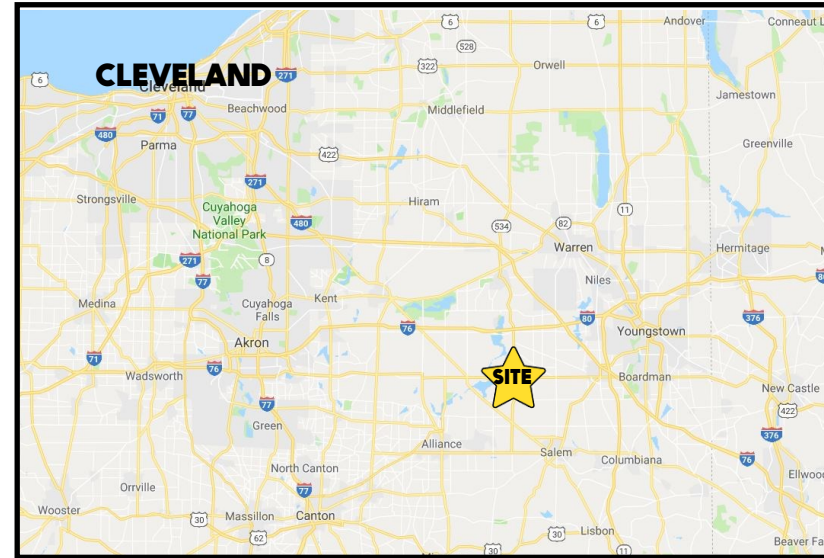


## LOCATION

15439 Akron Canfield Rd, Berlin Center, OH 44401



## HIGHLIGHTS

- 2 warehouse buildings: 15,000 SF + 7,200 SF
- 15,000 SF: 3 offices + kitchenette, 10 ton crane, 18' drive-in
- 7,200 SF: 12' + 16' drive-in doors, LED lighting, radiant heat
- 240 V 3 phase electric
- Gravel turnaround has a large covered aggregate pit
- Additional lay down yard available

## CONTACT

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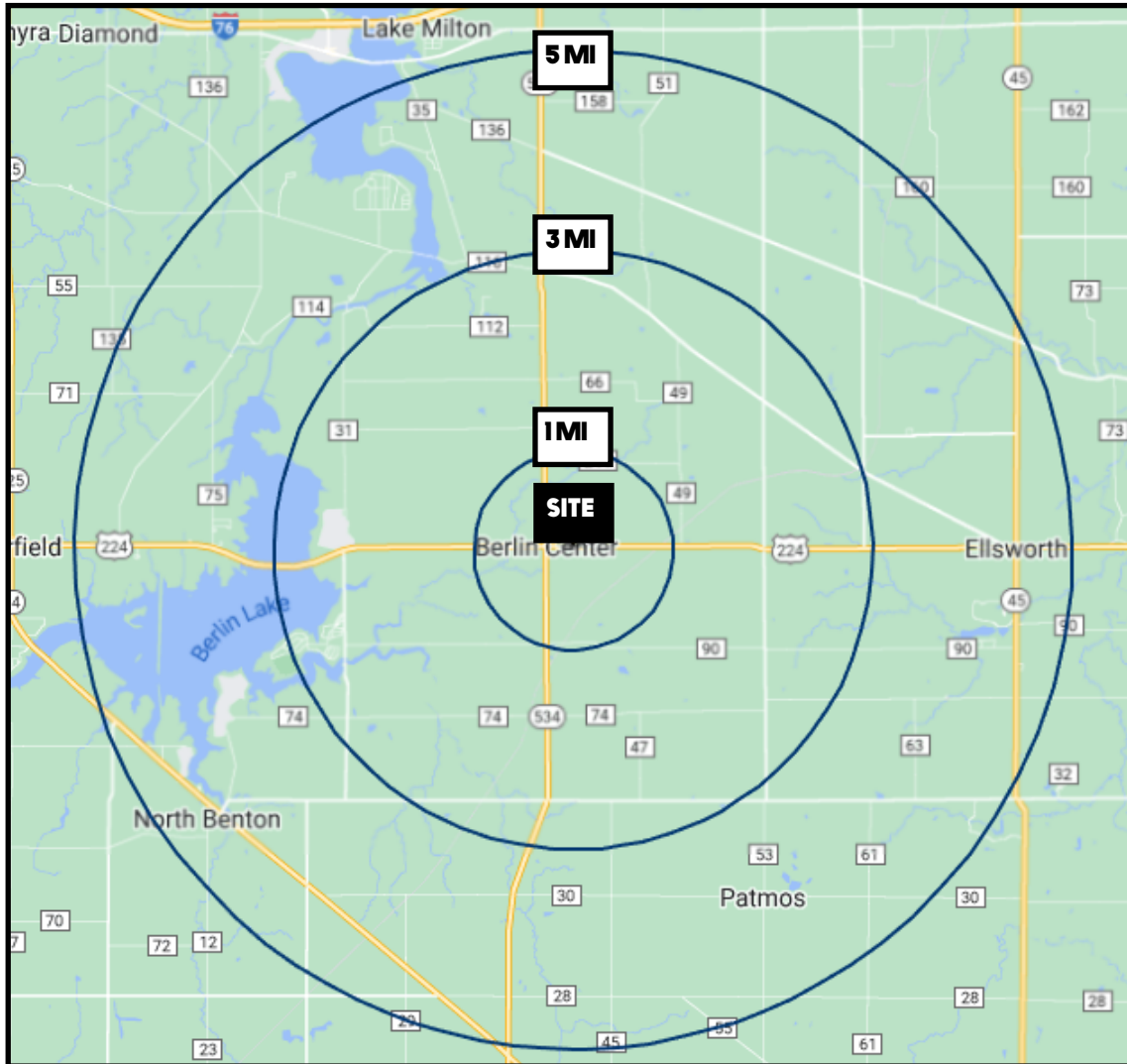
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DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	274	1,837	6,029
<b>HOUSEHOLDS</b>	107	716	2,385
<b>MEDIAN AGE</b>	50	50	50
<b>AVERAGE HH INCOME</b>	\$77,118	\$79,884	\$79,415

**SITE INFORMATION**

<b>LOCATION</b>	Berlin Township Mahoning County
<b>PROPERTY TYPE</b>	Warehouse
<b>ZONING</b>	Light manufacturing
<b>POWER</b>	3 phase 400 amp 240 V
<b>CEILING</b>	11'-18' ceiling
<b>SIZE</b>	15,000 SF + 7,200 SF
<b>PRICE</b>	\$1,150,000

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