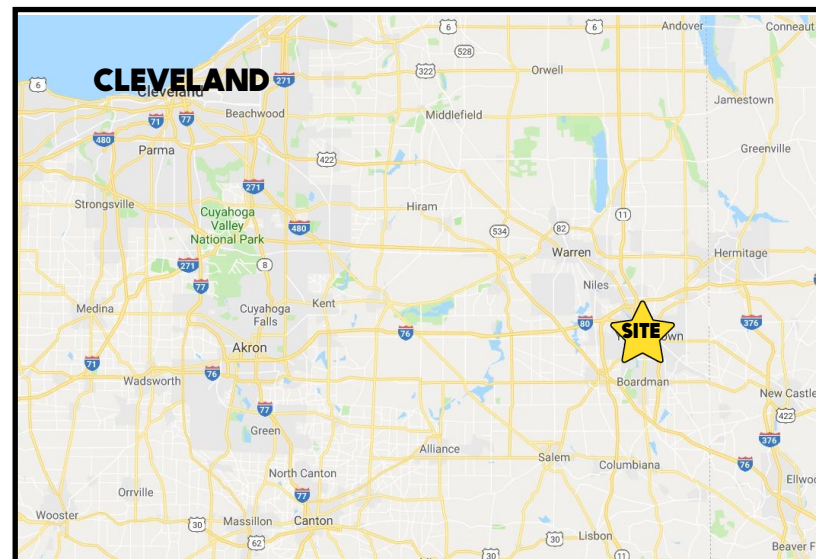


## LOCATION

313 E. Wood St, Youngstown, OH



## HIGHLIGHTS

- Leased industrial property with a long term tenant
- High electrical power: 480 /3 phase/4,000 amps
- 2020 addition: 24' ceiling, locker rooms, mezzanine
- 7 drive-in doors
- Longstanding tenant

## CONTACT

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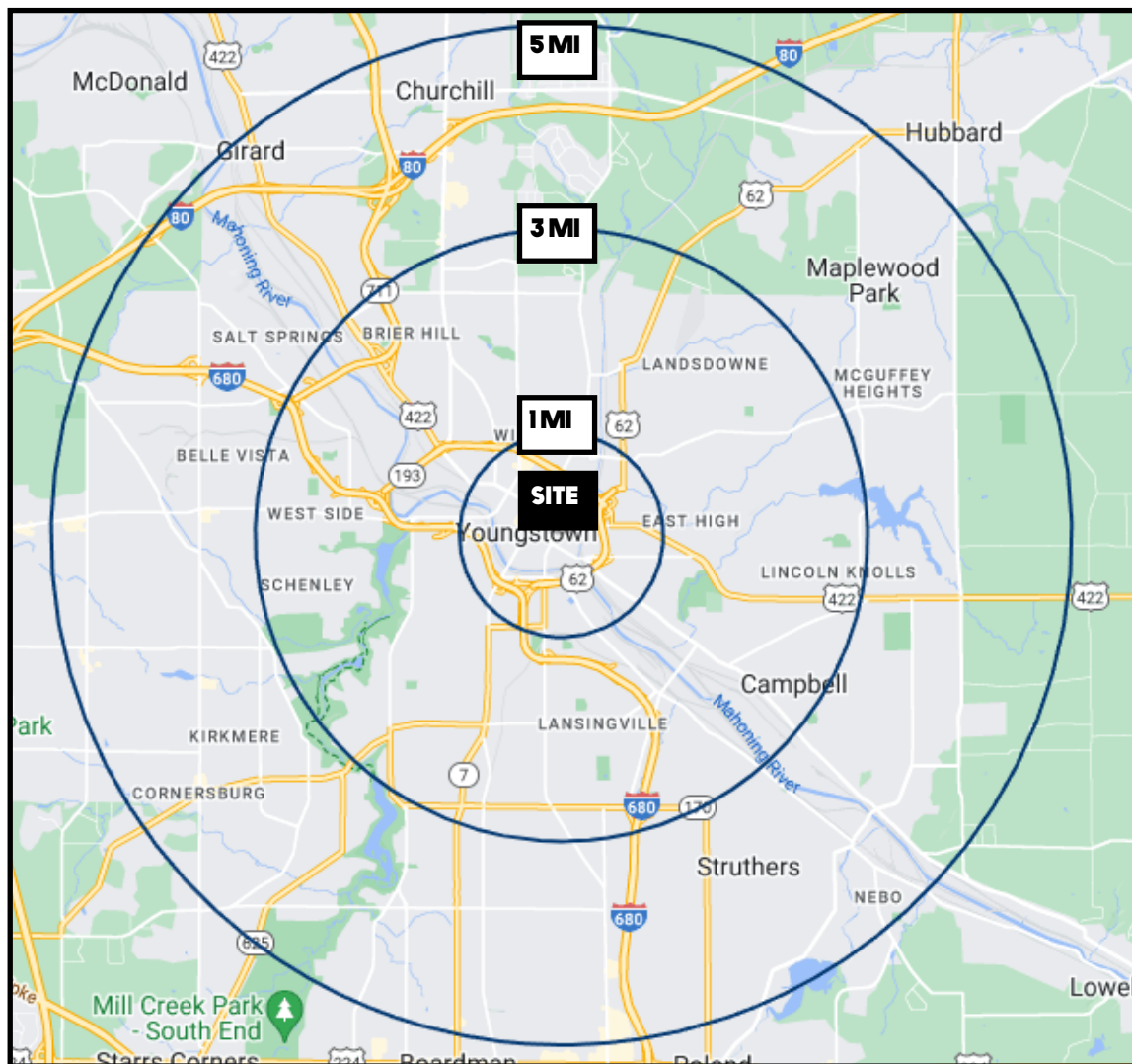
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# SITE INFORMATION



DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	4,573	54,648	138,074
<b>HOUSEHOLDS</b>	1,550	22,225	58,916
<b>MEDIAN AGE</b>	37	38	41
<b>AVERAGE HH INCOME</b>	\$25,331	\$39,515	\$54,182

SITE INFORMATION	
<b>LOCATION</b>	Youngstown City Mahoning County
<b>PARCELS</b>	53-023-0-405.00-0 53-023-0-310.00-0 53-023-0-312.00-0 53-023-0-302.00-0 53-023-0-300.00-0
<b>PROPERTY TYPE</b>	Industrial
<b>ZONING</b>	Commercial B
<b>YEAR BUILT</b>	1924, 1985, 2020
<b>SIZE</b>	32,119 SF on 3.1 acres
<b>REAL ESTATE TAXES</b>	\$21,572/year
<b>PRICE</b>	\$1,499,000

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