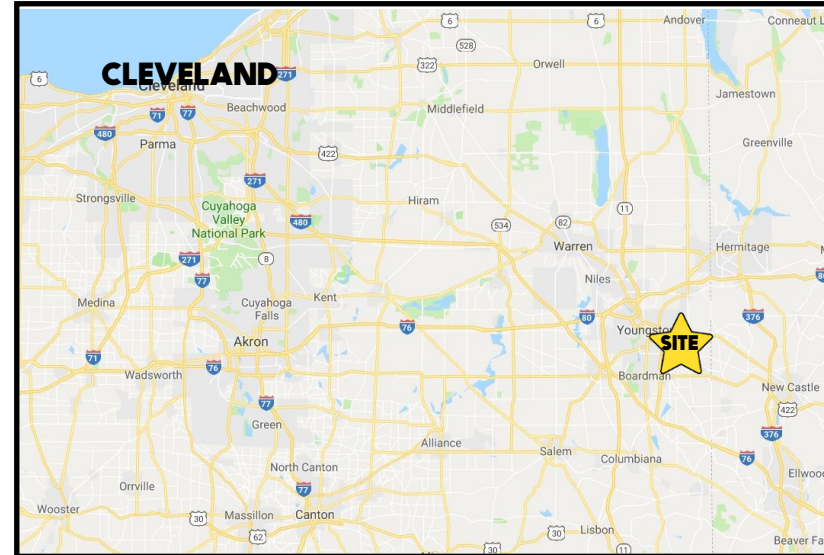


LOCATION

100 S. Bridge St, Struthers, OH 44471



ACCESS

10 minutes from I-76 and I-80

HIGHLIGHTS

- 6,000 SF Industrial building in the CASTLO Industrial Park, along the banks of Yellow Creek in Struthers, OH
- Over 10,000,000 consumers within 100-mile radius
- Centrally located between Cleveland/Pittsburgh (70 miles) and New York/Chicago (400 miles)
- Potential tax abatement / TIF (Tax Increment Financing)
- 1) drive in door (14' x 14')

CONTACT

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Additional land sites available for expansion



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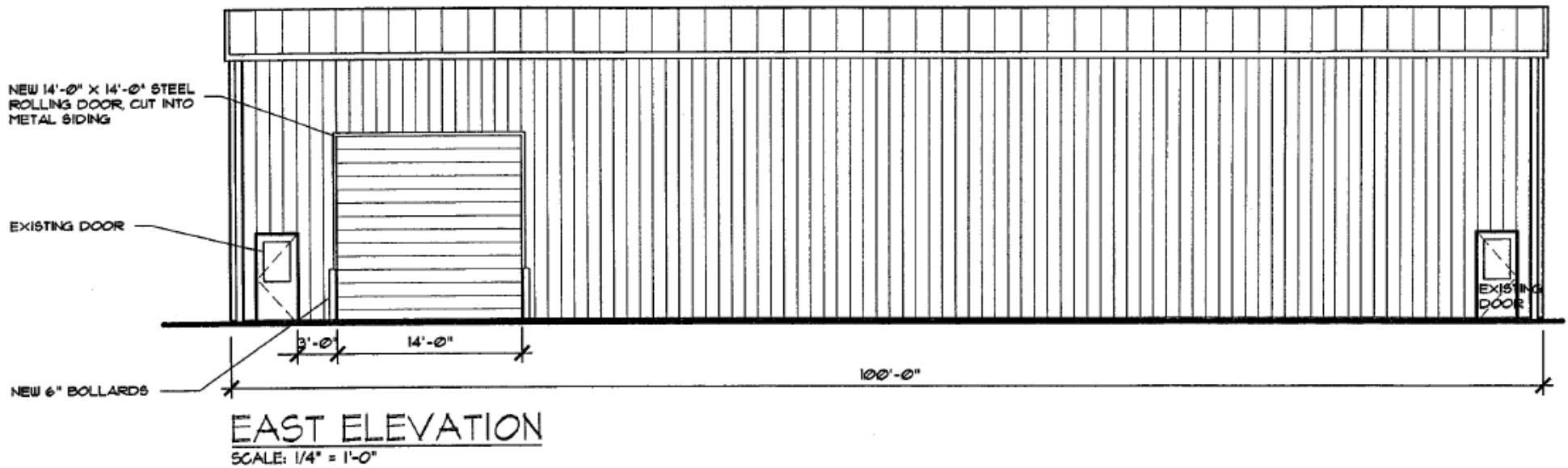
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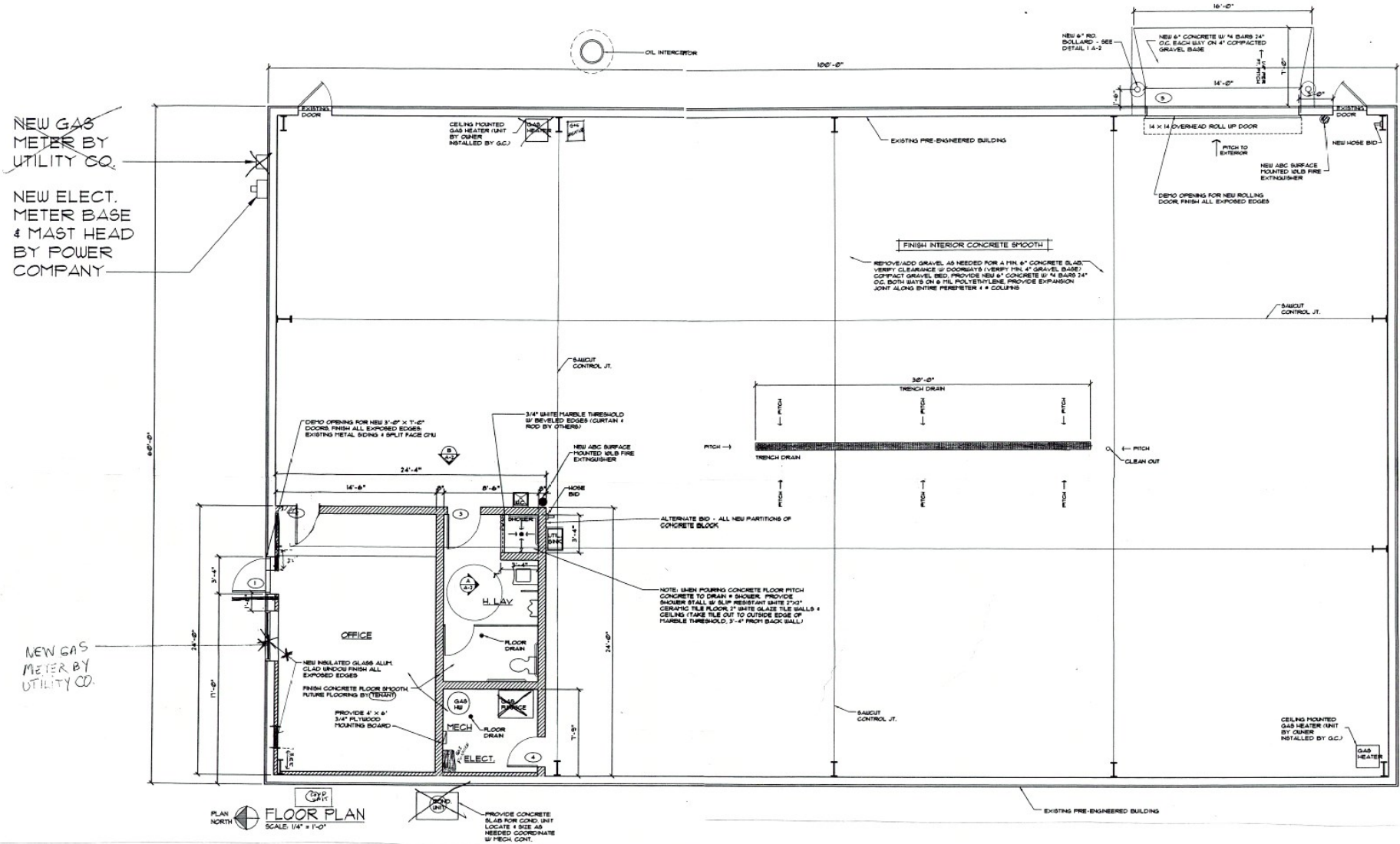
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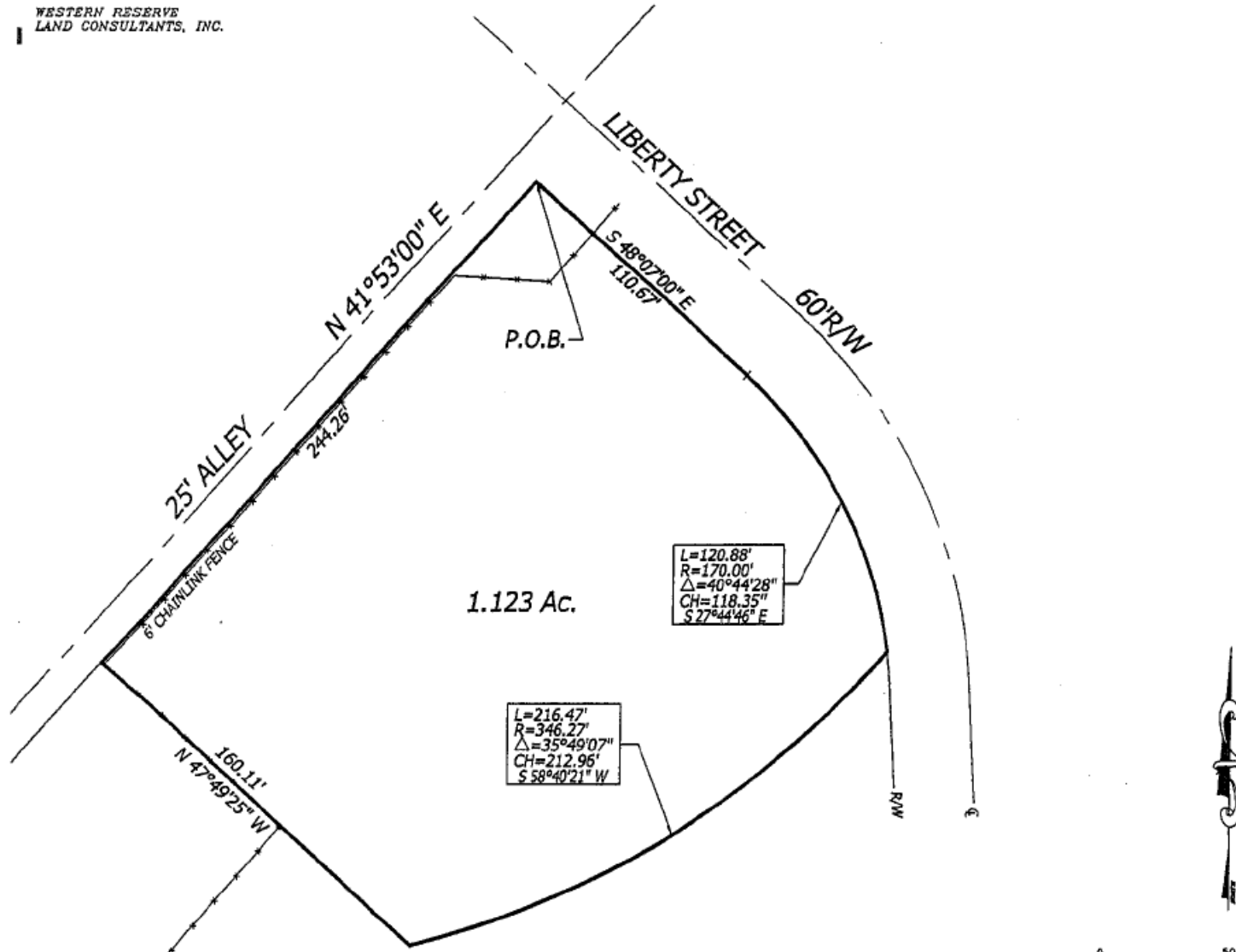
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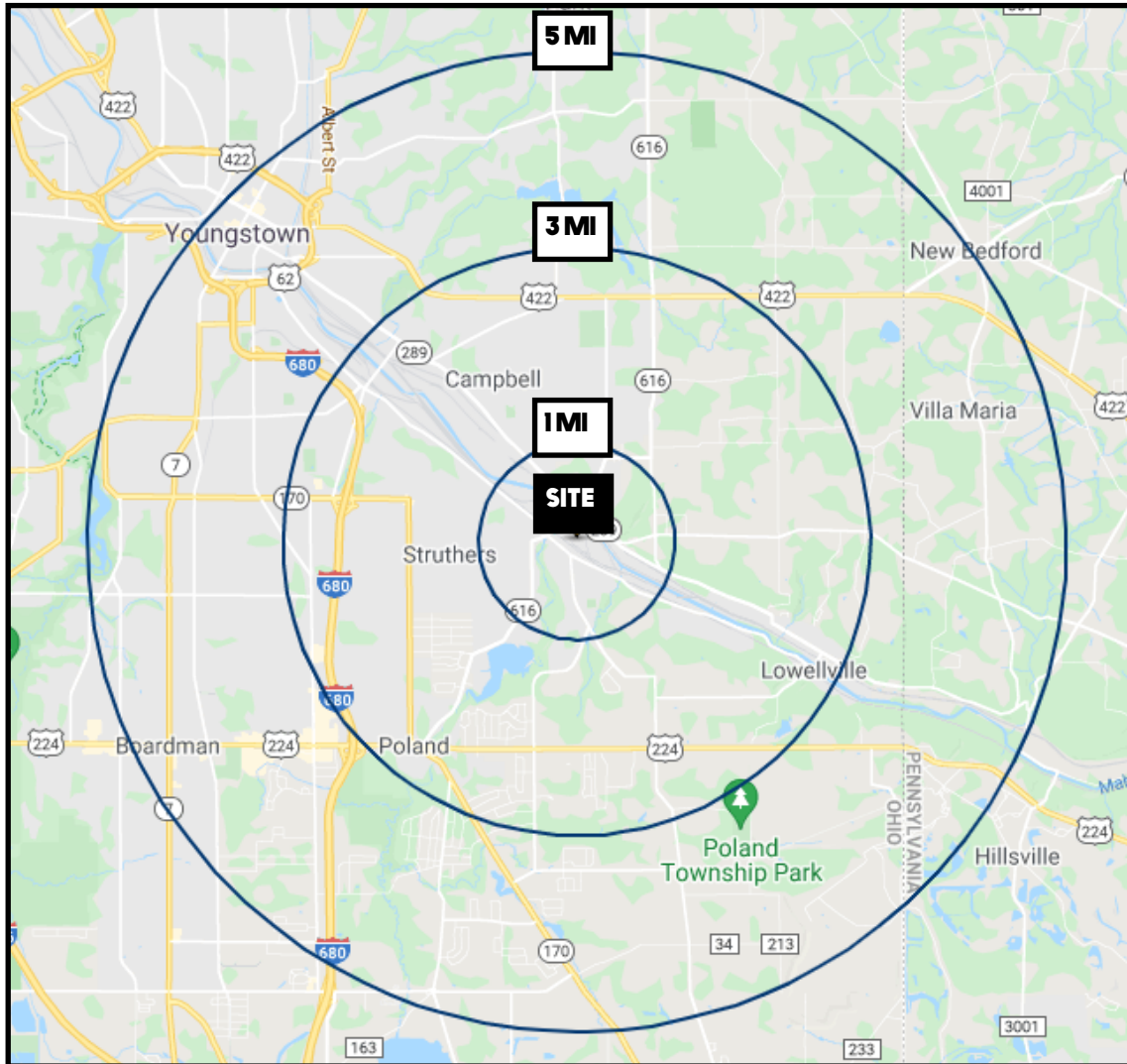


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WESTERN RESERVE
LAND CONSULTANTS, INC.



Office: 330.757.4889 | Fax: 330.294.5622 | 3768 Boardman Canfield Rd, Canfield, OH 44406



DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	5,761	38,847	92,456
HOUSEHOLDS	2,243	16,128	36,895
MEDIAN AGE	40	43	42
AVERAGE HH INCOME	\$48,333	\$59,515	\$57,890

SITE INFORMATION

LOCATION	Struthers City Mahoning County
ZONING	I-1 Industrial
SIZE	6,000 SF on 1.12 acres 1) 14' x 14' drive-in door
CEILING HEIGHT	20' to steel beam
YEAR BUILT	2004
POWER	400 amp 3 phase
REAL ESTATE TAXES	\$4,486/year
PRICE	\$299,000

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