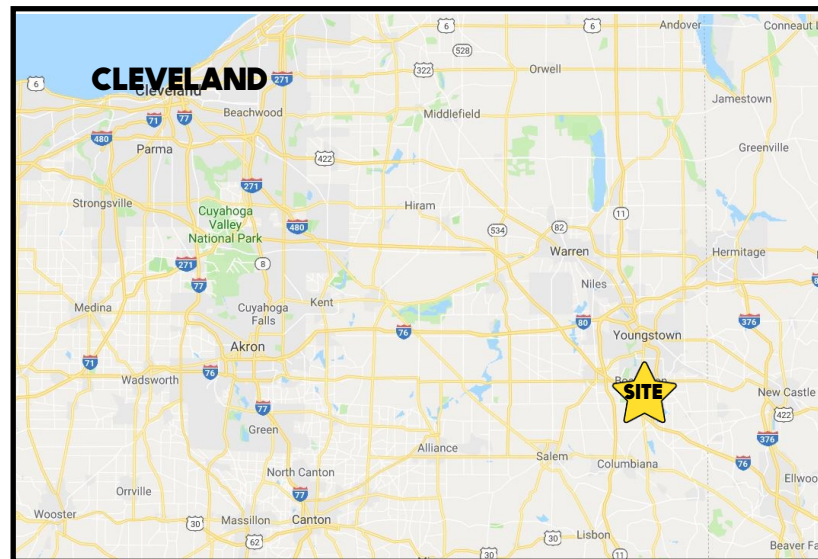


### LOCATION

557 McClurg Rd, Boardman, OH 44512



### 3D Tour

[557 McClurg Rd](#)

### HIGHLIGHTS

- 18,955 SF on 1.03 acres
- 2 drive-in doors: 16' x 12' + 8' x 10'
- 18'1" ceiling in warehouse
- 1200 amp / 480 / 3 phase power
- Cranes: 2) 5 Ton, 2 T Jib, 1/2 T Jib

### CONTACT

#### MATT WILSON

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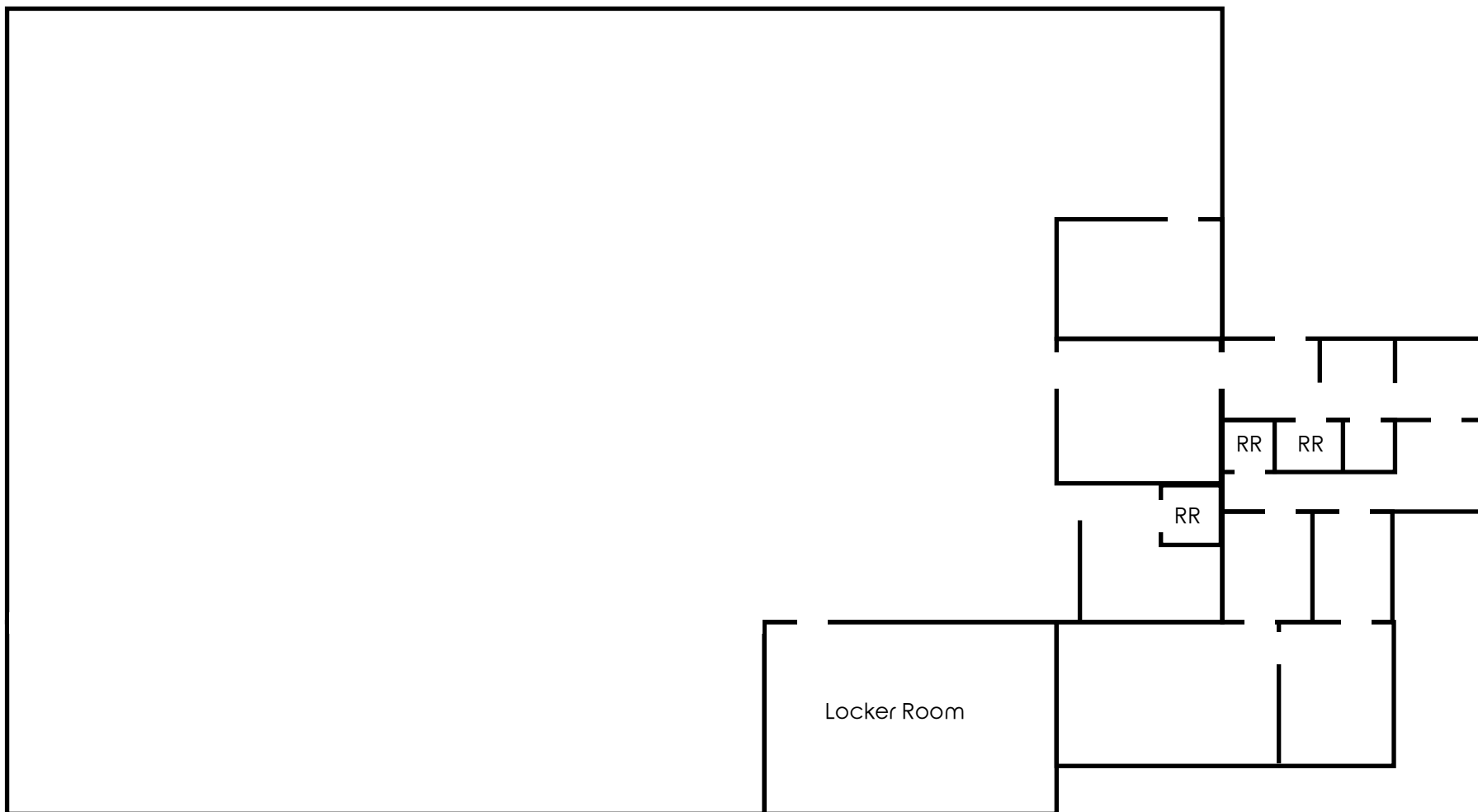




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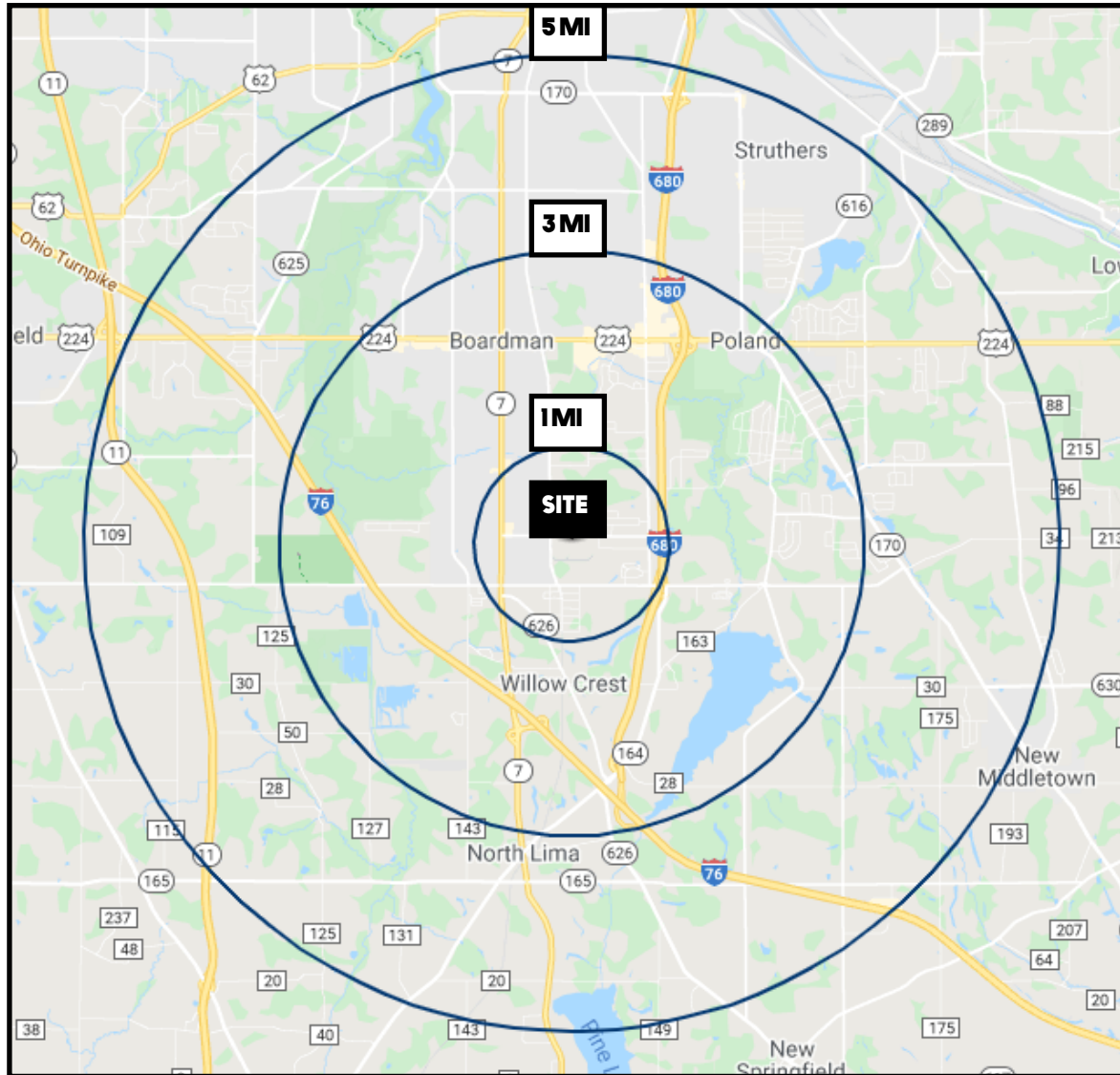




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DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	2,072	27,448	81,056
<b>HOUSEHOLDS</b>	958	11,805	34,902
<b>MEDIAN AGE</b>	53	48	45
<b>AVERAGE HH INCOME</b>	\$71,805	\$81,804	\$74,910

SITE INFORMATION	
<b>LOCATION</b>	Boardman Township Mahoning County
<b>PARCEL</b>	29-047-0-011.00-0
<b>CEILING HEIGHT</b>	18' 1"
<b>YEAR BUILT</b>	1968
<b>SIZE</b>	18,955 SF on 1.03 acres
<b>REAL ESTATE TAXES</b>	\$14,374/year
<b>RENT</b>	\$6.00/SF NNN
<b>PRICE</b>	\$1,250,000

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