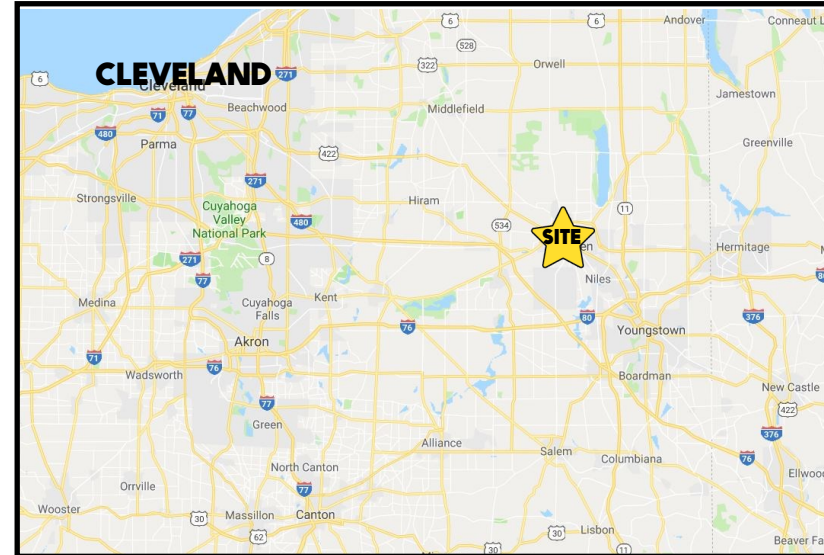


LOCATION

1328 North River Rd, Warren, OH 44483



3D TOURS

[Blue Building](#)

[Red Building](#)

HIGHLIGHTS

- Newly renovated warehouse / flex buildings
- Drive-in doors and high power 3 phase (480 available)
- Incredible regional access to Rt 82
- Perfect opportunity for a growing industrial service contractor
- 12-15' ceiling

CONTACT

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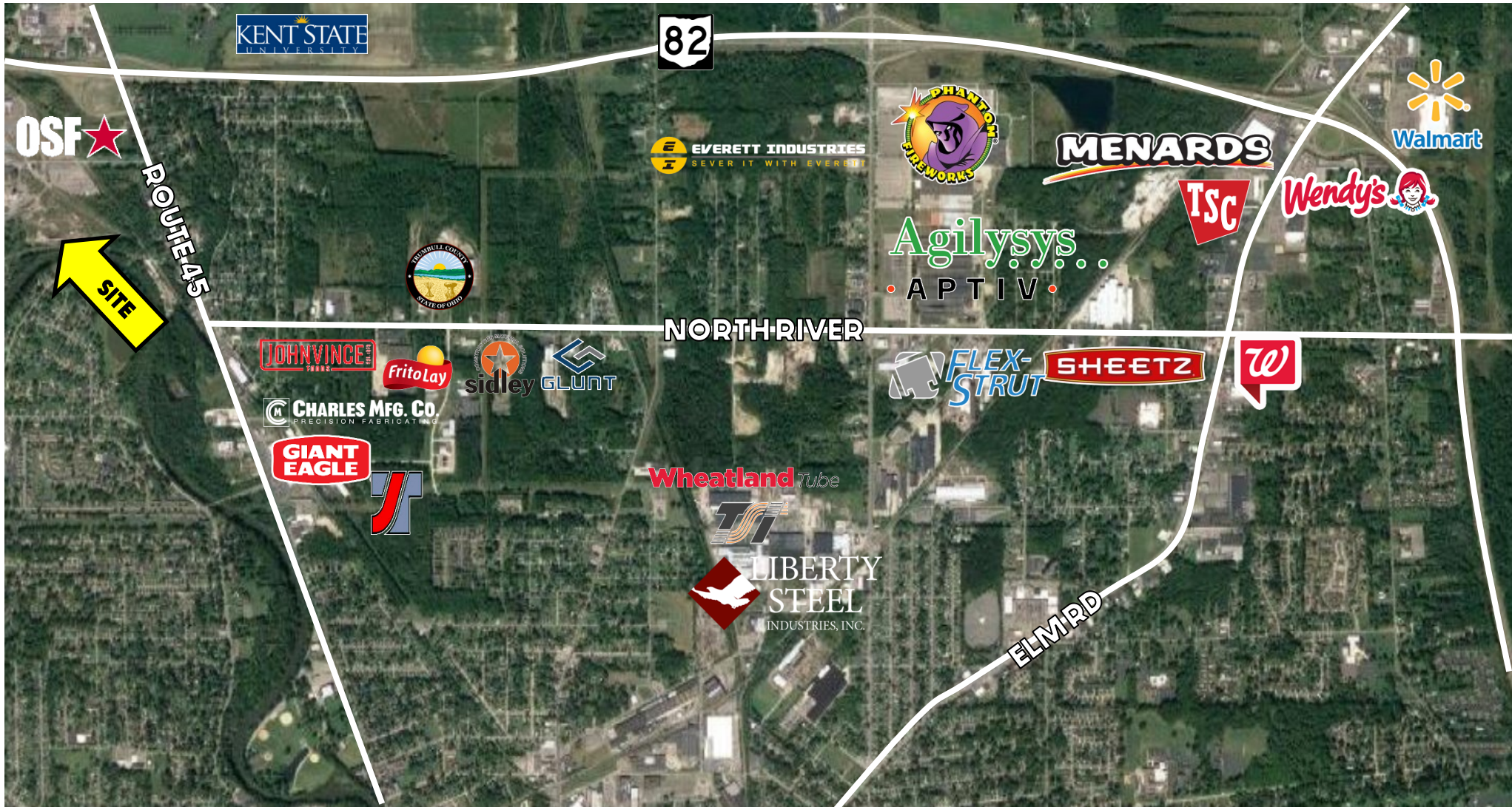
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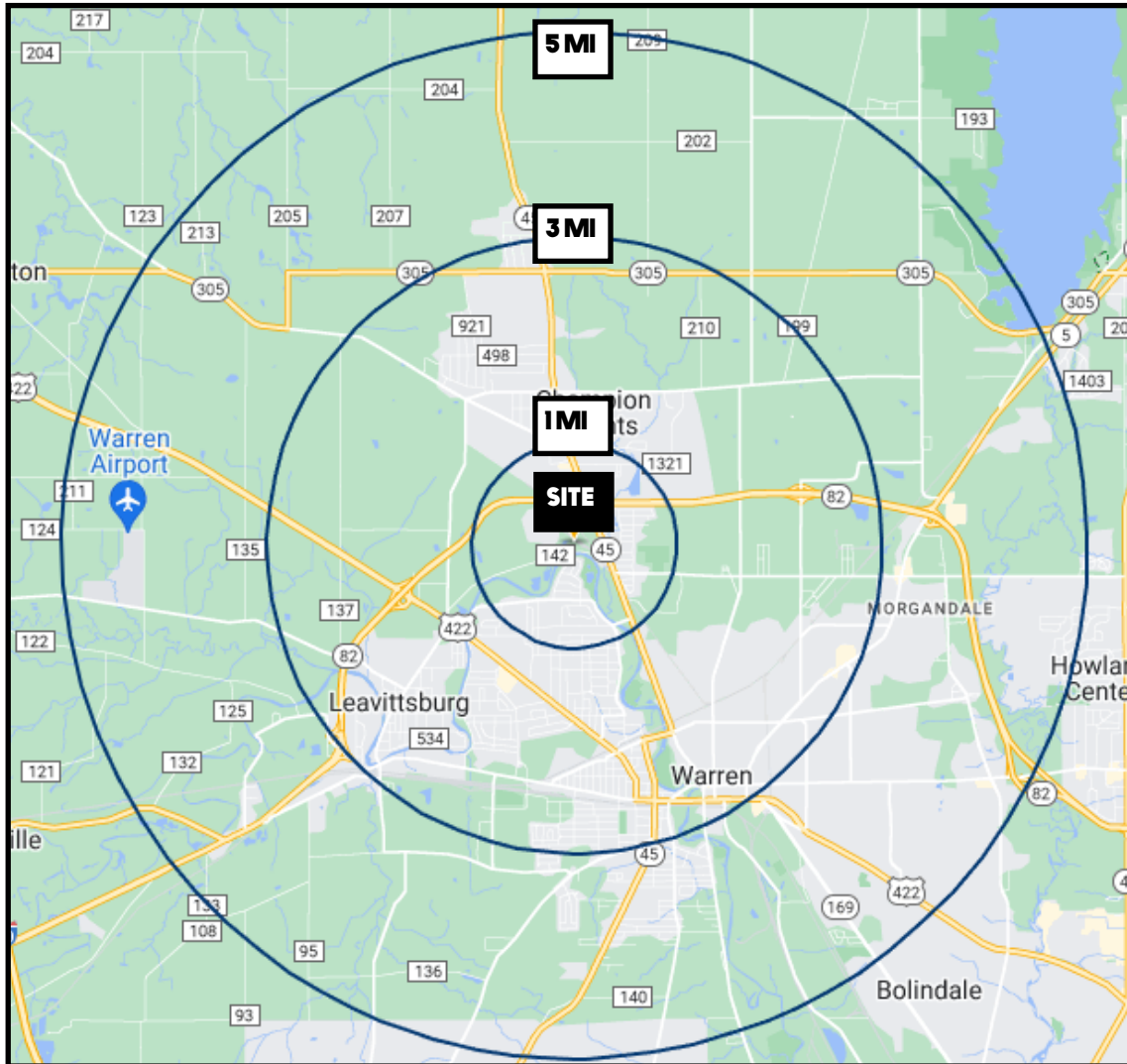
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	3,660	34,459	63,322
HOUSEHOLDS	1,529	13,928	26,039
MEDIAN AGE	40	41	43
AVERAGE HH INCOME	\$51,551	\$47,533	\$50,667

SITE INFORMATION	
LOCATION	Warren Township Trumbull County
PROPERTY TYPE	Industrial / Warehouse
ZONING	Industrial
YEAR RENOVATED	2024
SIZE	Bldg 1: 40' x 70' = 2,800 SF Bldg 2: 60' x 30' = 1,800 SF Bldg 3: 200' x 40' = 8,000 SF
POWER	208 / 3 Phase (480 available)
RENT	\$7.50/SF Gross + electric

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