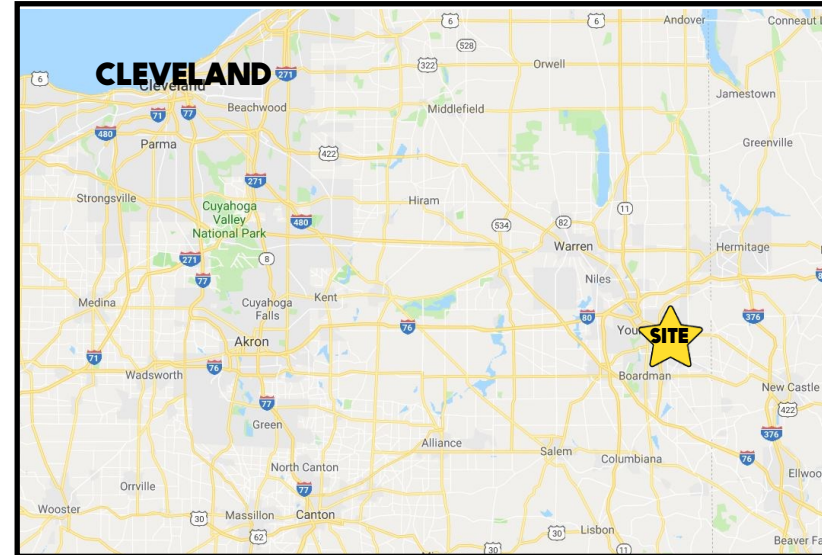


LOCATION

1126 Performance Place, Youngstown, OH 44502



HIGHLIGHTS

- 5,000 SF warehouse building
- 4 drive-in doors
- Large parking area
- Easy access to I-680
- Just off Poland Ave

TRAFFIC

I-680 = 45,958 VPD

CONTACT

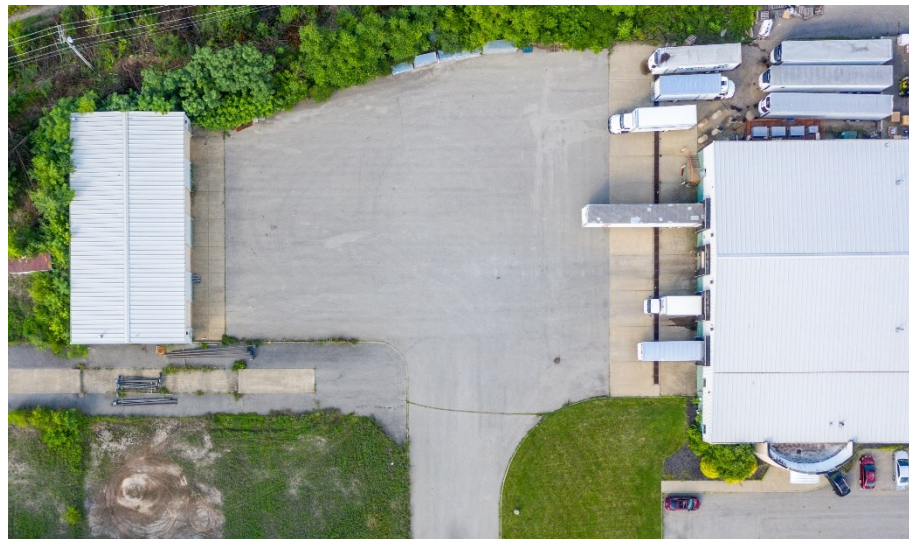
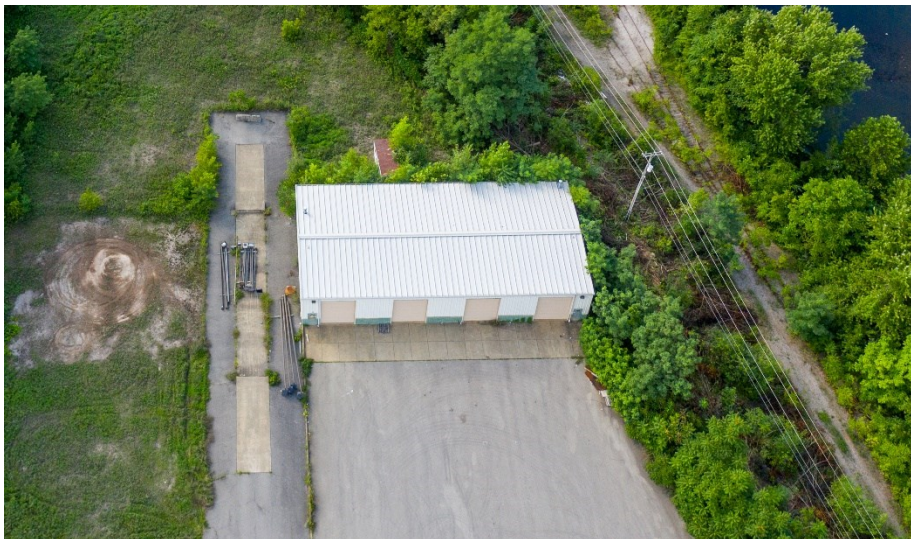
BILL KUTLICK

330.565.5701

bkutlick@platzrealtygroup.com

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

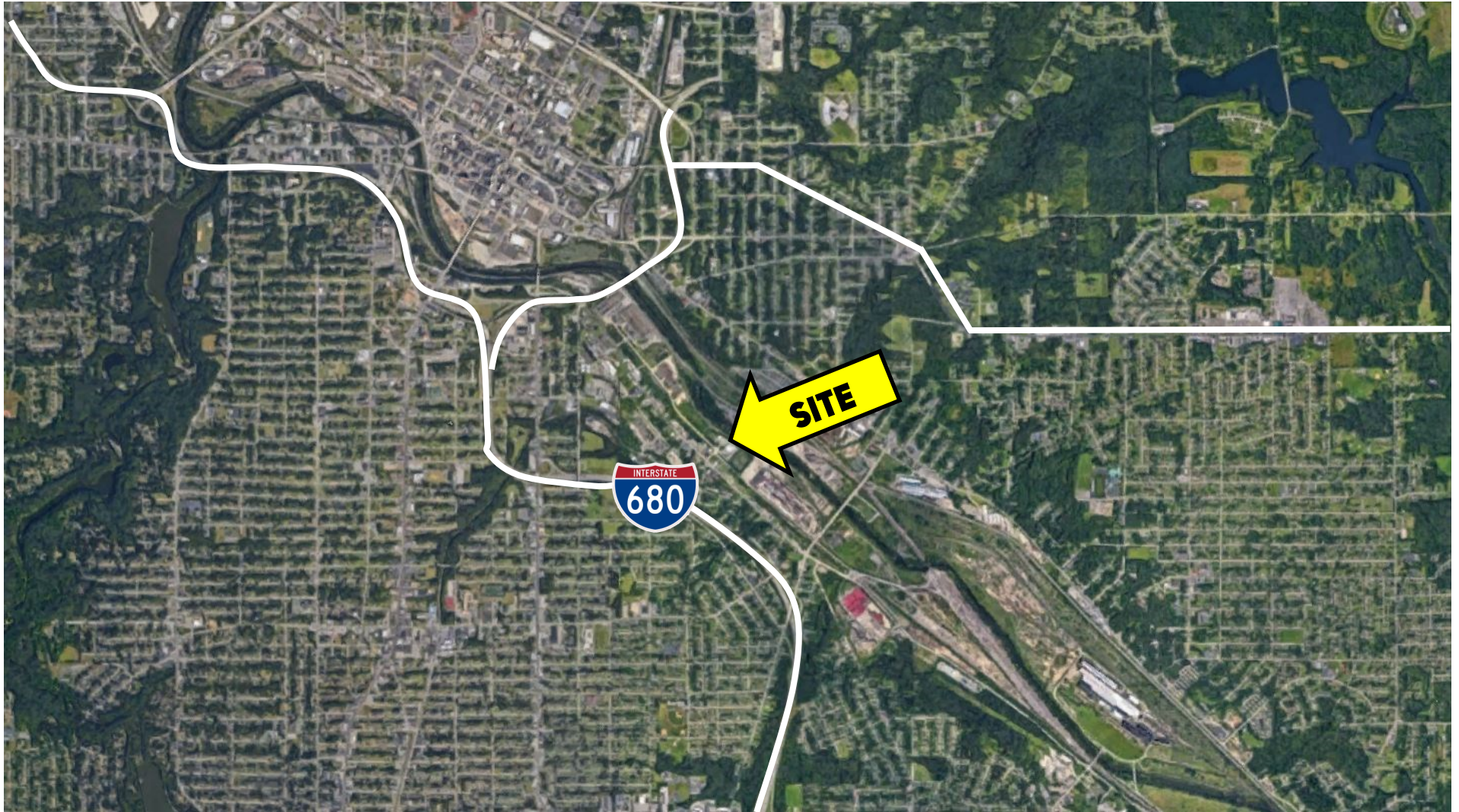
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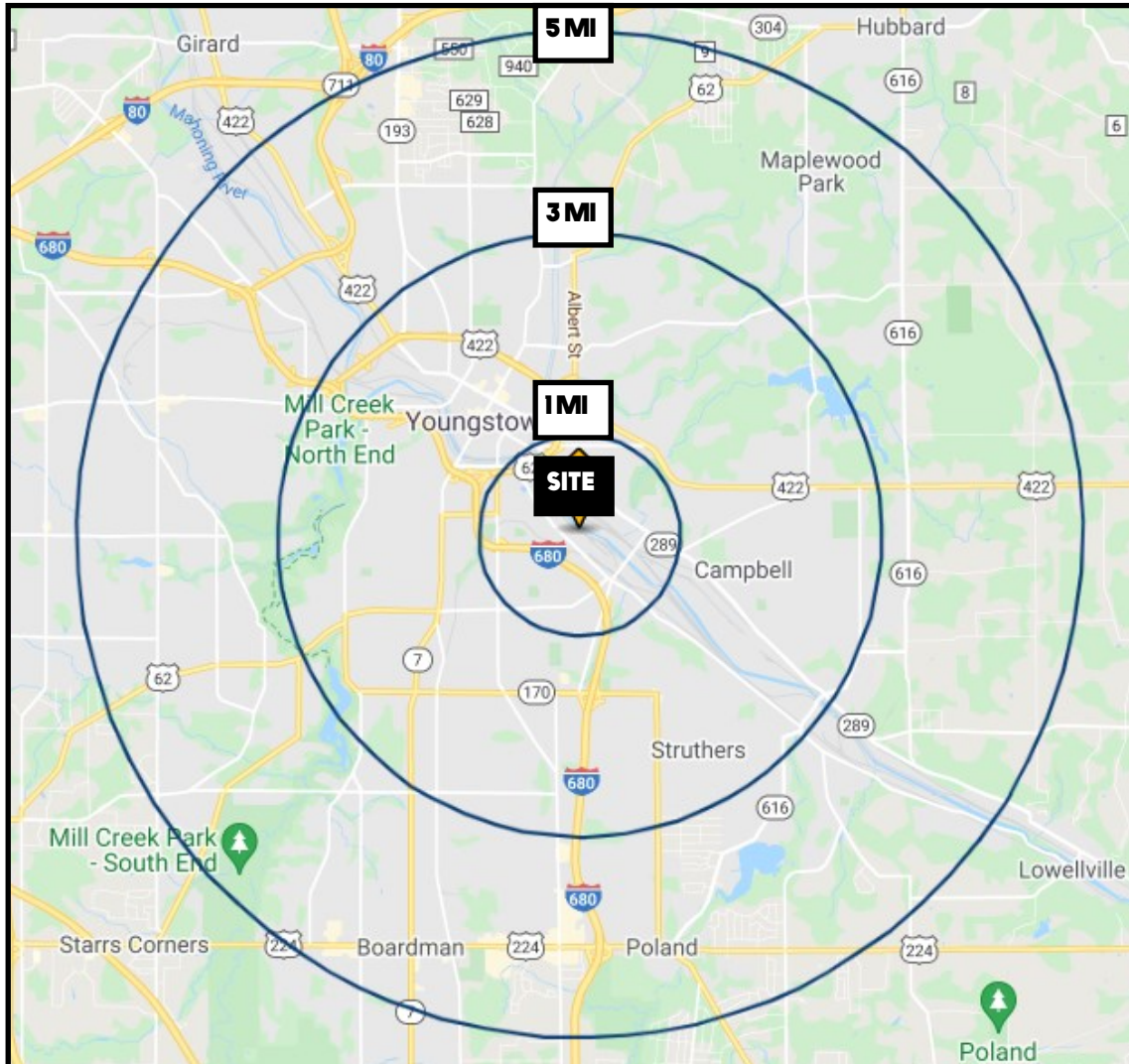
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	4,972	64,311	133,417
HOUSEHOLDS	2,005	24,779	54,179
MEDIAN AGE	36	38	41
AVERAGE HH INCOME	\$34,050	\$41,500	\$53,895

SITE INFORMATION

LOCATION	Youngstown City Mahoning County
PROPERTY TYPE	Industrial
SIZE	1126: 5,000 SF
DOORS	4 drive-in doors
CEILING	16'
YEAR BUILT	1999
RENT	1126: \$6.00 /SF NNN NNN Charges: \$1.50/SF +/-

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