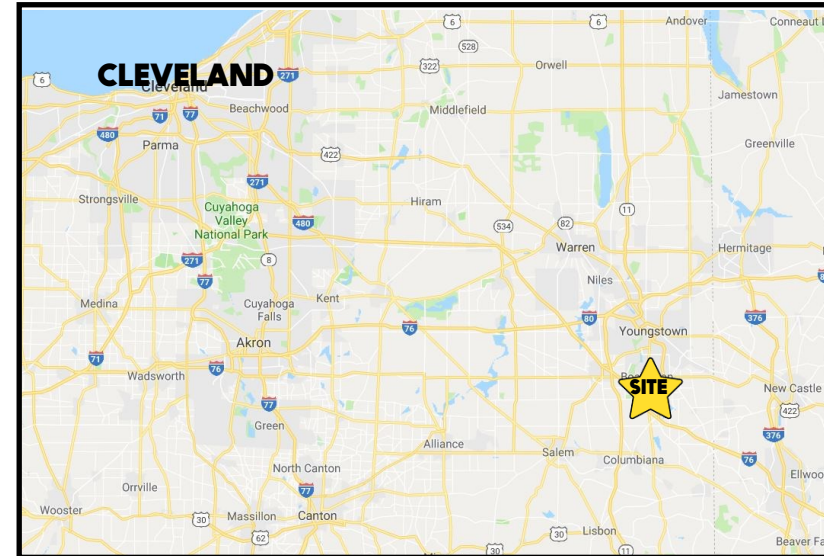


LOCATION

8469 Southern Blvd - Building 1, Boardman, OH 44512



HIGHLIGHTS

- Total 23,274 SF; 18,882 SF warehouse + 4,392 SF office
- 2 separate garage spaces (11,200 + 7,682)
- 6 Overhead cranes: 2 ton – 10 ton
- 2 drive-in doors
- Just south of McClurg Rd, by Mercy Health
- Easy access to I-680

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TRAFFIC

Southern Blvd = 3,659 VPD

CONTACT

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501.269.3827

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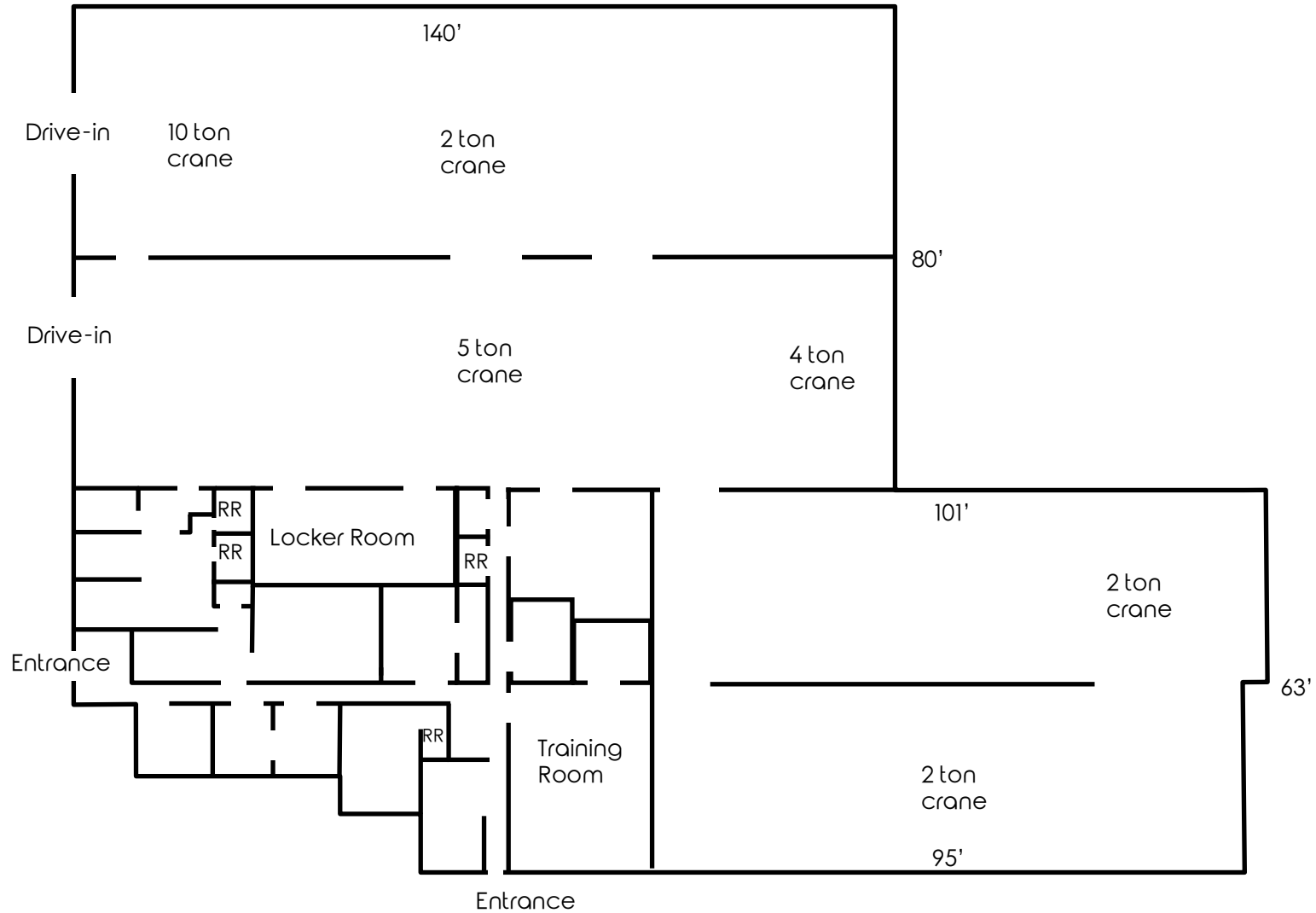
The information presented was obtained from sources believed to be true and reliable. The Platz Realty Group makes no warranties or guarantees to the accuracy of the information.



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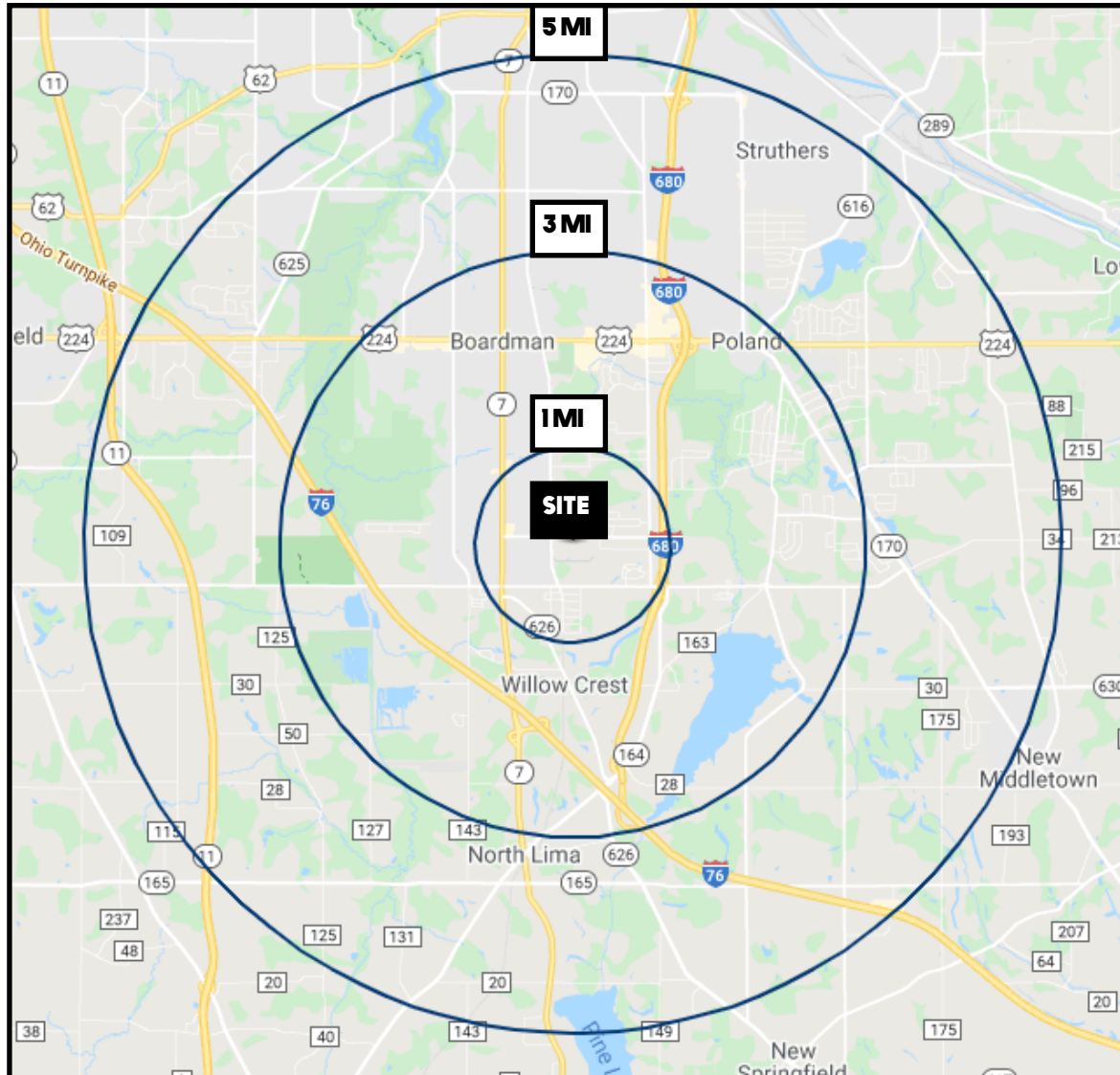


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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	2,699	26,641	80,437
HOUSEHOLDS	1,253	11,553	33,978
MEDIAN AGE	53	48	45
AVERAGE HH INCOME	\$69,190	\$82,976	\$77,357

SITE INFORMATION

LOCATION	Boardman Township Mahoning County
SIZE	23,274 SF; 18,882 SF ware- house + 7,682 SF office
DOORS	2 drive-in doors
CRANES	6 cranes: 3) 2 ton, 4 ton, 5 ton, 10 ton
POWER	480 v 3 Phase
ZONING	Industrial
RENT	\$6.75/SF Gross

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