



Building Type:	Commercial
Available SF:	80,205
Number of Stories:	5
Ceiling Peak:	20 Ft.
Expandable:	Unknown
Zoning:	Commercial
Site Size:	0.00 Acres
Can Subdivide:	Unknown
Within City Limits:	Yes
Construction Type:	Masonry
Sale Price Note:	Negotiable - Contact Owners
Lease Terms:	Unknown
Lease Rate Note:	Negotiable - Contact Owner
Last Updated:	Mar 5, 2024

Economic Development Contact

Bryan Robinson
Steel Valley Properties
1140 Main Street, Suite 404
Wheeling, WV 26003
(304) 214-6200 | info@steelvalleyproperties.com

Property and Area Description

The Cooley-Bentz Building is a landmark, brick-faced five story commercial building situated on Jacob Street. It is in a prominent and established location with high traffic counts. The building is zoned C-2 (General Commercial), with a large parking lot. There are 4 loading docks, 3 of which can accommodate a 53 foot tractor-trailer. This property features high ceilings and open spaces. Other highlights include: > High visibility on Jacob Street, 36th Street, and Eoff Street > Centralized location in South Wheeling's business district; easy access to I-70, I-470, WV State 2, & OH State 7 > Large display windows on both Jacob and 36th Streets; an abundance of natural light > Large entrance or foyer area for professional presentation of leased space > Excellent vertical square footage per floor

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: WV State Route 2 (1.00 mi.)
Nearest Interstate: I-70 (3.00 mi.)
Nearest Airport: Wheeling Ohio County Airport (14.00 mi.)
Nearest Commercial Airport: Pittsburgh International Airport (55.00 mi.)
Rail Served: No
Rail Served By: Other
Rail Accessible: Unknown
Rail Infrastructure in Place: No

Utilities

Electric: AEP
Natural Gas: Mountaineer Gas
Water: City of Wheeling
Sewer: City of Wheeling