

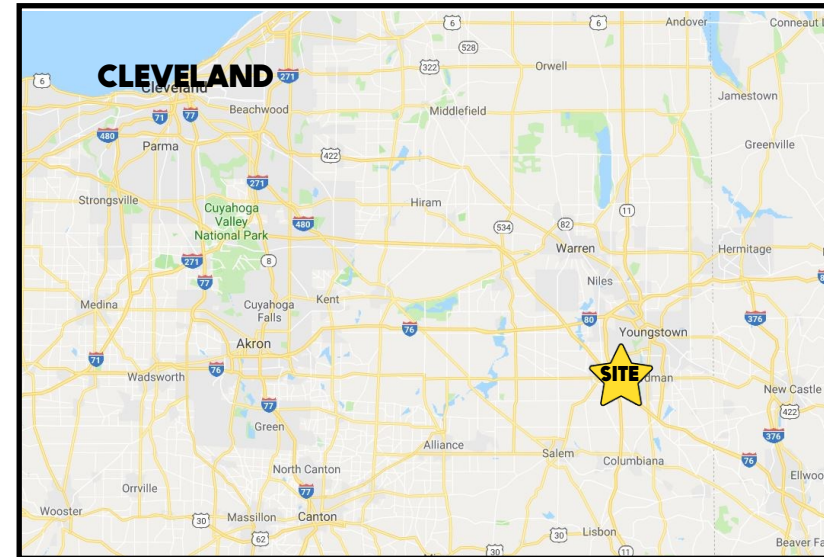
## LOCATION

7825 South Ave, Boardman, OH 44512



## HIGHLIGHTS

- Office / showroom with large warehouse
- 2) 10'x10' drive-in doors; 4) 10'x10' docks; 1) 10'x12' dock
- 19' clear ceiling + wet sprinkler in warehouse
- 4 roof HVAC units + Reznor heaters in warehouse
- Close to Western Reserve Rd / I-680



## TRAFFIC

South Ave = 12,933 VPD

## 3D TOUR:

<https://bit.ly/3T4yZwZ> + <https://bit.ly/49KCeiz>

## CONTACT

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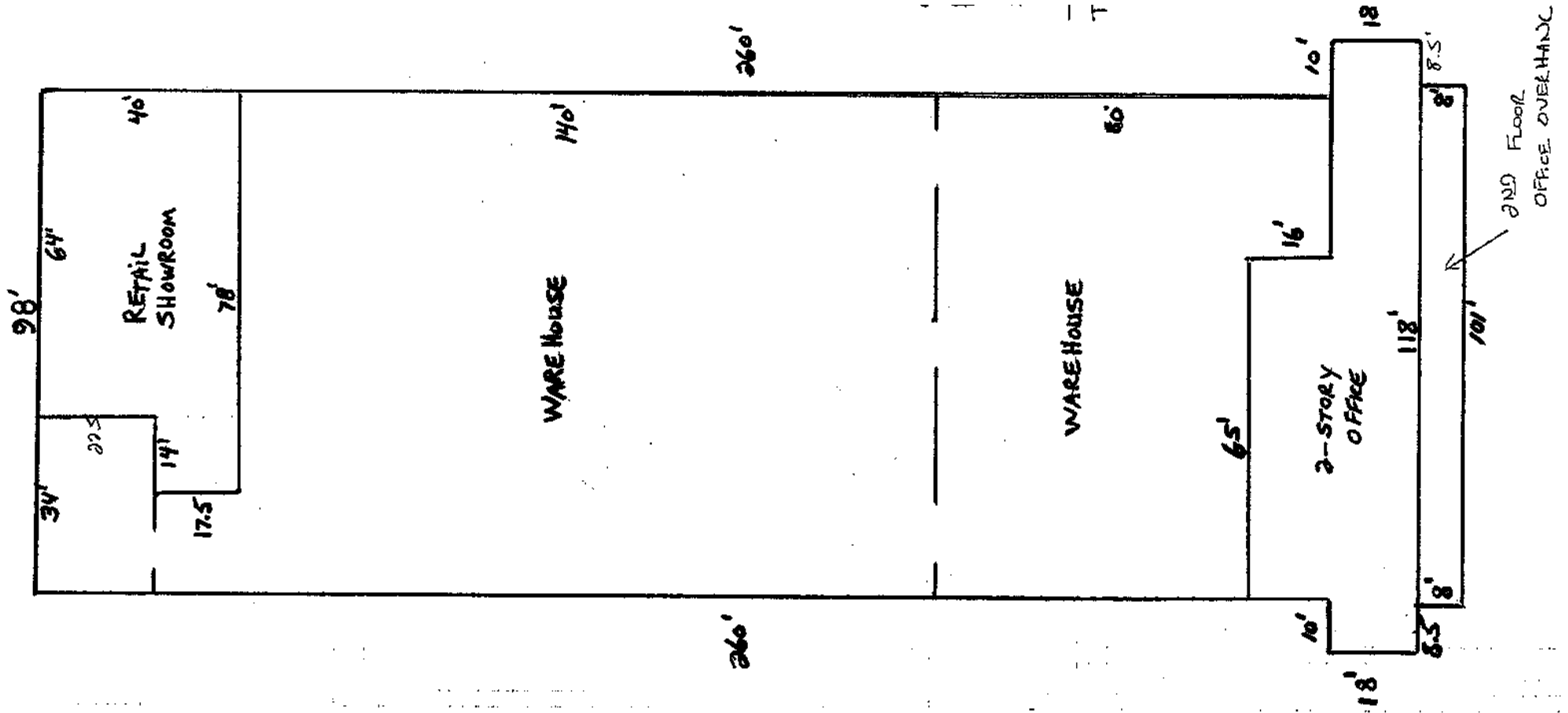




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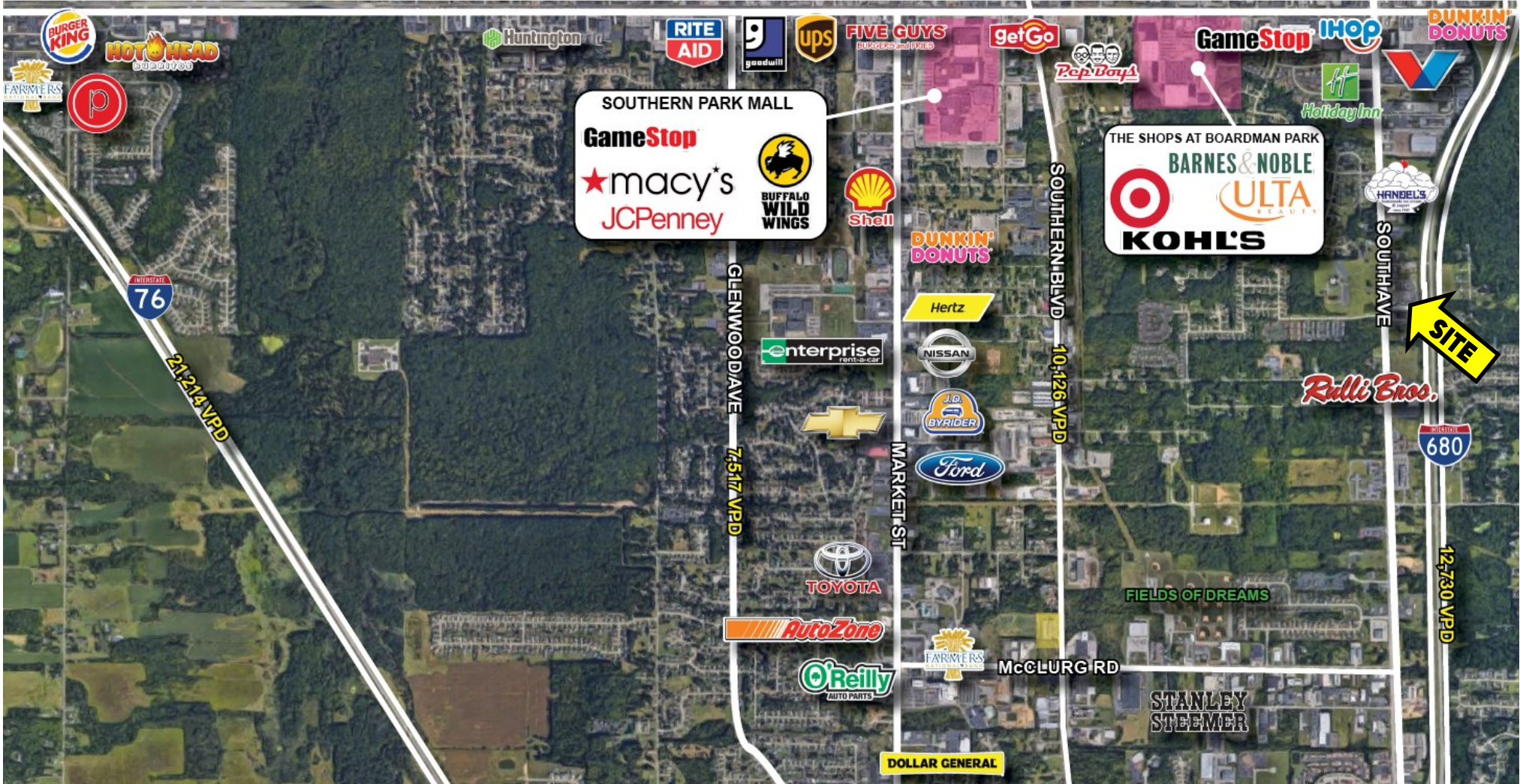
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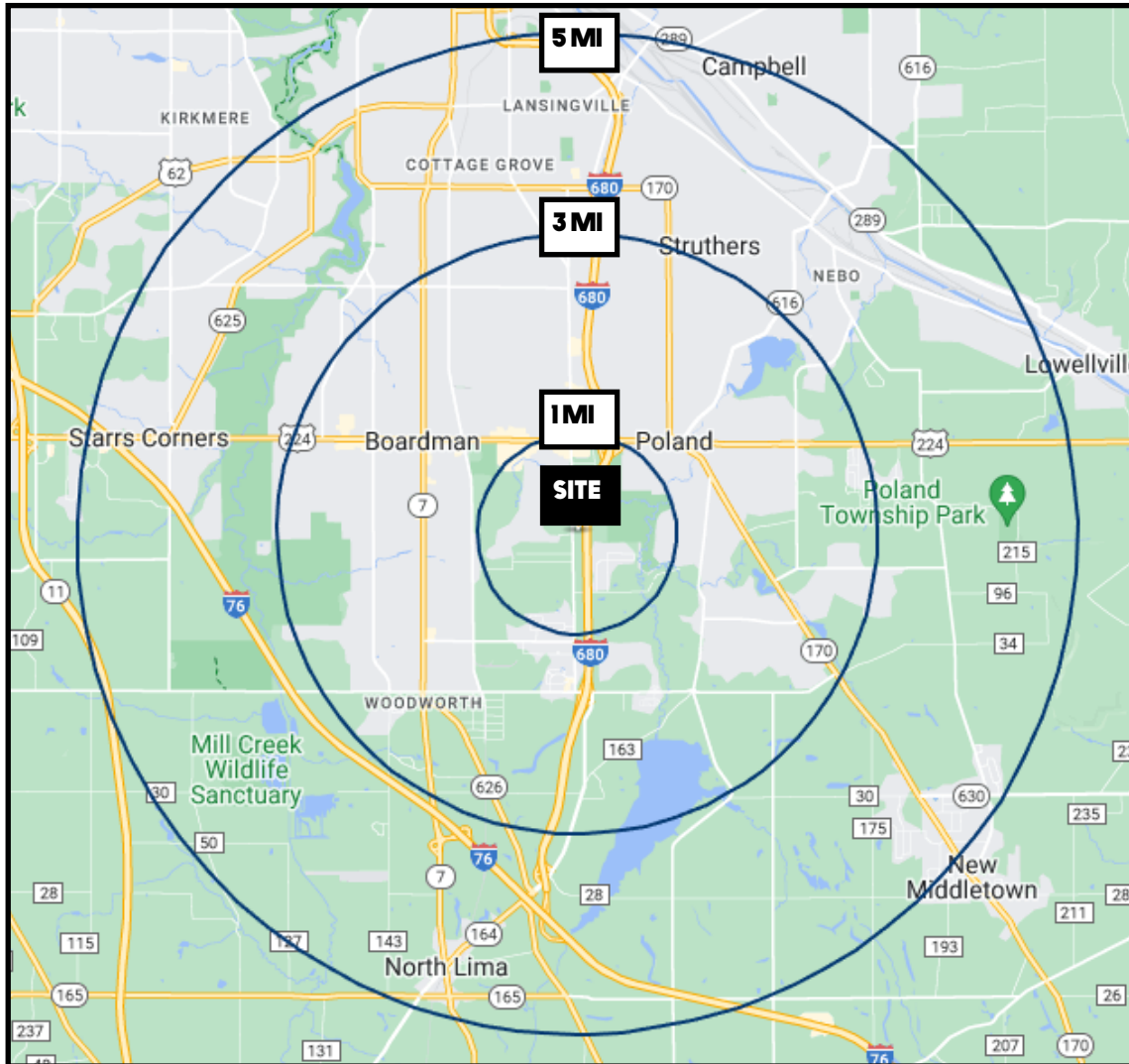




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DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	2,803	45,243	96,768
<b>HOUSEHOLDS</b>	1,228	19,485	40,609
<b>MEDIAN AGE</b>	53	46	43
<b>AVERAGE HH INCOME</b>	\$97,038	\$77,081	\$69,038

SITE INFORMATION	
<b>LOCATION</b>	Boardman Township Mahoning County
<b>PARCEL</b>	29-052-0-005
<b>YEAR BUILT</b>	1988
<b>SIZE</b>	29,248 SF on 3.6 acres
<b>POWER/LIGHTING</b>	3 Phase / 400 amp/240 V/ 4 wire main service 100% LED lighting
<b>ZONING</b>	RB - Regional Business
<b>REAL ESTATE TAXES</b>	\$30,676/year
<b>RENT</b>	\$7.00/SF
<b>PRICE</b>	\$2,200,000

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