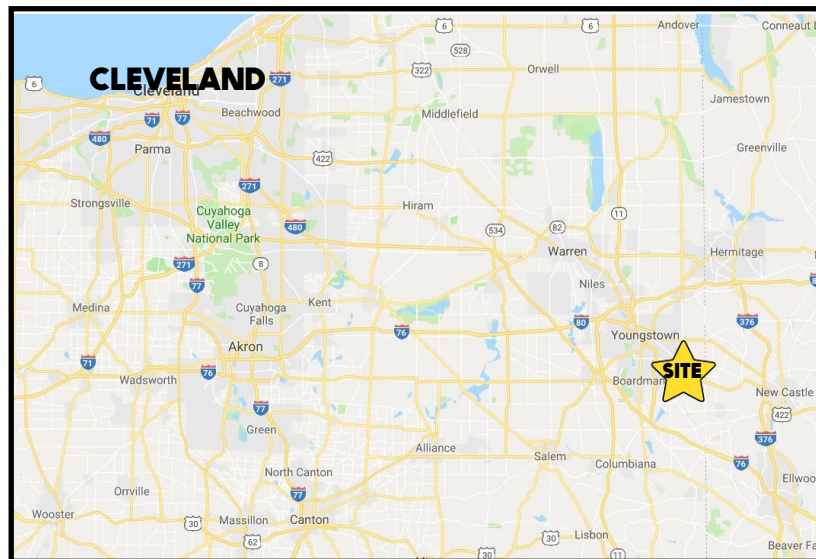


## LOCATION

6150-6170 Center Rd, Lowellville, OH 44436



## HIGHLIGHTS

- Investment Opportunity
- Fully leased warehouse buildings in excellent condition
- 60' clear span with 2 overhead cranes
- 1) 25 ton crane 19' under hook; 1) 5 ton crane 19' under hook
- 36' ceiling at peak
- Close to the OH / PA line

## TRAFFIC

Center Rd = 6,346 VPD

## CONTACT

### ADAM DIVELBISS

501.551.3817      adivelbiss@platzrealtygroup.com

### MATTHEW WILSON

330.347.9677      mwilson@platzrealtygroup.com

Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

**www.PLATZREALTYGROUP.com**



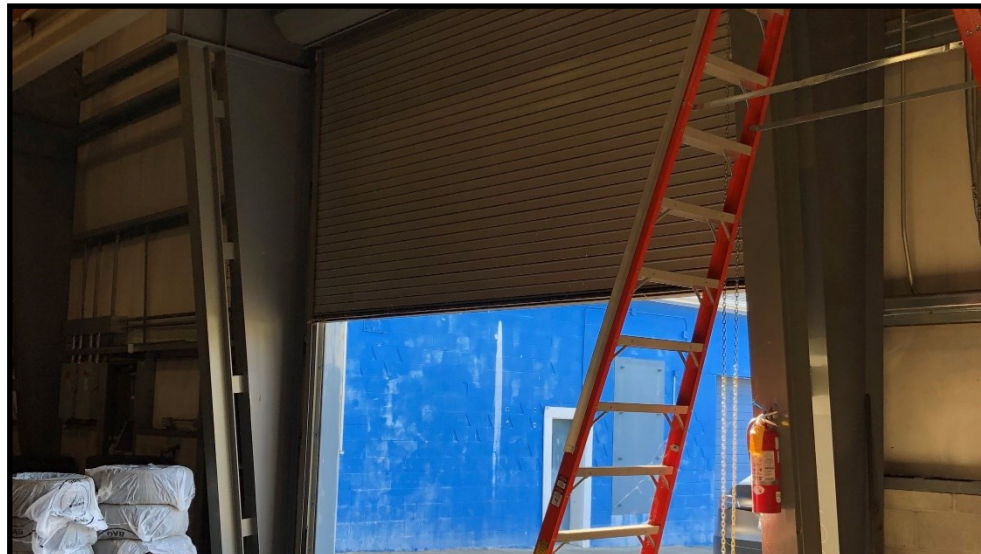
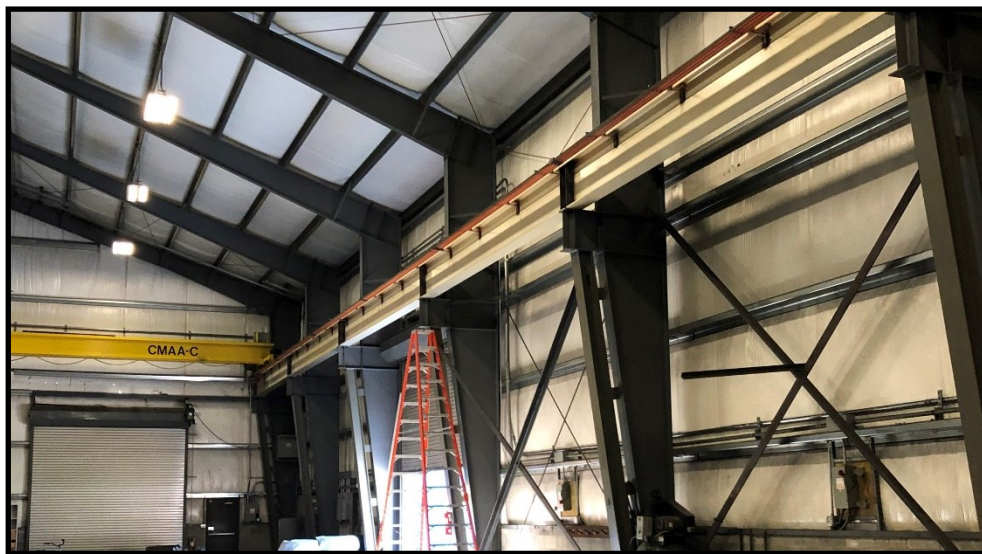


Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

**[www.PLATZREALTYGROUP.com](http://www.PLATZREALTYGROUP.com)**

The information presented was obtained from sources believed to be true and reliable. The Platz Realty Group makes no warranties or guarantees to the accuracy of the information.

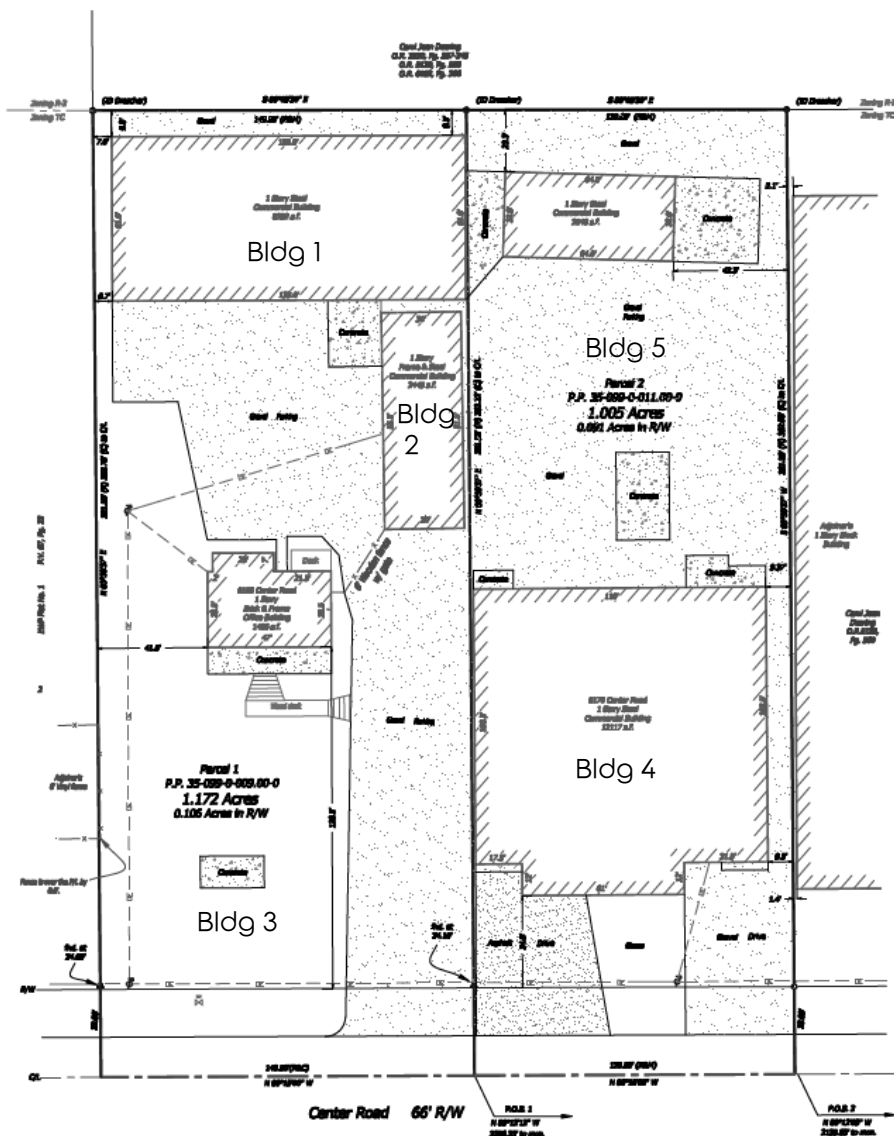




Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

**[www.PLATZREALTYGROUP.com](http://www.PLATZREALTYGROUP.com)**

The information presented was obtained from sources believed to be true and reliable. The Platz Realty Group makes no warranties or guarantees to the accuracy of the information.



Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

**www.PLATZREALTYGROUP.com**

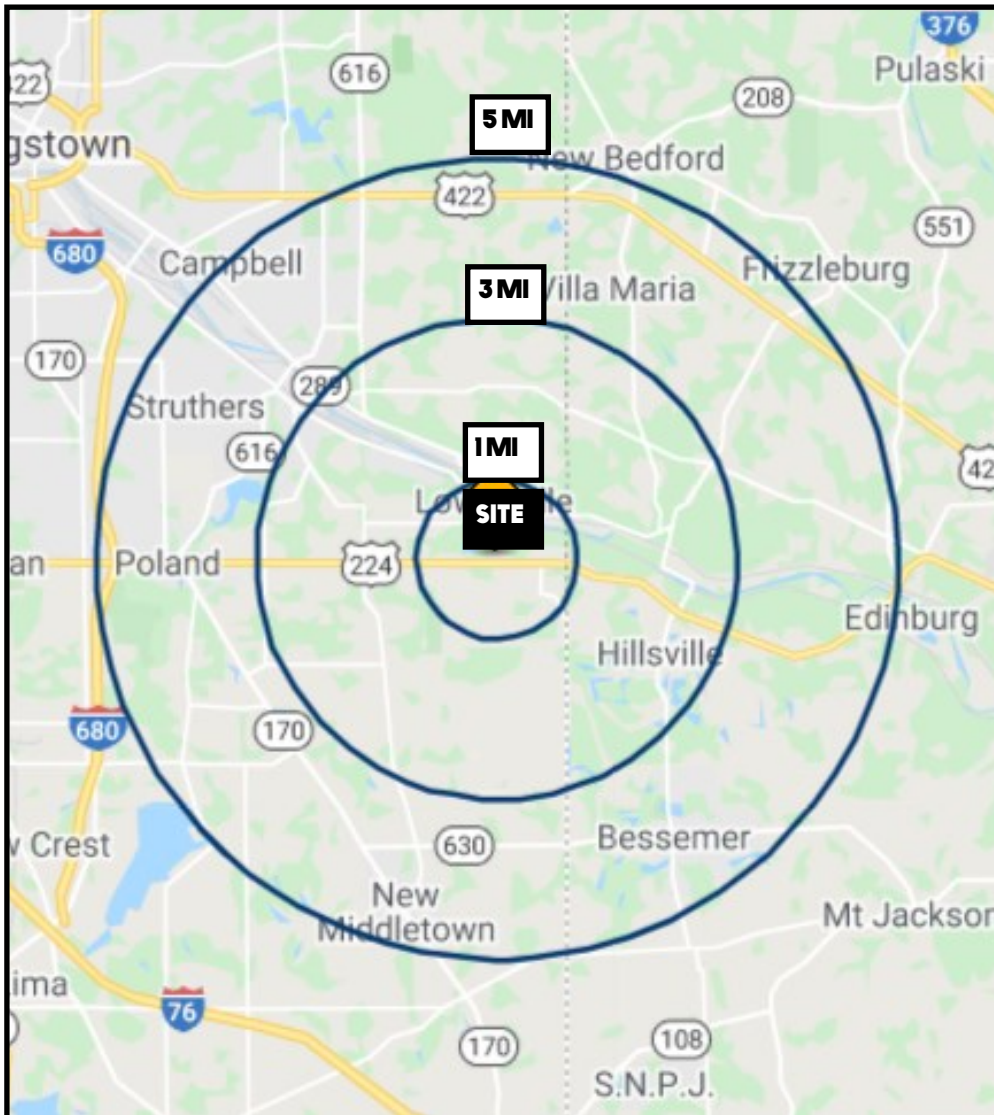




Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

**[www.PLATZREALTYGROUP.com](http://www.PLATZREALTYGROUP.com)**

The information presented was obtained from sources believed to be true and reliable. The Platz Realty Group makes no warranties or guarantees to the accuracy of the information.



DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	673	7,796	47,402
HOUSEHOLDS	272	2,813	18,496
MEDIAN AGE	45	45	45
AVERAGE HH INCOME	\$77,461	\$87,912	\$72,322

SITE INFORMATION	
LOCATION	Poland Township Mahoning County
PARCEL	35-099-0-009/ 35-099-0-011
SIZE	Building 1: 8,232 SF Building 2: 2,445 SF Building 3: 1,486 SF Building 4: 12,117 SF Building 5: 2,048 SF
ACREAGE	Total: 2.17 acres
REAL ESTATE TAXES	\$11,956/year
DRIVE-IN DOORS	6150: 1) 16' X 16'; 6170: 3) 12' X 10'
PRICE	\$1,100,000

Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

**www.PLATZREALTYGROUP.com**