

LOCATION

201 McClurg Rd, Boardman, OH 44512



TRAFFIC

McClurg Rd = 6,997 VPD

HIGHLIGHTS

- 7,200 SF warehouse on McClurg Rd w/in-floor lift
- Office and 2 restrooms + mezzanine area
- 5 drive-in doors
- Located on 2.5 acres with fenced yard
- 2) 10,000 gallon in-ground diesel fuel tanks w/pumps
- Next to YMCA and Mercy Health Hospital

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

CONTACT

DON THOMAS

501.269.3827

dthomas@platzrealtygroup.com

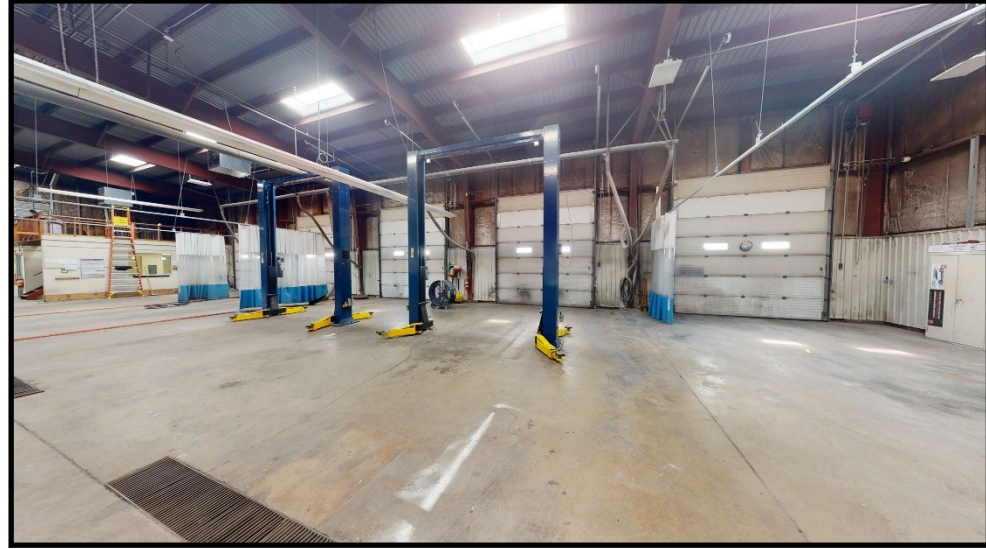
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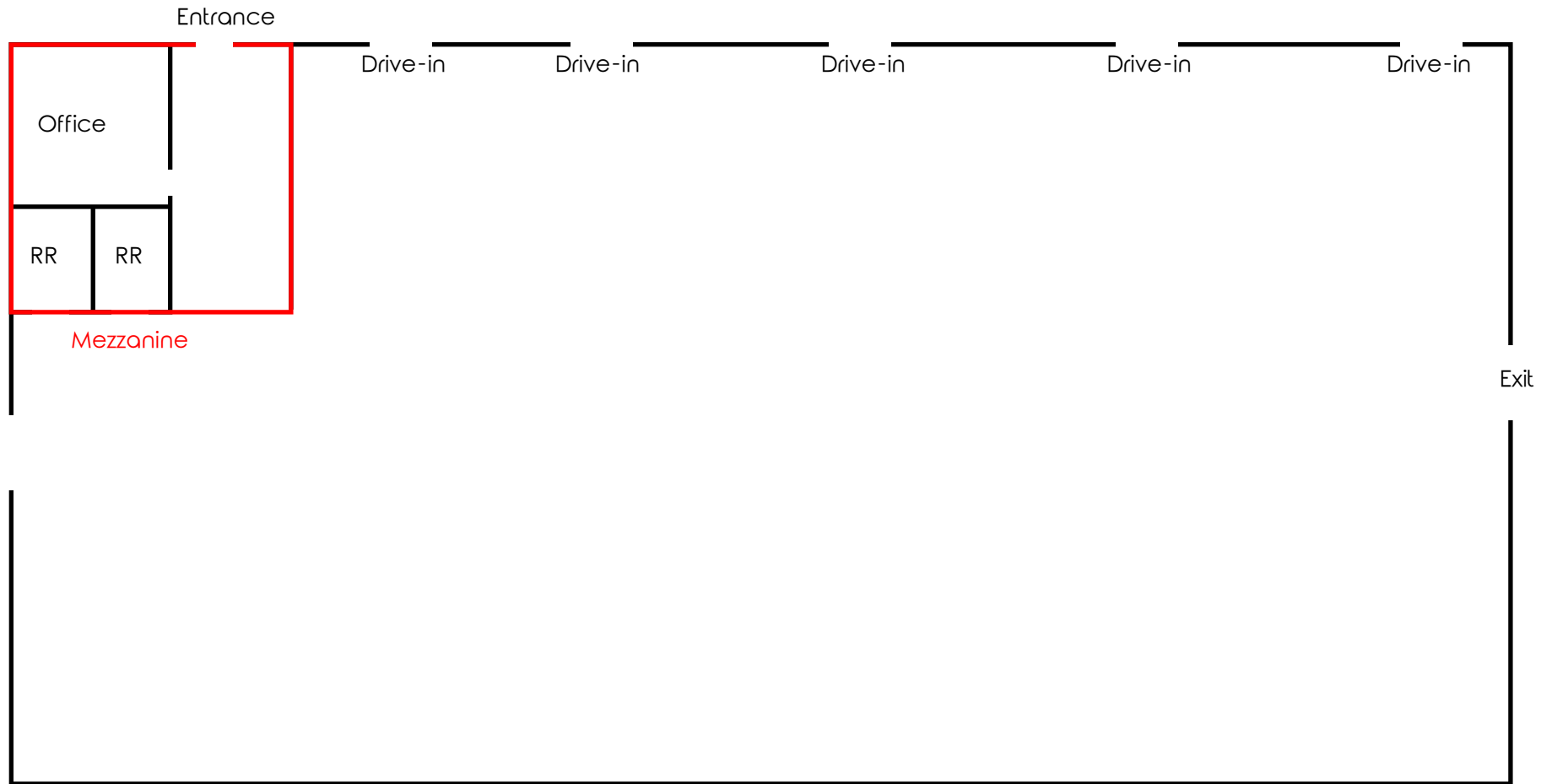
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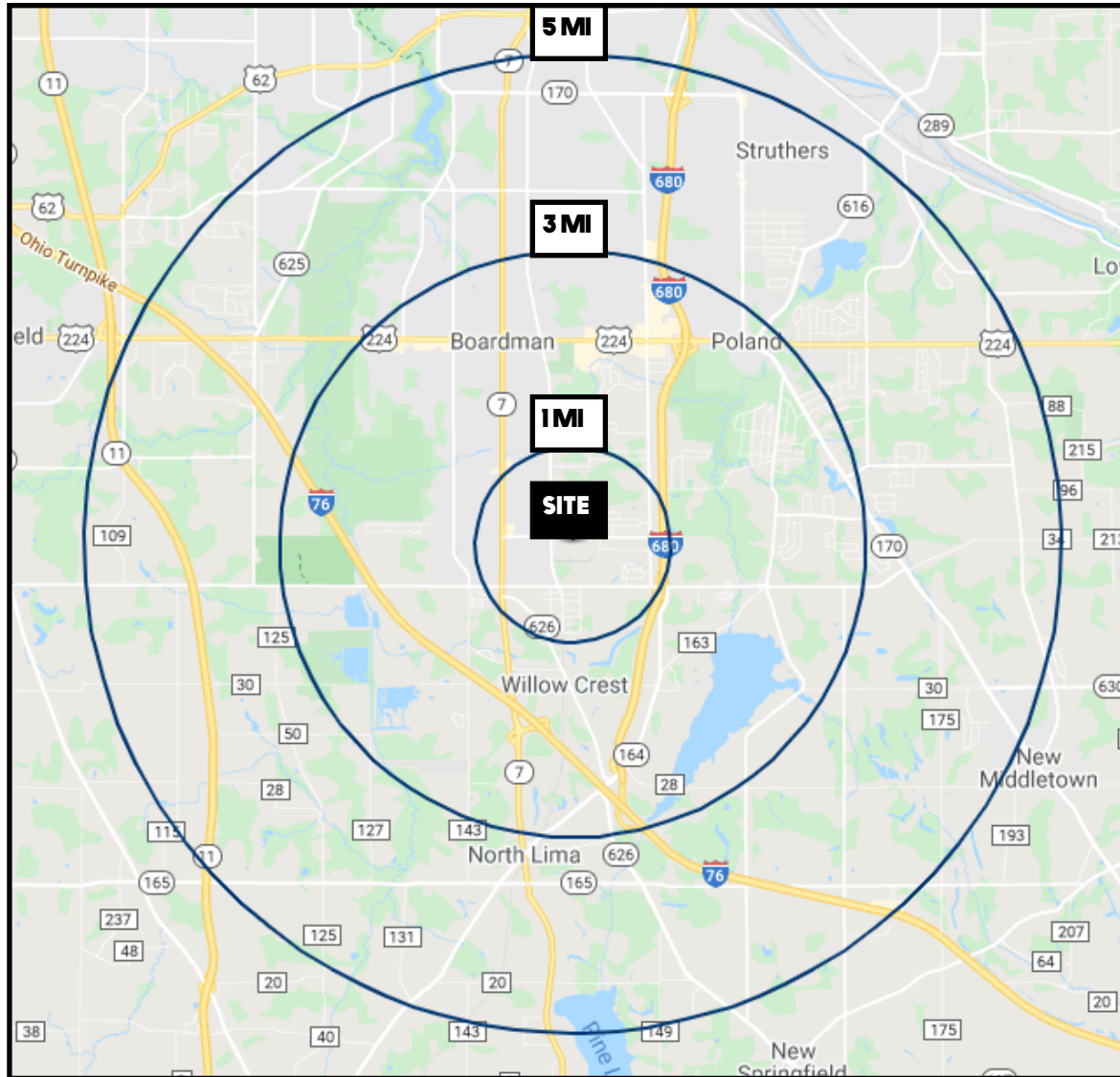
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DEMOGRAPHICS	1MI	3MI	5MI
POPULATION	2,699	26,641	80,437
HOUSEHOLDS	1,253	11,553	33,978
MEDIAN AGE	53	48	45
AVERAGE HH INCOME	\$69,190	\$82,976	\$77,357

SITE INFORMATION

LOCATION	Boardman Township Mahoning County
PARCEL	29-035-0-006
CEILING HEIGHT	22'
DOORS/DOCKS	5) drive-in doors
SIZE	7,200 SF on 2.5 acres
YEAR BUILT	1971
REAL ESTATE TAXES	\$8,836/year
PRICE	\$1,100,000 REDUCED! \$899,000

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