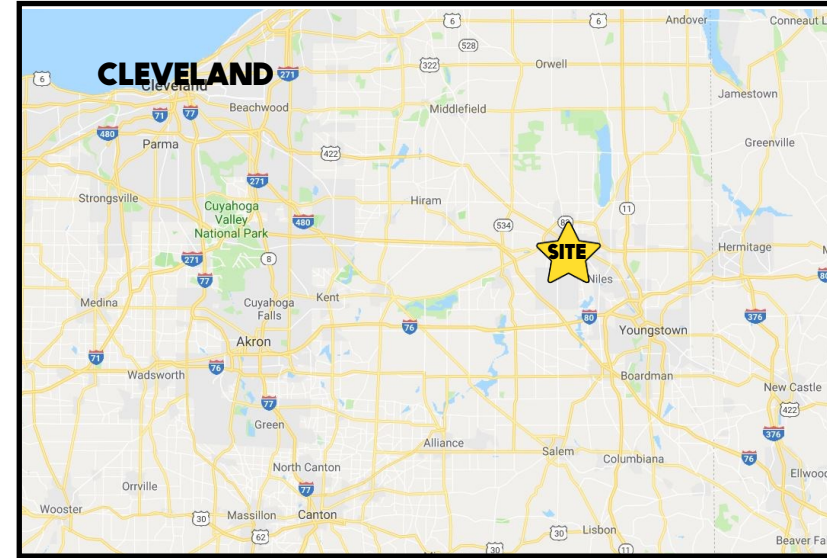


LOCATION

1820 Highland Ave SW, Warren, OH 44485



HIGHLIGHTS

- Minutes from the new Kimberly Clark development
- 16' ceilings with 2) 13' drive-in doors
- 2 cranes: 1 Ton + 3 Ton with hoist
- 3 phase power
- Completely fenced in

CONTACT

THERESA MORSE

330.518.6082

tmorse@platzrealtygroup.com

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

www.PLATZREALTYGROUP.com



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

www.PLATZREALTYGROUP.com

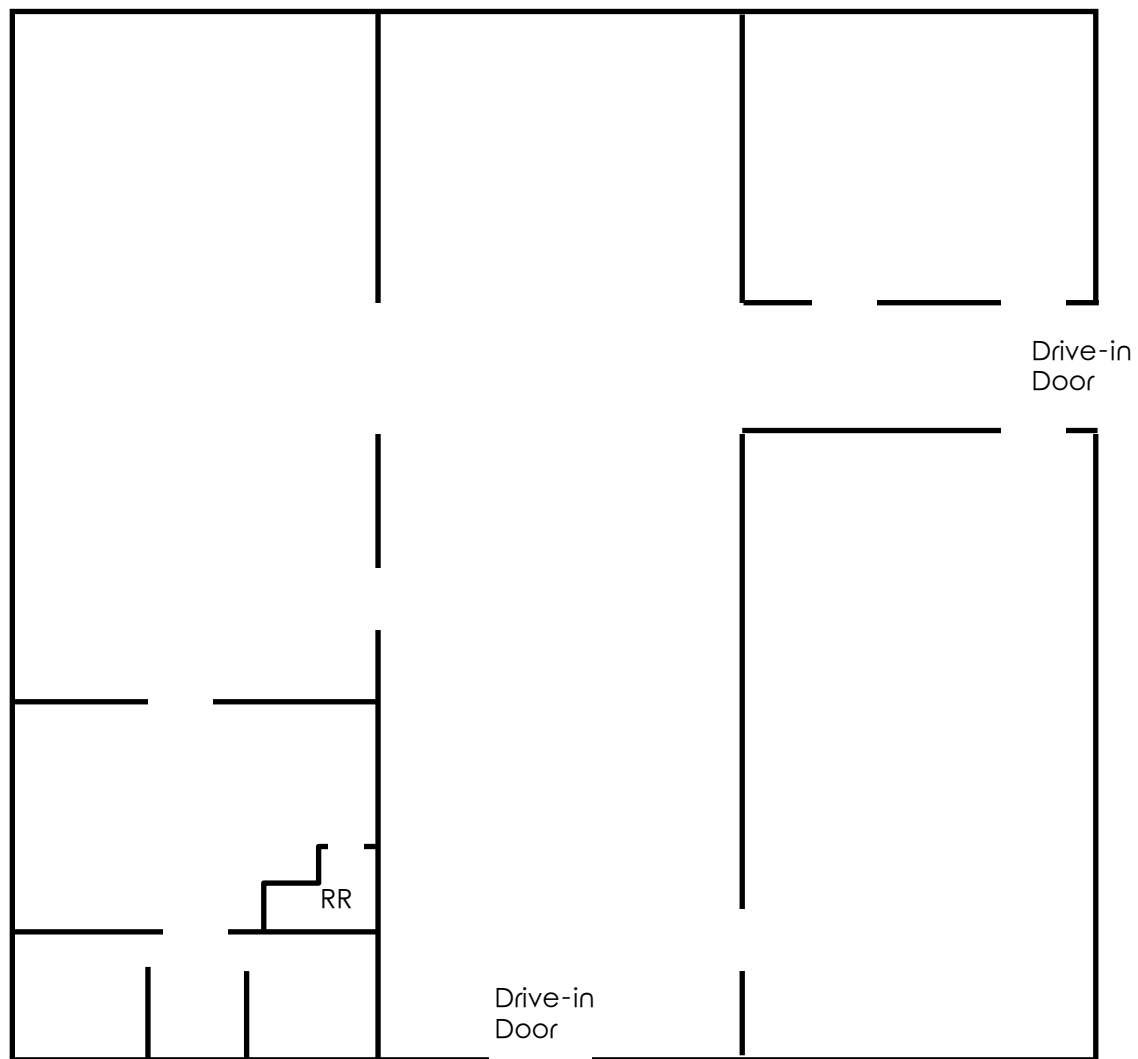
The information presented was obtained from sources believed to be true and reliable. The Platz Realty Group makes no warranties or guarantees to the accuracy of the information.



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

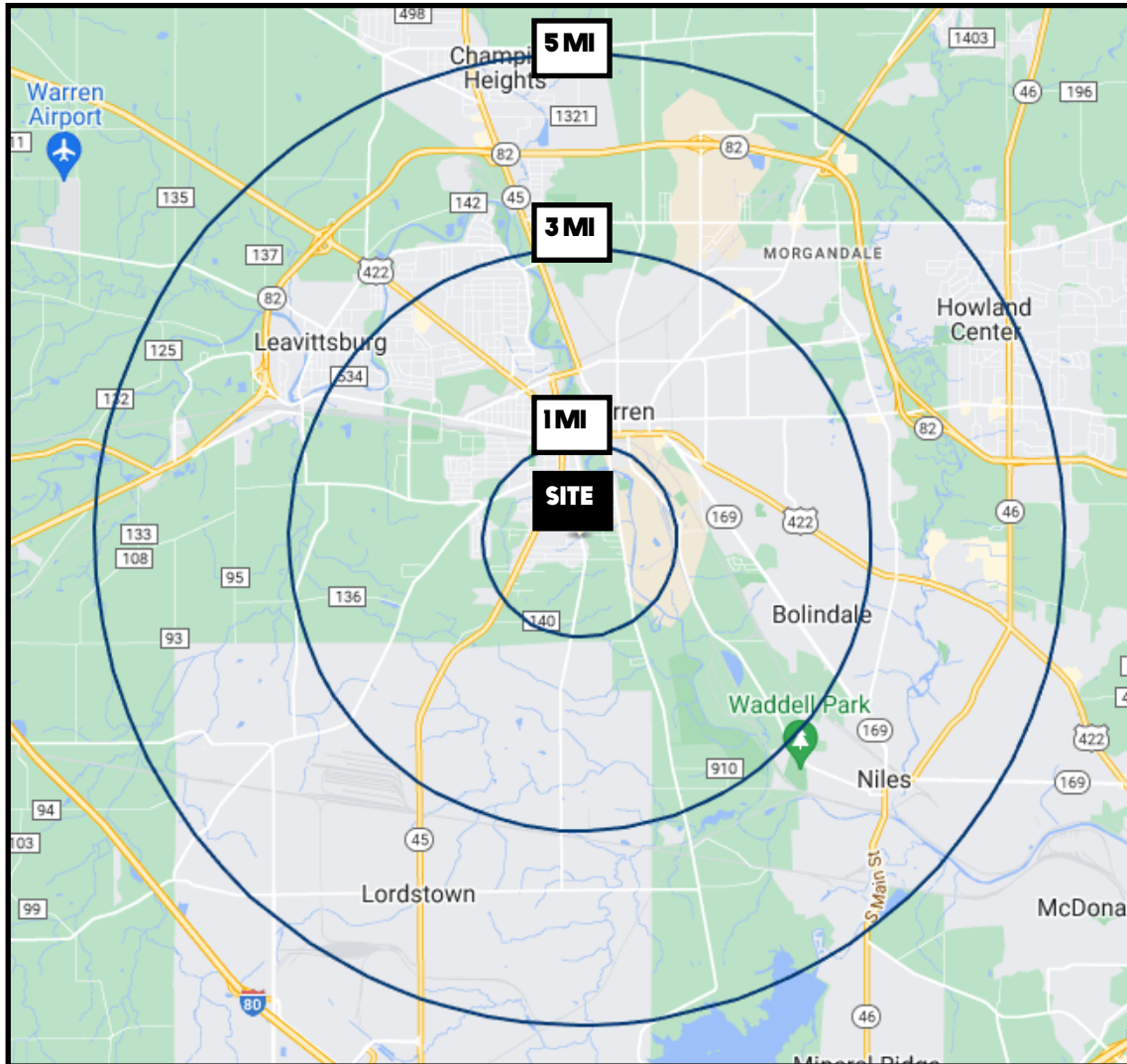
www.PLATZREALTYGROUP.com

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.



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

www.PLATZREALTYGROUP.com



DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	3,510	38,629	74,598
HOUSEHOLDS	1,406	15,904	31,019
MEDIAN AGE	35	40	42
AVERAGE HH INCOME	\$31,198	\$41,066	\$49,959

SITE INFORMATION

LOCATION	Warren Township Trumbull County
PROPERTY TYPE	Industrial - former machine shop
ZONING	Industrial – Light Manufacturing
YEAR BUILT	1950
SIZE	7,560 SF
POWER	3 Phase electric
RENT	\$3.00/SF Gross

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