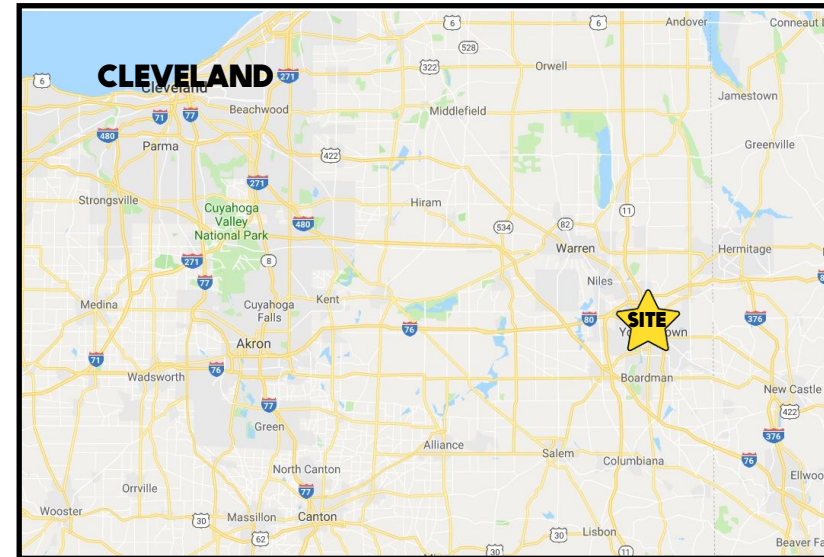


LOCATION

117 North Ave, Youngstown, OH 44502



HIGHLIGHTS

- Warehouse and storage space in Downtown Youngstown
- Office space available
- Centrally located a few blocks from the Central Business District
- Within 1 mile of highway access
- 5 floors with 2 freight elevators and dry sprinkler system

TRAFFIC

I-680 = 52,014 VPD

CONTACT

ADAM DIVELBISS

501.551.3817

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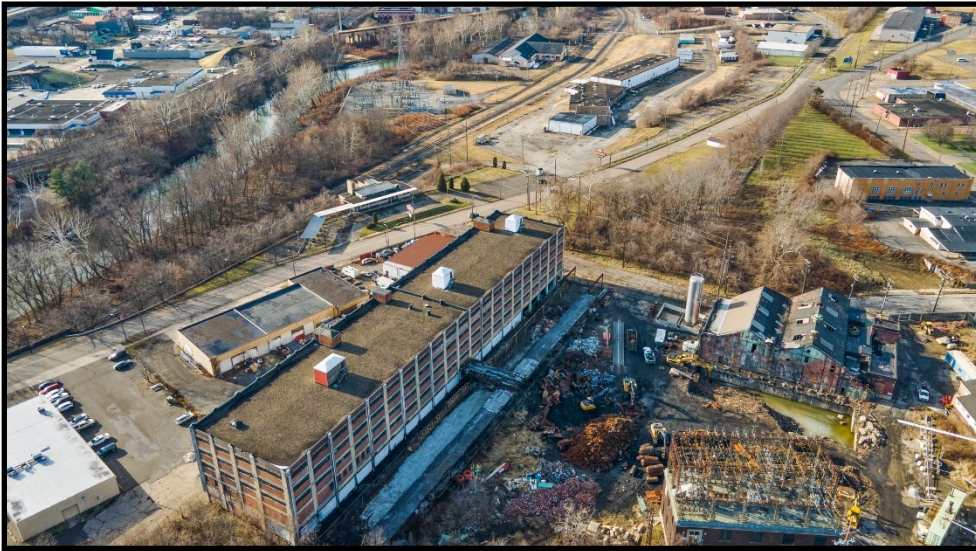
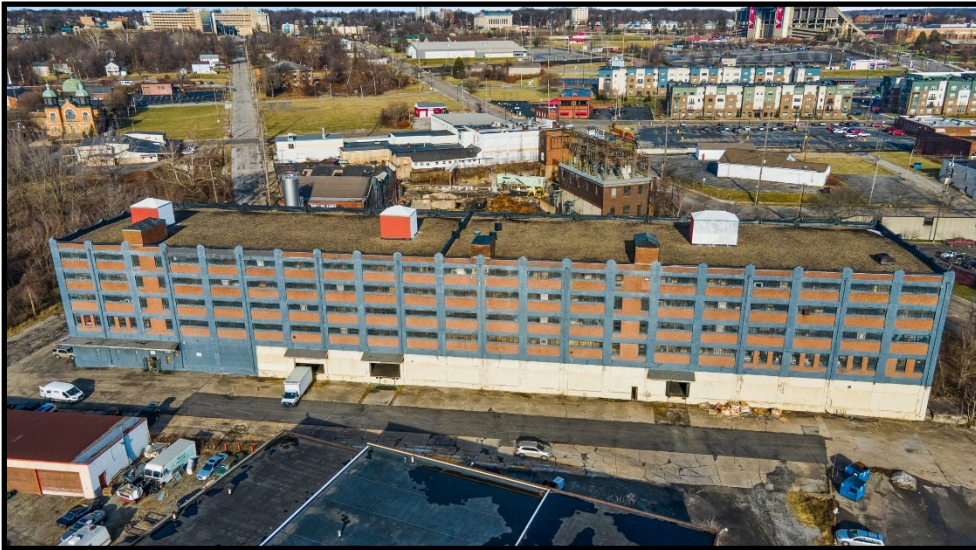
MATT WILSON

330.347.9677

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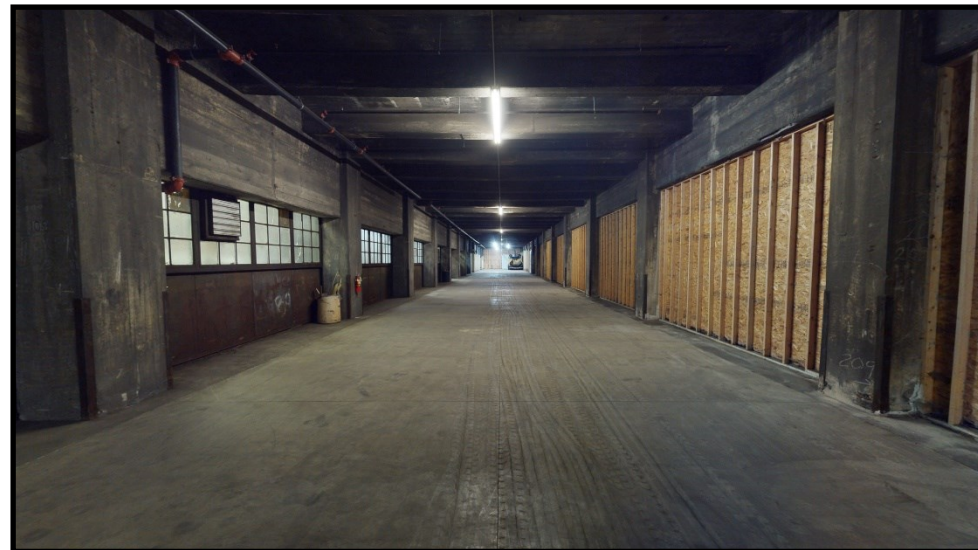
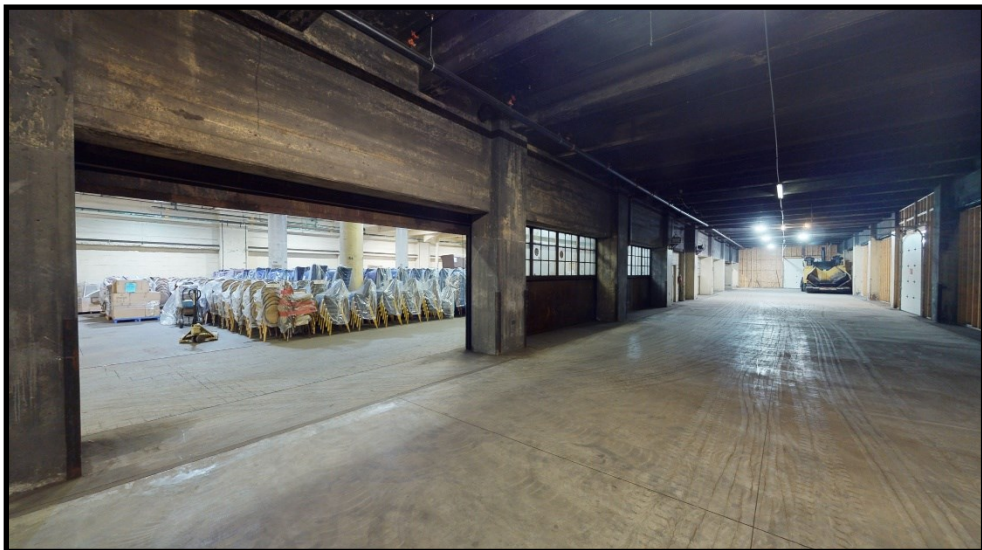
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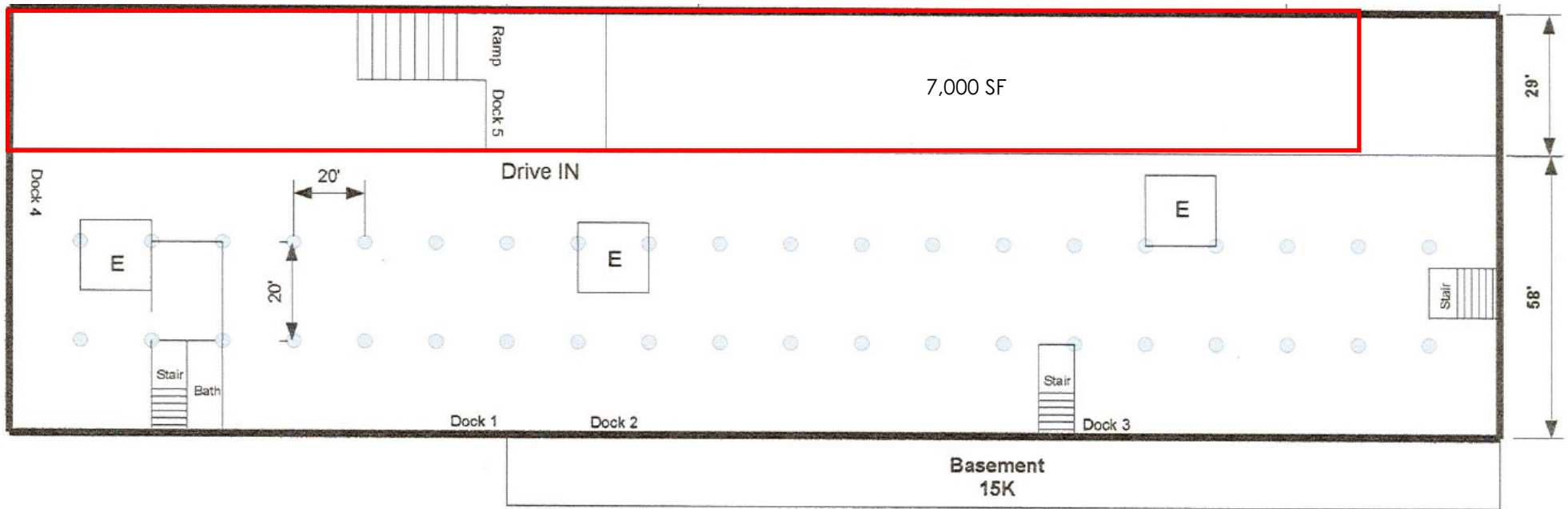
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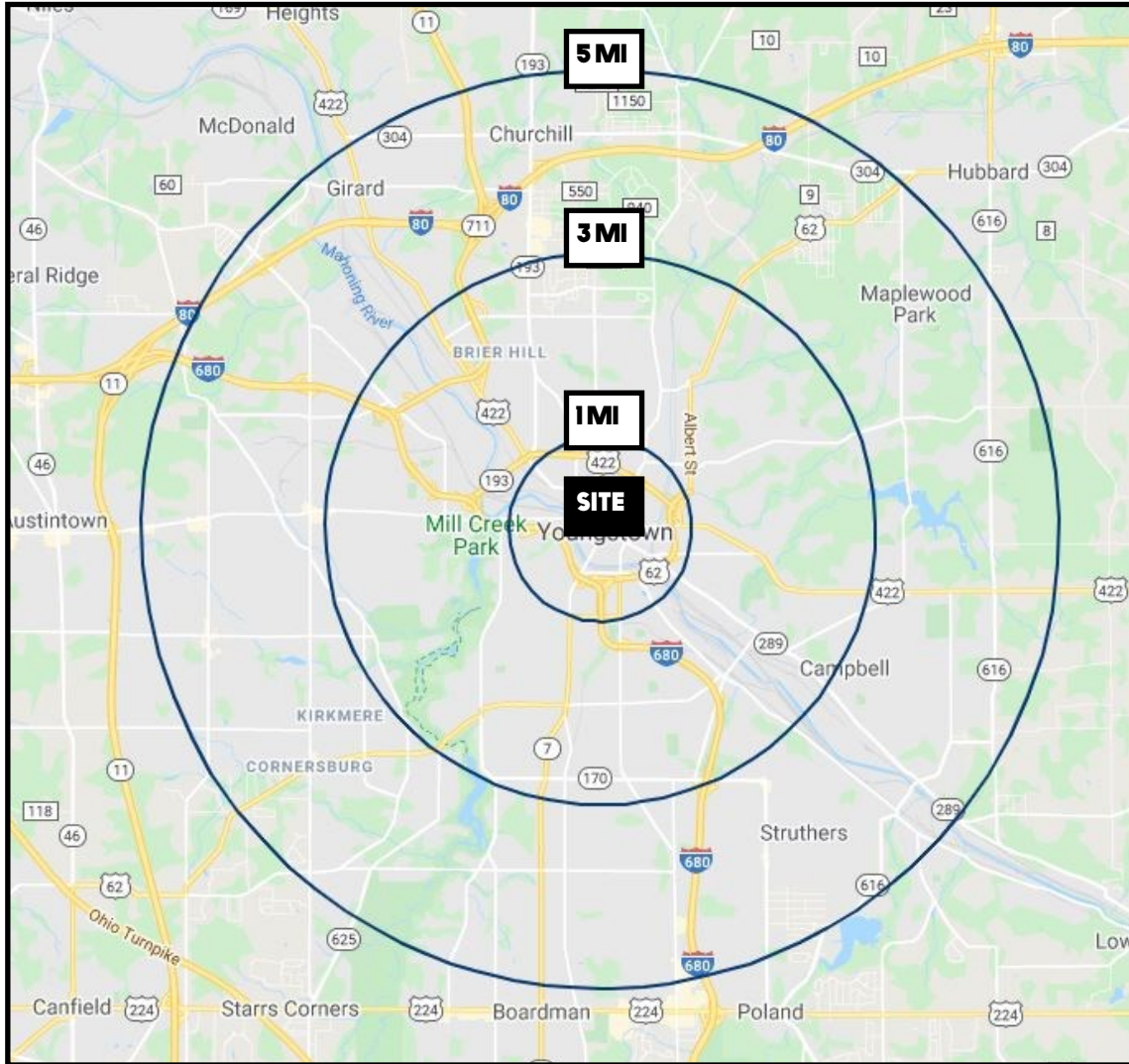
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	5,162	53,270	140,560
HOUSEHOLDS	1,723	20,462	58,006
MEDIAN AGE	37	39	42
AVERAGE HH INCOME	\$25,135	\$39,029	\$50,945

SITE INFORMATION

LOCATION	Youngstown City Mahoning County
PROPERTY TYPE	Warehouse, storage, and office
ZONING	MU-C
AVAILABLE	1st Floor: 7,000 SF w/dock door & 24 hour access (\$5.25/SF) Also available; 400 SF, 500 SF, 2,000 SF + 400 SF (\$3.00/SF) *Tenants can flex SF as needed
UTILITIES	No heat; electric included in rent
ELEVATORS	2 freight elevators
RENT	\$1.50 / \$3.00/ \$5.25/SF Gross

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