



LOCATION

400 Myron St, Hubbard, OH 44425



CLEVERAND Beachwood Middlefield Strongsville Cuyahoga Valley National Park Warren Medina Cuyahoga Falls Akron Wadsworth Remitage New Castle Columbiana Elwood Rear Columbiana Elwood Rear Falls North Canton Orrville Wooster Massillon Canton Beaver Falls Alliance Salem Columbiana Elwood Rear Falls Rear

HIGHLIGHTS

- Recently updated 111,466 SF warehouse
- Updates include: Brand new roof with 20 year warranty, LED lighting, new dry sprinkler system, updated bathrooms/ office, heaters (entire warehouse), loading dock door operators, strong electric power
- Close to Rte 62 and I-80

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EXTERIOR







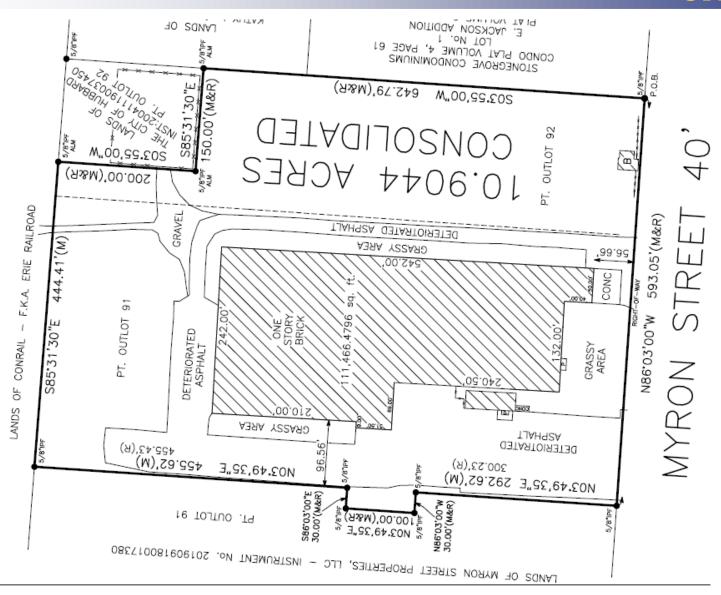


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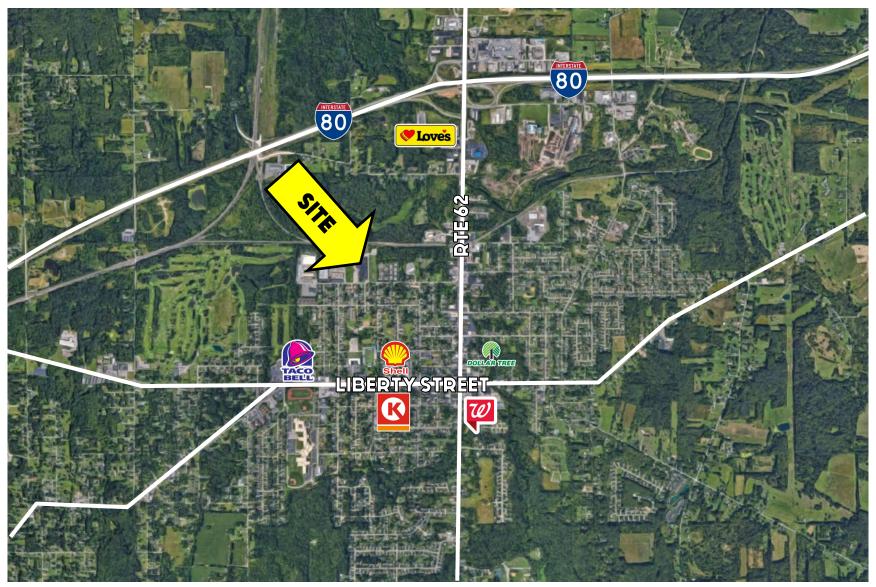




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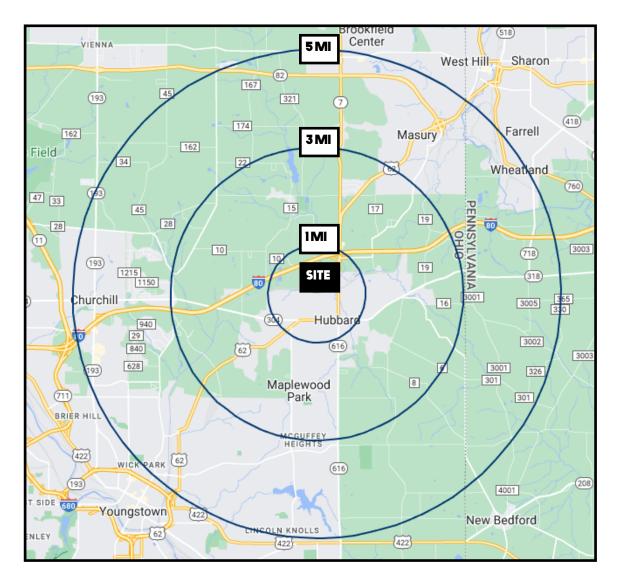
AERIAL MAP



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SITE INFORMATION



DEMOGRAPHICS	IMI	3 MI	5 MI
POPULATION	4,849	15,355	43,429
HOUSEHOLDS	2,186	6,412	16,974
MEDIAN AGE	43	46	44
AVERAGE HH INCOME	\$64,255	\$66,102	\$60,371

SITE INFORMATION		
LOCATION	Hubbard City Trumbull County	
SIZE	111,466 SF on 10.9 acres	
POWER	2000 amps / 3 Phase 277/480 V	
DOORS	4) 8'X10' + 1) 12'X12' 6 indoor docks	
CEILING	13'10"; 11'10" clear to sprinkler	
COLUMN SPACING	20' x 30'	
SPRINKLER	New dry system	
RENT	\$3.75/SF NNN NNN Charges: \$0.28/SF	

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