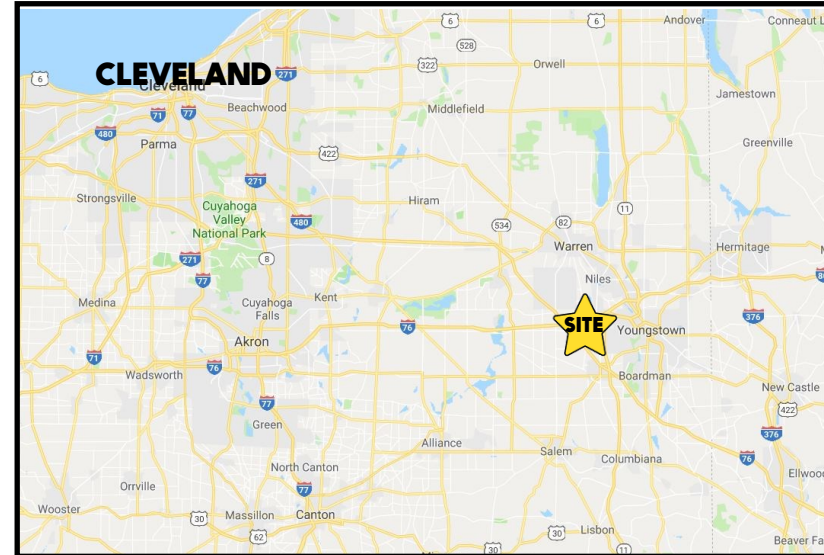


LOCATION

4021 Mahoning Ave, Austintown, OH 44515



HIGHLIGHTS

- 9,030 - 45,526 SF warehouse space
- 3 loading docks; 2)8' x 10' + 1) 10'x 12'
- 3 drive-in bays: 16' x 14'; 10' x 12'; 8' x 6'
- 480 V 3 Phase power; 1600 amps
- Reznor heat in warehouse, forced air in office
- Freight elevator to second floor

TRAFFIC

Mahoning Ave = 16,044 VPD

CONTACT

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DON THOMAS

501.269.3827

dthomas@platzrealtygroup.com

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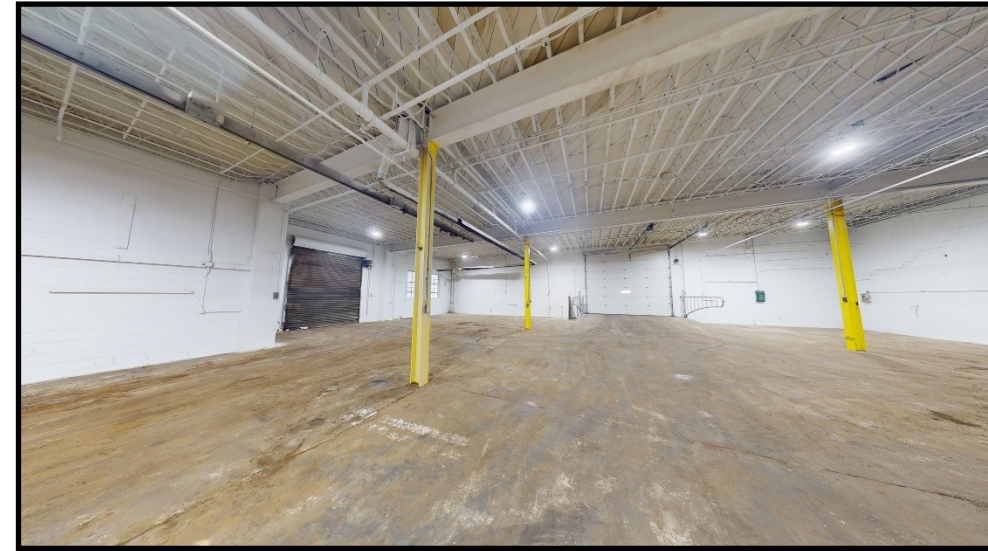
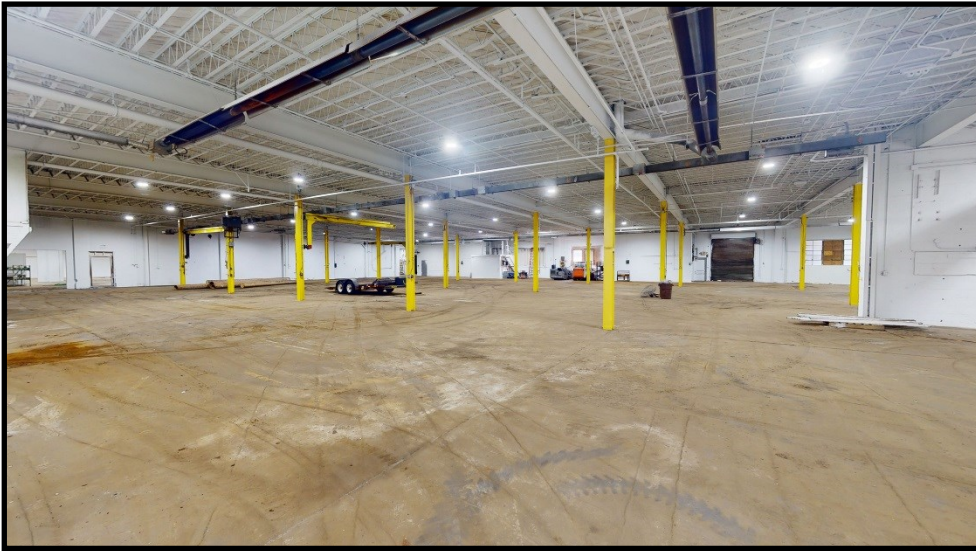
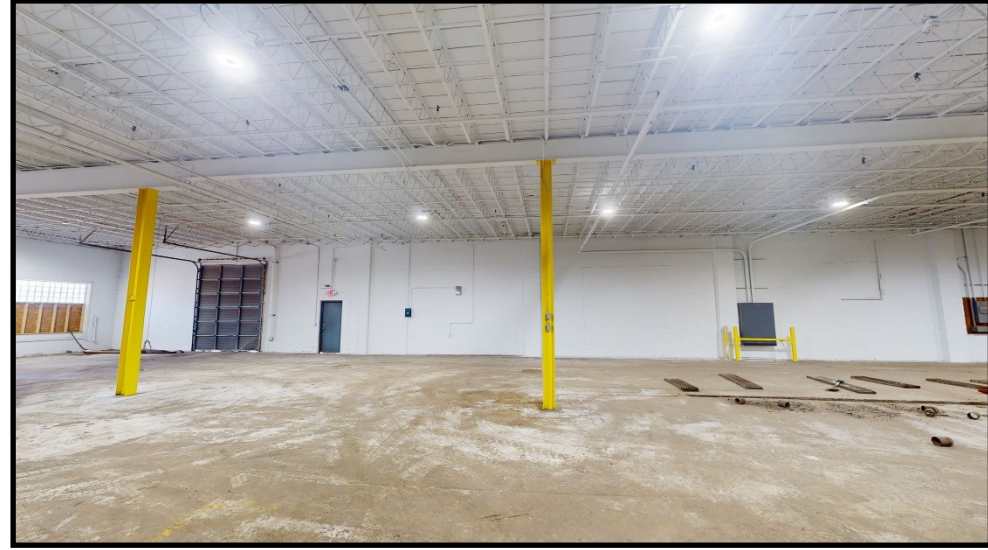
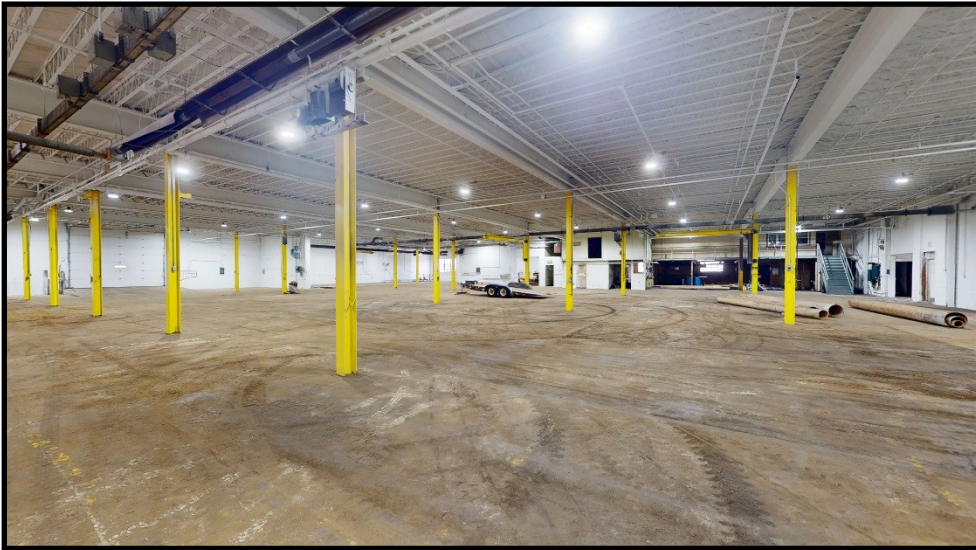
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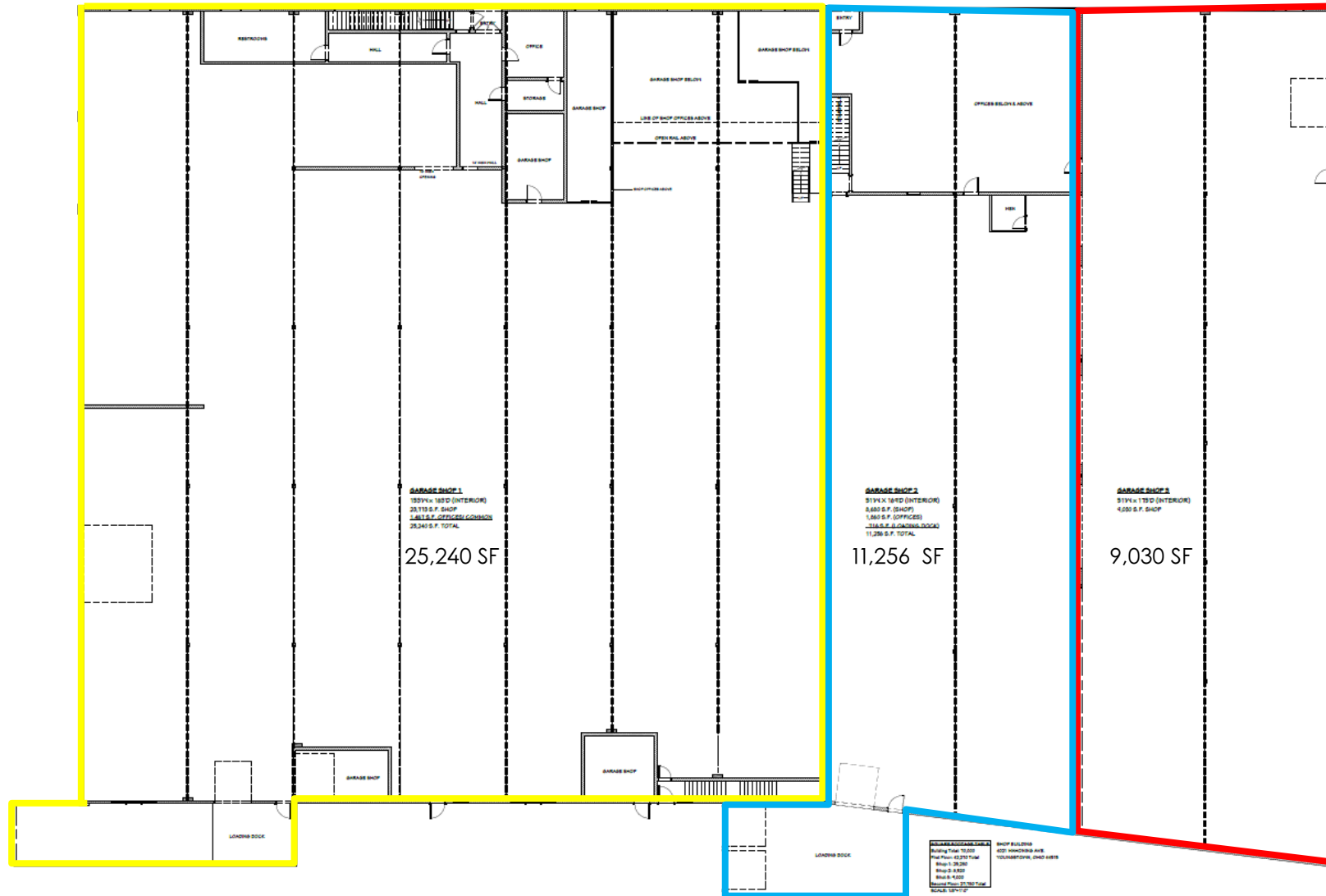
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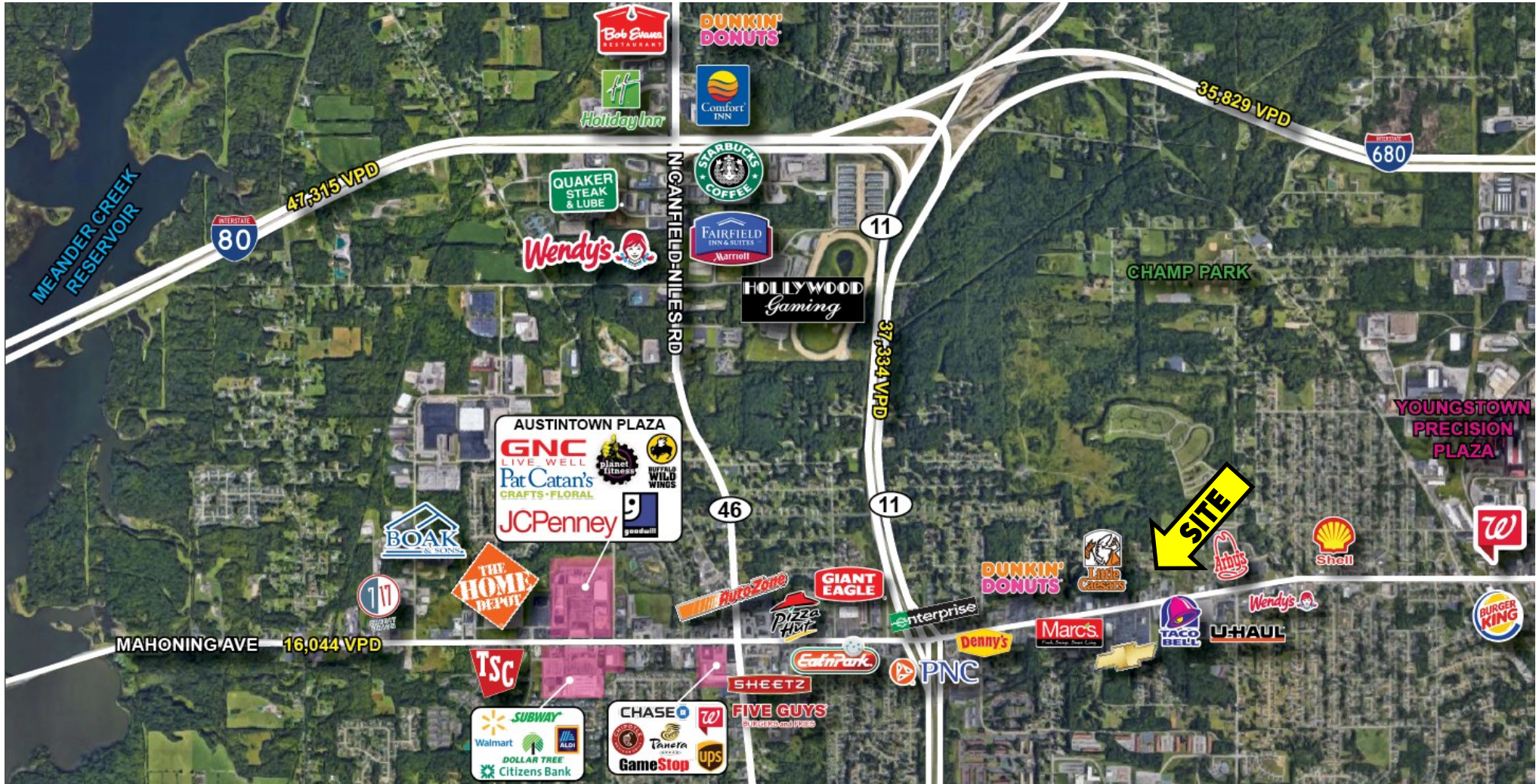
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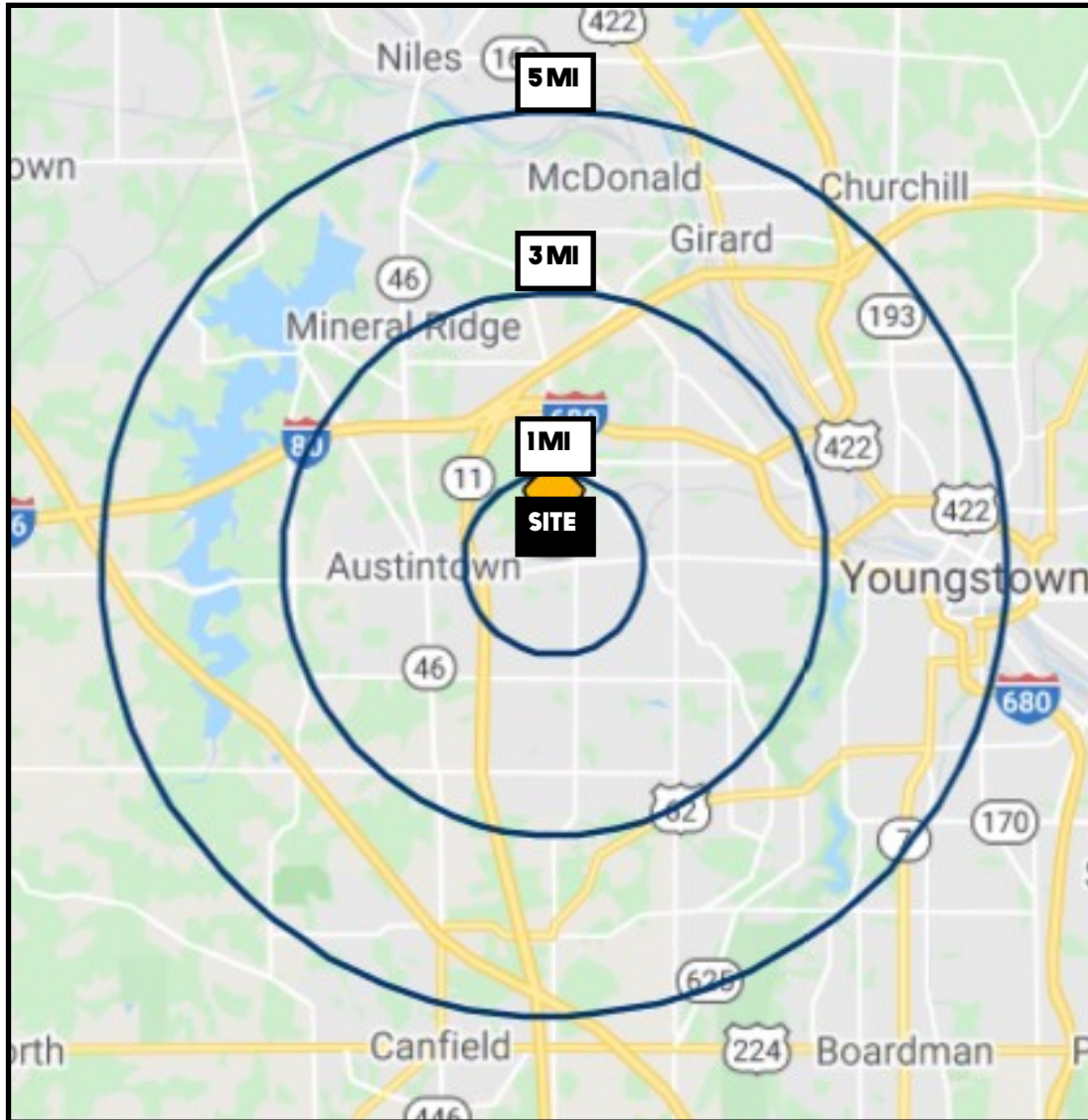
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DEMOGRAPHICS	1MI	3MI	5MI
POPULATION	8,578	48,063	103,709
HOUSEHOLDS	4,131	20,875	43,192
MEDIAN AGE	41	43	43
AVERAGE HH INCOME	\$49,044	\$57,421	\$59,436

SITE INFORMATION

LOCATION	Austintown Township Mahoning County
ZONING	B2 Business/R2 Residential
SIZE	First Floor: 45,526 SF Second Floor 27,730 SF = 70,000 SF Garage 1: 25,240 SF Garage 2: 11,256 SF Garage 3: 9,030 SF
ACRES	3.2 total acres
REAL ESTATE TAXES	\$8,400/year
RENT	\$4.00/SF NNN "Extra Charges": \$1.50/SF

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