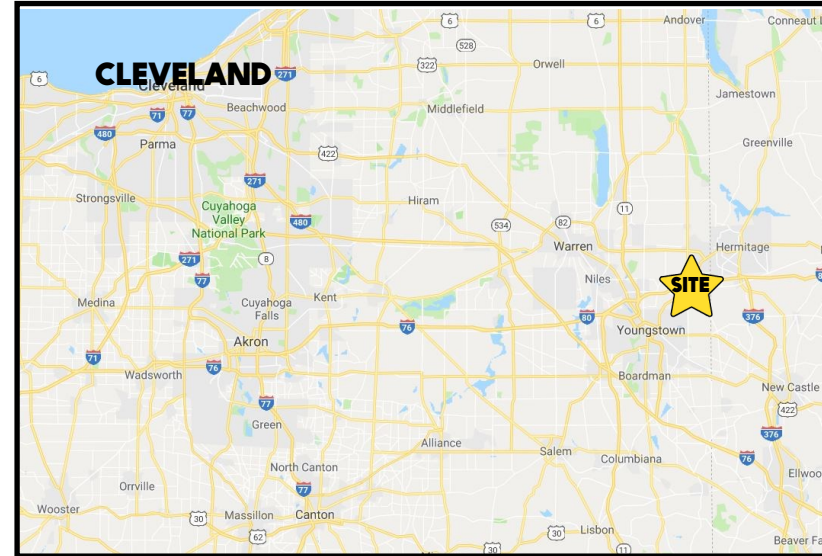


LOCATION

400 Myron St, Hubbard, OH 44425



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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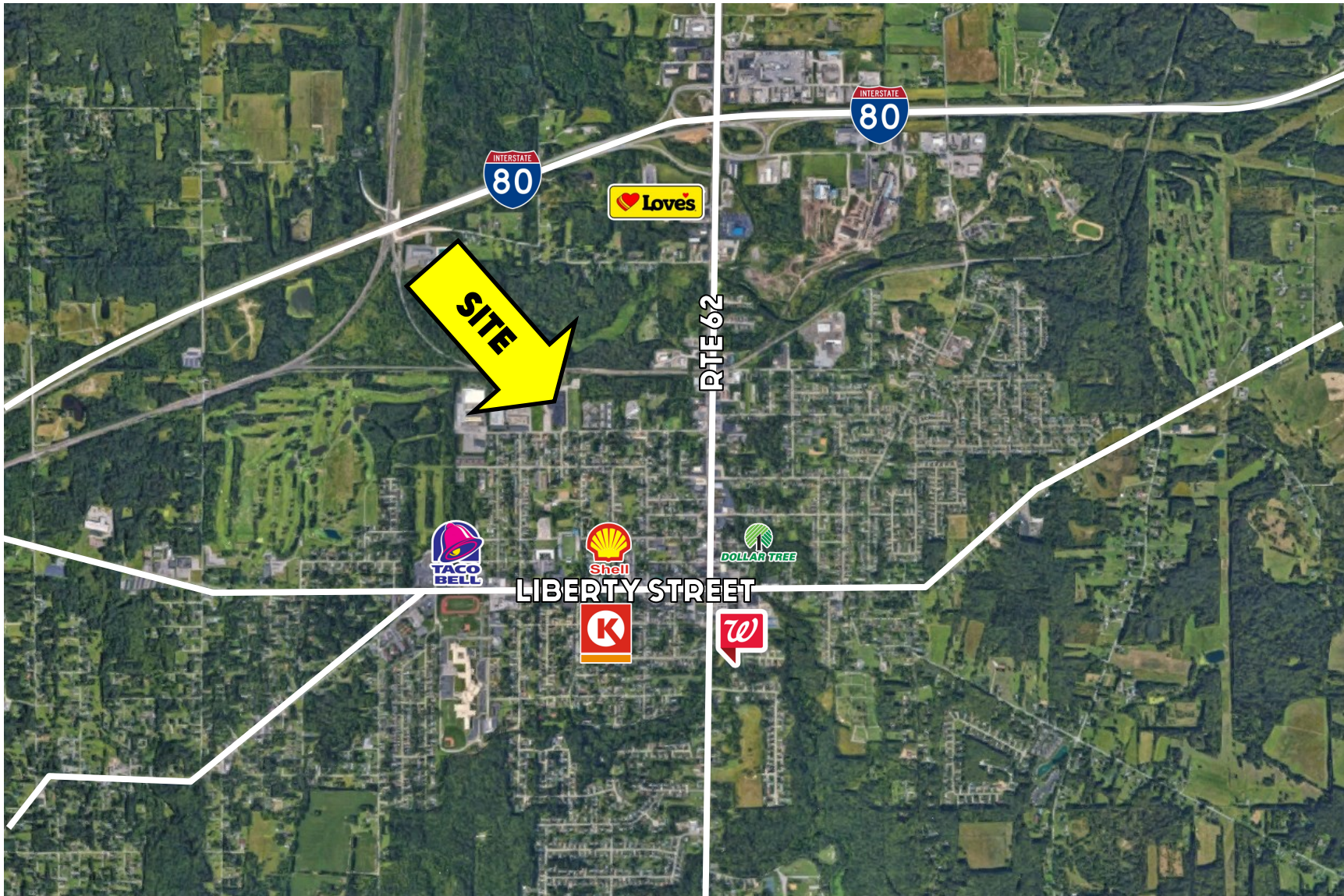
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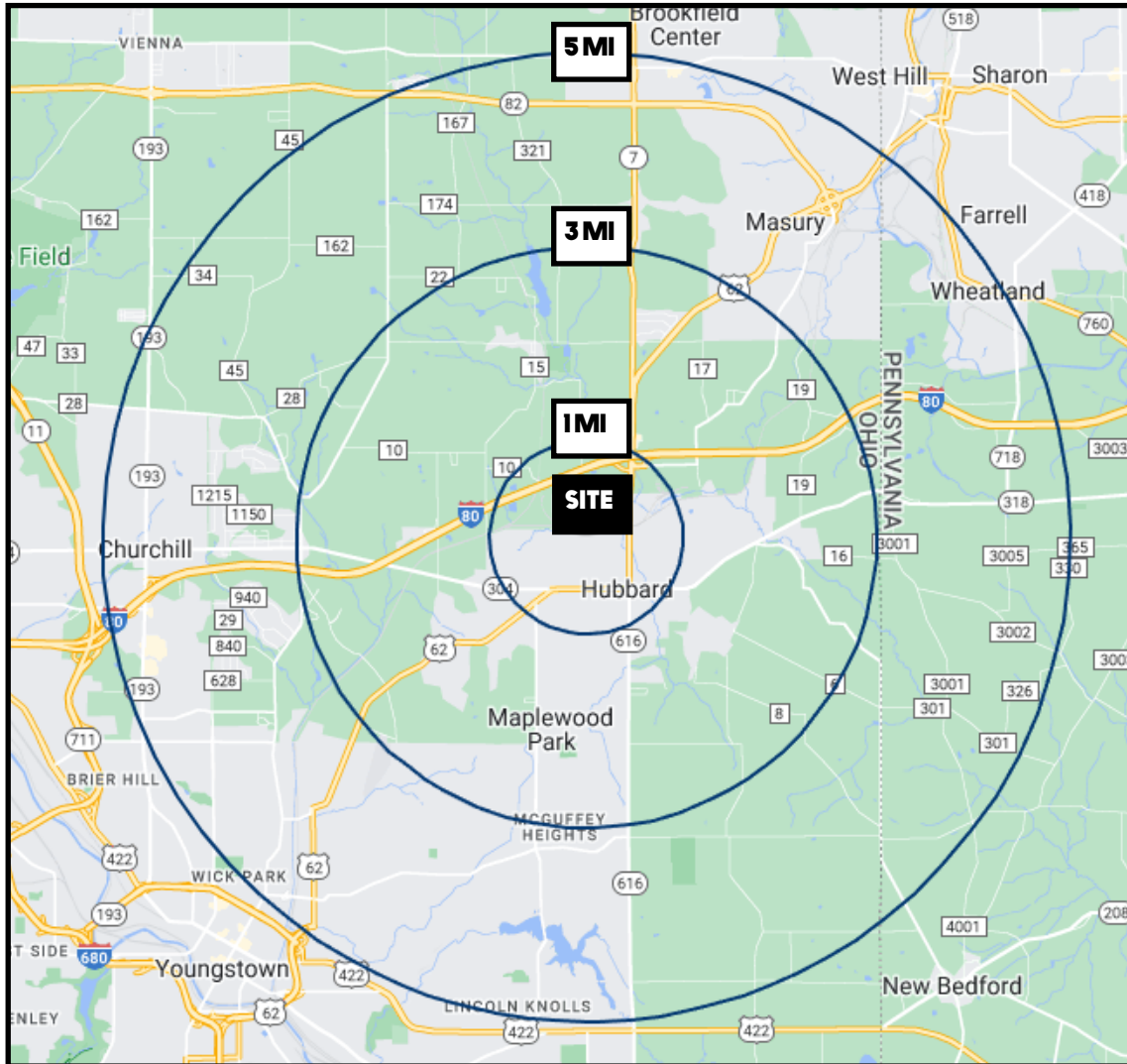
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	4,849	15,355	43,429
HOUSEHOLDS	2,186	6,412	16,974
MEDIAN AGE	43	46	44
AVERAGE HH INCOME	\$64,255	\$66,102	\$60,371

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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