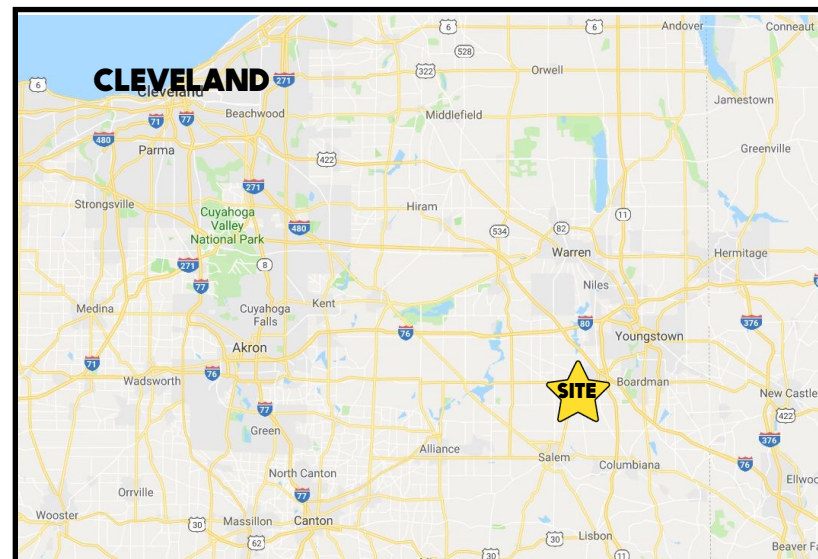


LOCATION

6103 SR 446, Canfield, OH



HIGHLIGHTS

- 110,000 SF warehouse on 6.5 acres
- 6 exterior docks + 3 interior docks
- 3 drive-in doors (12*14, 10*10, 20*11)
- Building can easily be split into multiple units
- 3 phase power; 400-600 amps, 208-480 V
- Up to 16'4" ceiling

CONTACT

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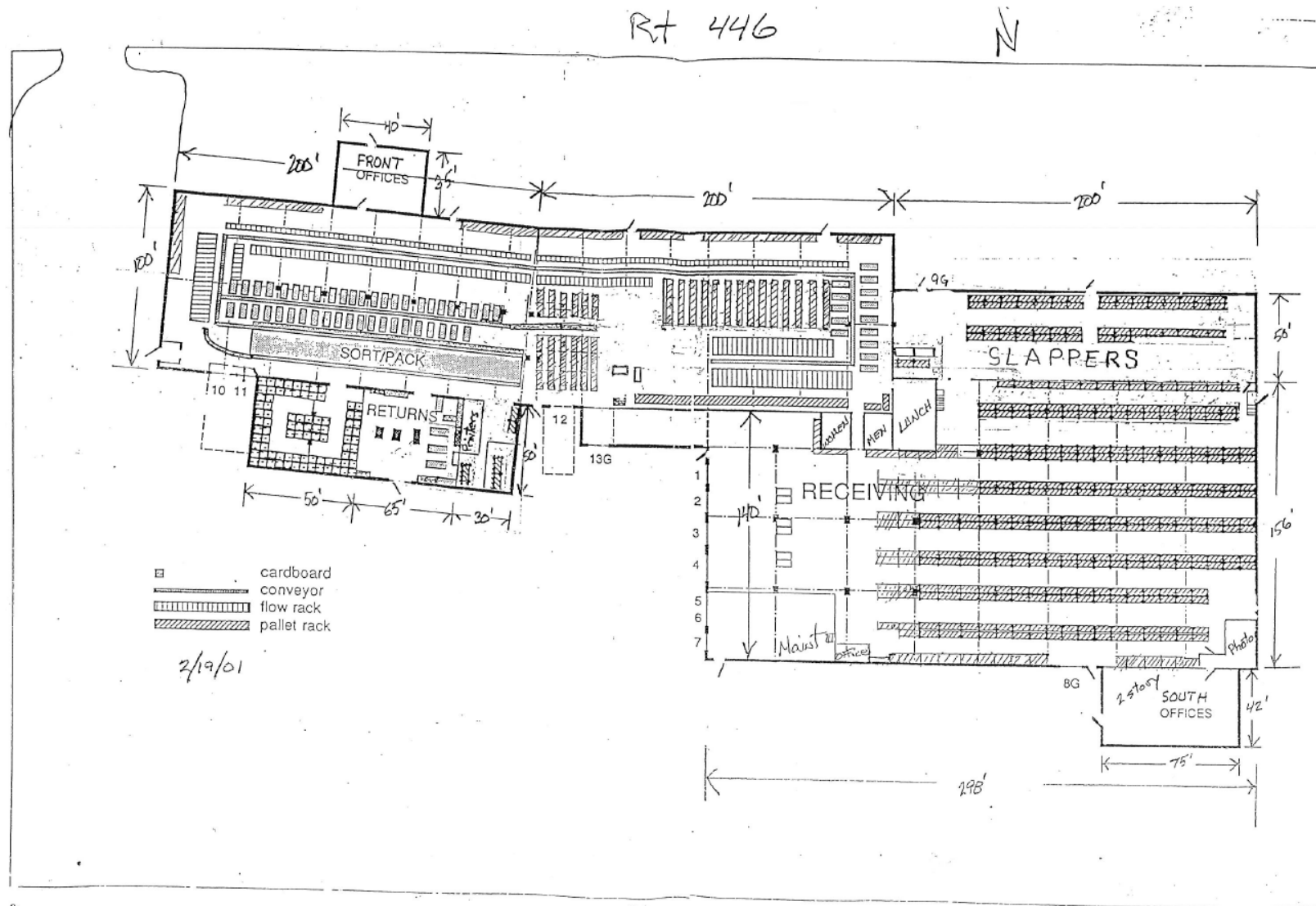
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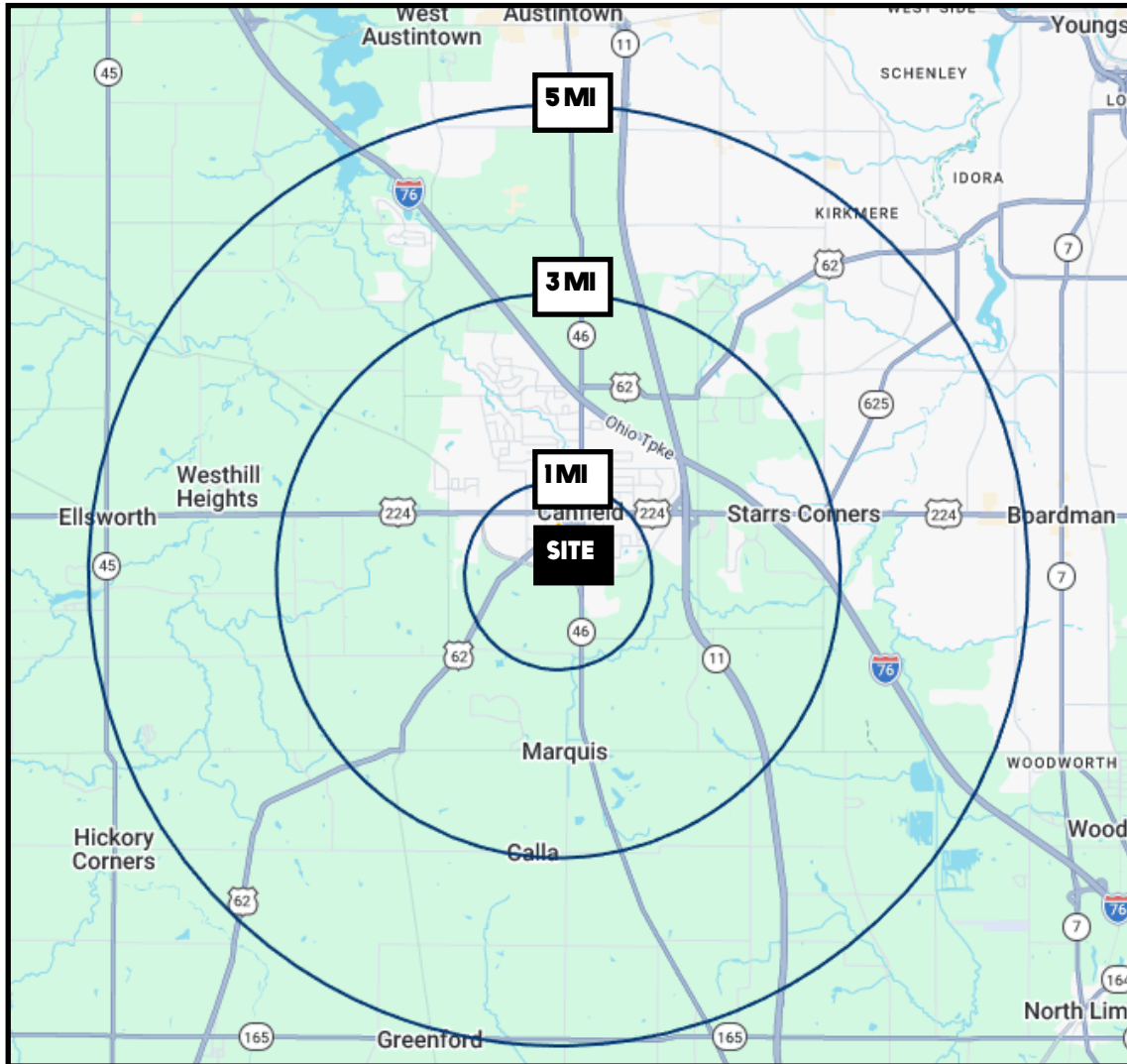
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DEMOGRAPHICS	1MI	3MI	5MI
POPULATION	2,259	14,491	46,770
HOUSEHOLDS	1,019	6,065	20,348
MEDIAN AGE	47	47	46
AVERAGE HH INCOME	\$83,863	\$113,300	\$96,412

SITE INFORMATION	
LOCATION	Canfield Township Mahoning County
PARCELS	26-029-0-003.00-0 26-029-0-003.01-0
ZONING	Industrial
SIZE	Approximately 110,00 SF
ACRES	6.5 acres
YEAR BUILT	1960 + 1982
REAL ESTATE TAXES	\$29,296.61/year
PRICE	\$4,500,000

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