



HARVEY GOODMAN
REALTOR®

John Sambuco, Broker

FOR SALE

NEW PRICE



**CENTRE
FOUNDRY**

**74 WARWOOD AVE
WHEELING, WV**



*Laney
Ross*



*Jay
Goodman!*



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Executive Summary

CENTRE FOUNDRY: A HISTORIC OPPORTUNITY

FOR OVER 170 YEARS, THE CENTRE FOUNDRY HAS BEEN AN INTEGRAL PART OF THE WHEELING AND WARWOOD INDUSTRIAL LANDSCAPE. SITUATED ALONG WV ROUTE 2, THIS HISTORIC PROPERTY OFFERS A UNIQUE BLEND OF INDUSTRIAL HERITAGE AND MODERN POTENTIAL.

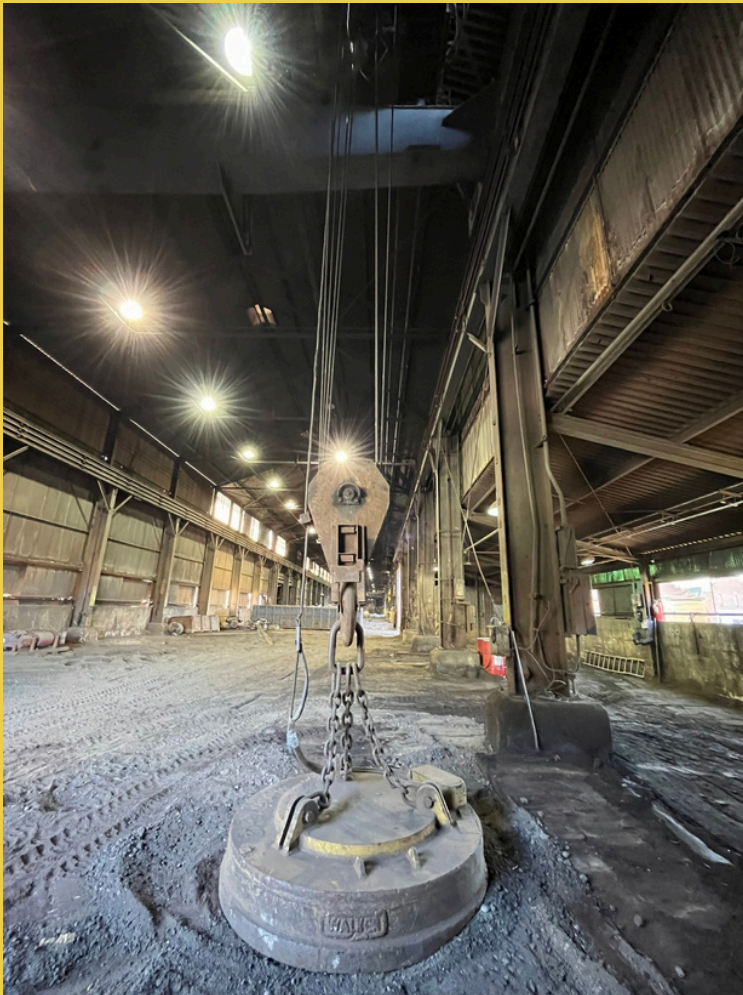
WITH OVER 50,000 SQUARE FEET OF SPACE SPREAD ACROSS 15 ACRES, THE PROPERTY PROVIDES AMPLE ROOM FOR A VARIETY OF USES. THE MULTIPLE INDUSTRIAL BUILDINGS, EQUIPPED WITH CRANES AND SPACIOUS YARDS, ARE IDEAL FOR MANUFACTURING, WAREHOUSING, OR STORAGE. THE PROPERTY'S STRATEGIC LOCATION, HIGH VISIBILITY, AND 24/7 SECURITY MAKE IT AN ATTRACTIVE OPTION FOR BUSINESSES SEEKING A SECURE AND ACCESSIBLE LOCATION.

THE WHEELING HERITAGE TRAIL, A FORMER B&O RAILROAD, RUNS THROUGH THE PROPERTY, ADDING TO ITS SCENIC APPEAL AND RECREATIONAL POTENTIAL. ADDITIONALLY, AN ON-SITE ELECTRIC SUBSTATION ENSURES RELIABLE POWER SUPPLY FOR HIGH-VOLTAGE OPERATIONS.

TO FULLY APPRECIATE THE POTENTIAL OF THIS HISTORIC PROPERTY, A SITE VISIT IS HIGHLY RECOMMENDED. PLEASE CONTACT HARVEY GOODMAN REALTOR TO SCHEDULE A TOUR.



Property Highlights



- **MULTIPLE INDUSTRIAL SPACES: BUILDINGS SERVICED BY CRANES, INDUSTRIAL YARD SPACE, AN OFFICE BUILDING & RESIDENTIAL BUILDING.**
- **LOCATION SERVED THE STEEL INDUSTRY SINCE 1923**
- **OVER 60,000 SF OF POSSIBILITIES**
- **SITUATED ON WV ROUTE 2 - AVERAGE DAILY TRAFFIC IS 13,000 TO 16,000 VEHICLES**
- **OVER 1,000 FEET OF ROAD FRONTAGE ON WV ROUTE 2**
- **TOTAL OF 15 ACRES, CONSISTS OF 5 PARCELS AND 8 BUILDINGS**
- **GUARDED BY MAN 24 HOURS A DAY AND HAS A PERIMETER SECURITY FENCE**
- **ELECTRIC SUBSTATION ON SITE ALLOWS FOR HIGH VOLTAGE POWER USES**
- **CRANE AND COMPRESSOR SPECS AVAILABLE**

FOR SALE
\$ 1,500,000

PHOTOS



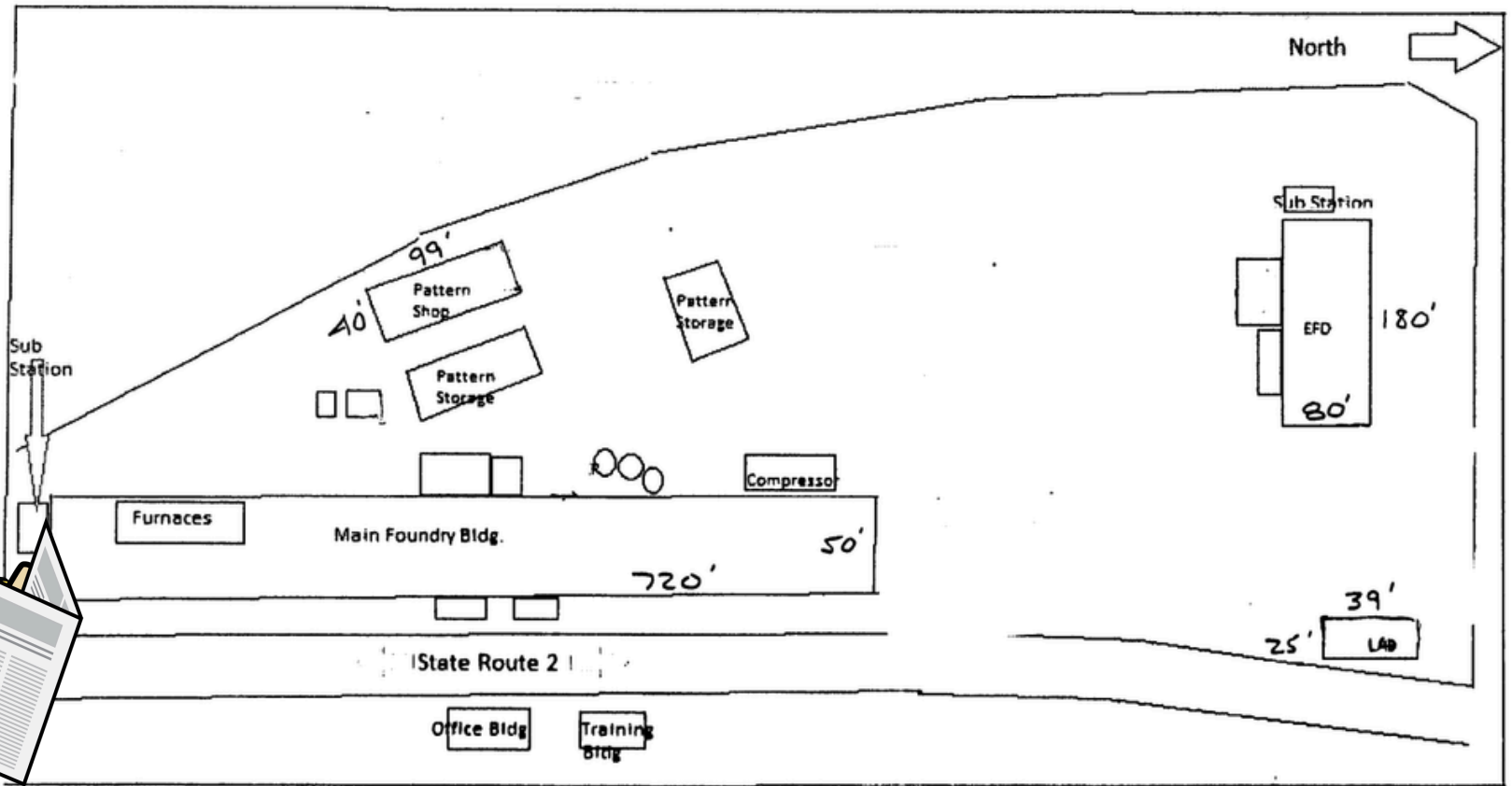
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SITE PLAN

CENTRE FOUNDRY
6/10/24

Main Foundry - 720'L x 50'W
EFD Building - 180'L x 80'W
Pattern Shop - 99'L x 40'W
LAB - 39'L x 25'W



FINANCIAL DETAILS



Property Records

Parcel	ID Number	Description	Location	Acres
1	10-W13-87	Ohio River 30x149 17/00 ft MC C&D Add L 49	Office	0.23
2	10-W13-83	McCullogh & Dickey Add 44-45-46-47-48	Apt/Training	0.43
3	10-W16-4	Parcel 1 3.619 Acres River Rd	South - Riverfront & South Gate	3.62
4	10-W13-1.1	Parcel 2 3.5 Acres River Rd	Riverfront property north to ballfield	3.5
5	10-W13-2	7.233 Acres River Rd	Foundry, Pattern Shop & EFT + all grounds	7.23
				15.01
6	10-W6-157	12.765 Acre GLENNOVA	Landfill	12.77



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Thank You!



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