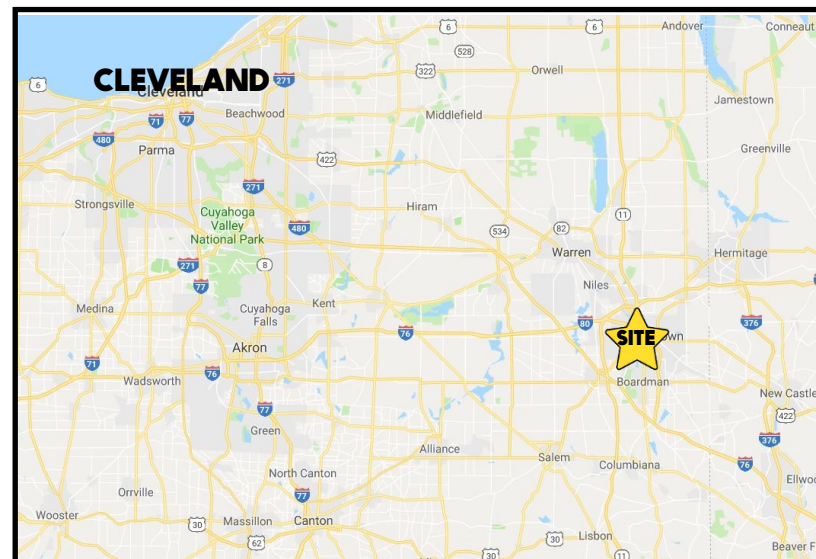


LOCATION

1120 Oak Hill, Youngstown, OH



HIGHLIGHTS

- Centrally located 60,000 SF distribution center
- 10 docks + 4 drive-in doors
- Many upgrades including new LED lighting, partial new heating, roof replaced within 7 years, CCTV
- Could be subdivided and leased

CONTACT

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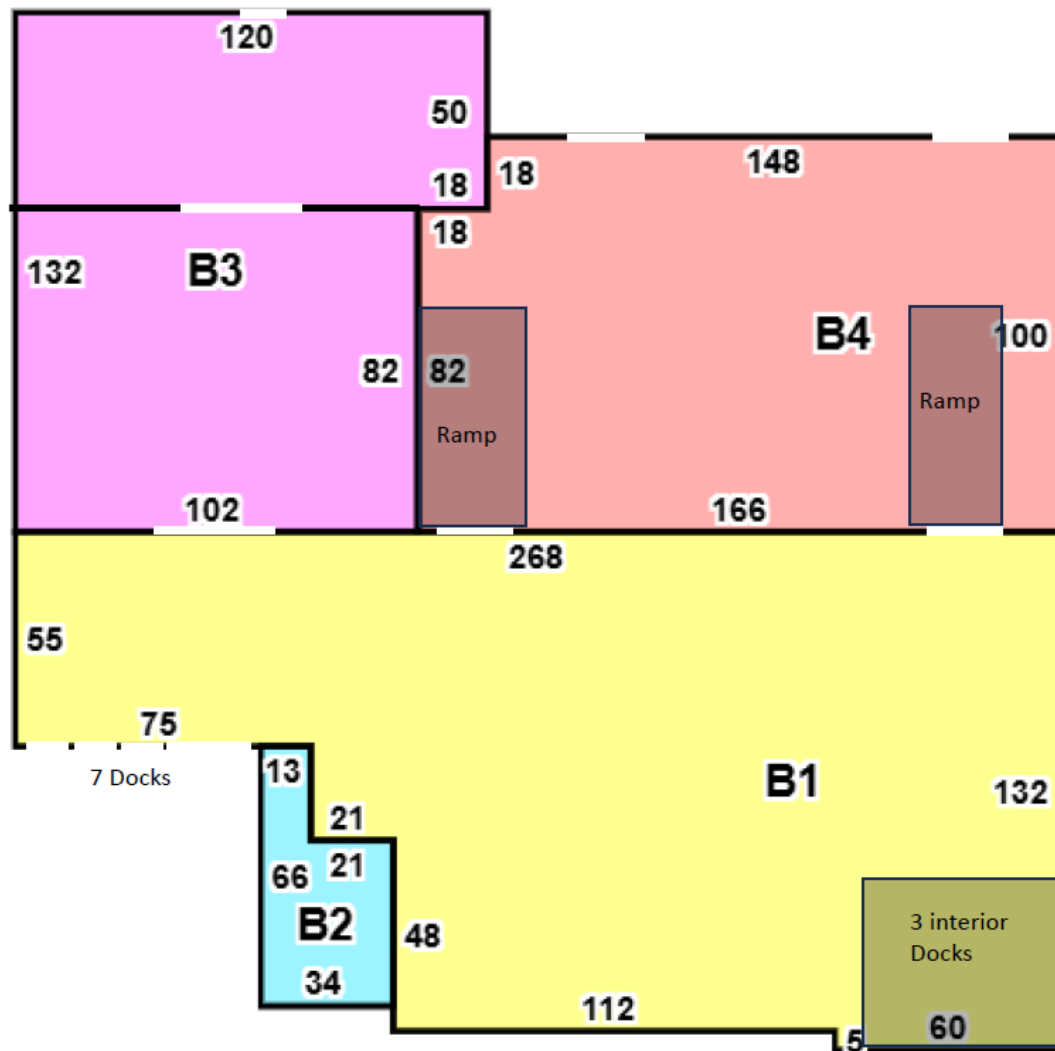
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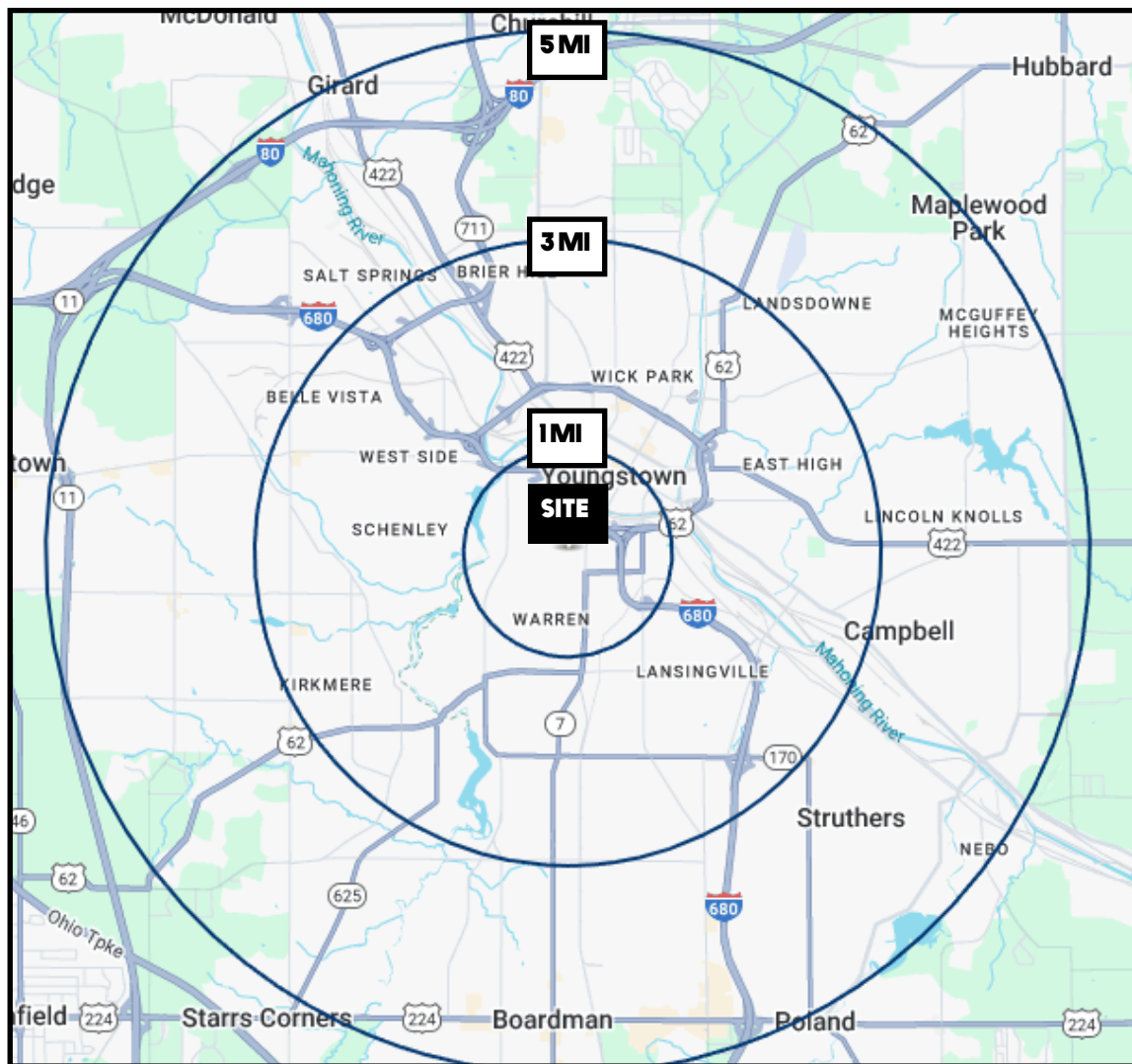
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DEMOGRAPHICS	1MI	3MI	5MI
POPULATION	6,406	65,234	150,466
HOUSEHOLDS	2,496	27,069	64,870
MEDIAN AGE	41	39	41
AVERAGE HH INCOME	\$31,075	\$45,012	\$56,872

SITE INFORMATION	
LOCATION	Youngstown City Mahoning County
PARCEL	53-049-0-001, -272, -273, 274, -314
PROPERTY TYPE	Warehouse
ZONING	Commercial
SIZE	60,308 SF on 2.9 acres
REAL ESTATE TAXES	\$7,529/year
RENT	\$4.00/SF NNN
PRICE	\$1,800,000

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