



**LAND / DEVELOPMENT**

# 2400 Main Street

Wheeling, WV 26003



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# 2400 Main Street, Wheeling, WV 26003

|                       |                            |
|-----------------------|----------------------------|
| RENTAL RATE           | \$8,500 / Month            |
| GROSS LOT SIZE        | 2.89 (+/-) Acres           |
| PARCEL ID             | 0-W65-00190000             |
| ZONING                | Industrial (I-1 / I-2)     |
| TOPOGRAPHY            | Flat, Previously Developed |
| DISTANCE TO I-470     | 0.3 Mile South             |
| DISTANCE TO ROUTE 250 | 0.4 Mile North             |
| DISTANCE TO I-70      | 1.2 Miles North            |

## SUITE DETAILS

The property at 2400 Main Street in downtown Wheeling, WV is a 2.89 (+/-) acre industrial vacant lot ready for ground-up development. Positioned within Ohio County's heavy commercial layout, the cleared parcel carries flexible Industrial (I-1/I-2) zoning, removing the time and cost burden of demolishing older warehouse footprints. Its competitive edge lies entirely in logistics infrastructure, providing immediate flat-surface access to Main Street alongside high-capacity routing directly to Interstate 70 and US Route 250. This blank slate is highly optimized for modern logistical builds, multi-bay freight distribution centers, or custom fleet transit yards requiring extensive cross-docking footprints.

**Interstate 470** (I-470) is located just 0.3 miles south via Main Street and 26th/27th Street. This is the fastest highway connection from the property, acting as a southern bypass that links directly back to I-70 in Ohio and West Virginia. **U.S. Route 250** (US-250) is situated roughly 0.4 miles away. Drivers can merge onto US-250 North, which runs parallel to the Ohio River and feeds straight into downtown Wheeling and northern logistics hubs. **Interstate 70** (I-70) is located approximately 1.2 miles north via Main Street. I-70 serves as the primary East-West shipping artery, seamlessly connecting the site to Columbus, Ohio to the west and Pittsburgh, Pennsylvania (via I-79) to the east.

