the quality of life.

This renewal has drawn in major employers looking for affordable and business-friendly environments. For instance, the international law firm Orrick has established its Global Operations & Innovation Center in Wheeling, employing nearly 200 professionals and saving millions by consolidating its support functions. Additionally, Williams Lea has launched its first onshore Delivery Center downtown, expanding its workforce from 30 to over 500 employees, backed by robust local and state support.

Together, these developments showcase Wheeling's unique combination of historic charm, modern amenities, and cost-effective opportunities, positioning it as a competitive hub for professional services.



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Executive Summary



Offered significantly below replacement cost, this versatile 194,988 SF industrial facility on 5.64 acres across 6 commercial-zoned parcels carries a rich legacy of industrial excellence.

Founded in 1927 in Wheeling, WV as Warwood Armature Repair Company, the business grew from humble beginnings servicing local coal mines into a massive regional industrial hub, expanding over decades to add major motor management, storage, and exchange operations before being acquired by HECO Inc.

Today, this ideal multi-tenant property features several buildings, multiple entrances, 2-3 levels accessed by elevators and staircases, and 10,000 SF of ground-floor ADA-compliant office space. Outfitted for heavy industrial operations, it boasts multiple overhead cranes, several loading docks, drive-in doors, and a dedicated parking lot accommodating 100+ vehicles or outdoor storage.

Adding immediate built-in cash flow, an anchor tenant currently occupies 37,000 SF on a lease expiring in 2034 (\$8,500/mo current rent, escalating to \$9,350/mo in 2029), making this a high-upside commercial acquisition steeped in local history.



LOCATION HIGHLIGHTS

1

Established commercial corridor with a mix of retail, industrial, office, and service businesses

2

A redevelopment opportunity with character

3

Easy access to WV Route 2 and I-70

4

**Building SF - 194,988
Lot Size - 5.64 Acres**





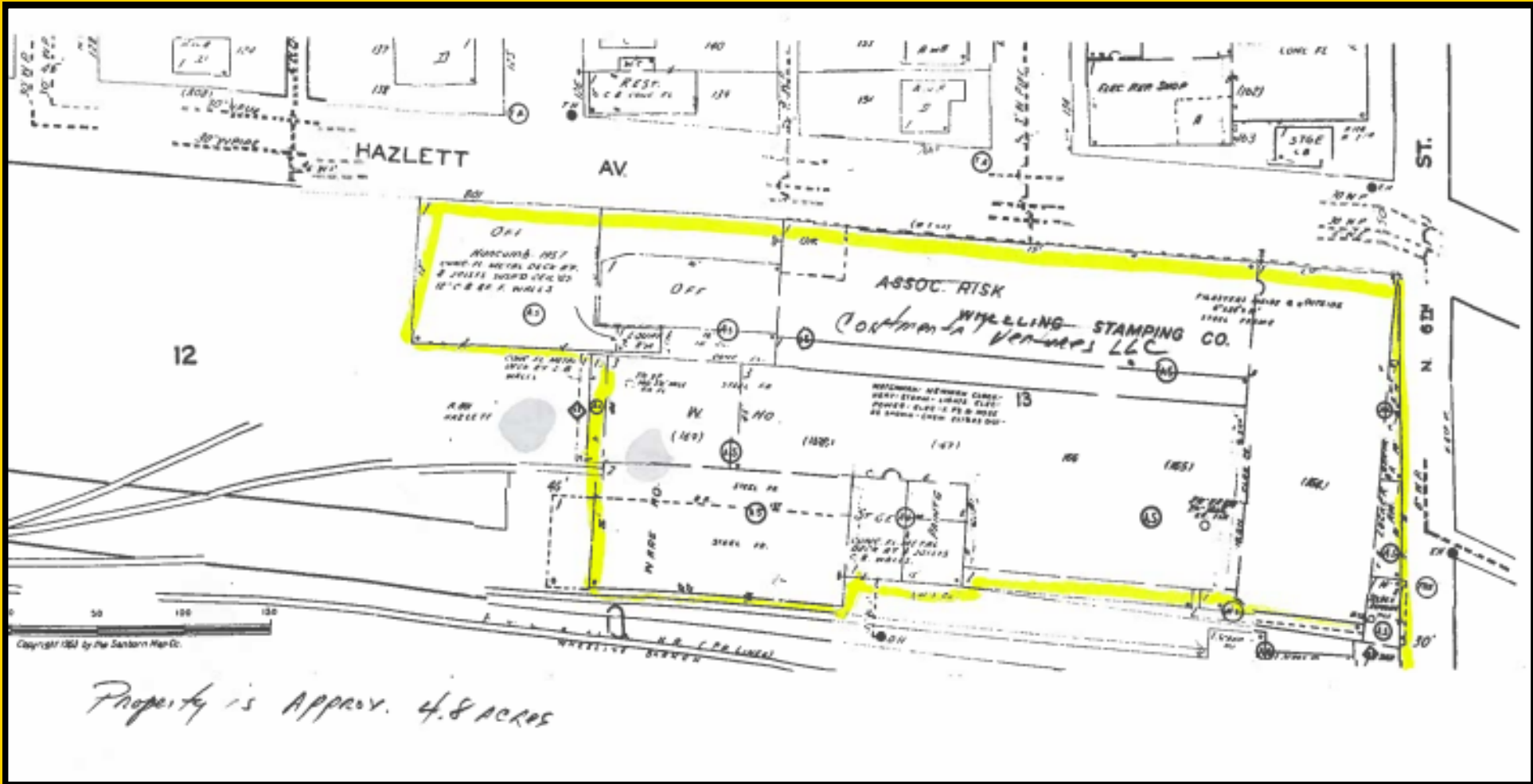
- Building Size - 194,988 SF
- Land - 5.64 Acres
- Versatile industrial warehouse w/ office space
- Ideal multi-tenant opportunity with several buildings, floors, and entrances
- Price significantly below replacement cost
- Zoned - Industrial
- 6 parcels
- Several loading docks and drive-in doors
- Multiple overhead cranes
- Multiple elevators staircases to access 2 levels
- 10,000 af of ground floor, ADA office space
- Parking lot for 100+ cars and/or outdoor storage
- Tenant leases 37,000 sf, lease expires in 2034, rent is \$8,500 currently, increases to \$9,350 in 2029.

\$2,000,000





FLOOR PLAN





ST CLAIRSVILLE, OH OFFICE
250 W. Main St
St. Clairsville, Ohio 43950
740-695-3131

MARTINS FERRY, OH OFFICE
410 Walnut St
Martin Ferry, OH 43935
740-633-6363

STEUBENVILLE, OH OFFICE
2700 Sunset Blvd
Steubenville, Ohio 43952
740-264-0300

WHEELING, WV, OH OFFICE
980 R National Rd
Wheeling, WV 26003
304-233-4451

BARNESVILLE, OH OFFICE
820 Bond Ave
Barnesville, Ohio 43713
740-425-3535



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