

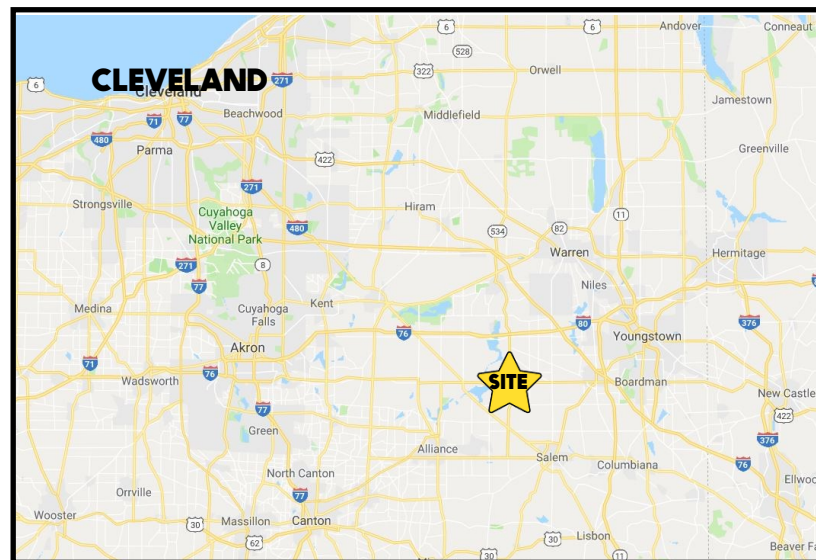
LOCATION

15439 Akron Canfield Rd, Berlin Center, OH 44401



HIGHLIGHTS

- 2 warehouse buildings: 15,000 SF + 7,200 SF
- 15,000 SF: 3 offices + kitchenette, 10 ton crane, 18' drive-in
- 7,200 SF: 12' + 16' drive-in doors, LED lighting, radiant heat
- 240 V 3 phase electric
- Gravel turnaround has a large covered aggregate pit
- Additional lay down yard available



3D Tour - [Front Building](#)

3D Tour - [Rear Building](#)

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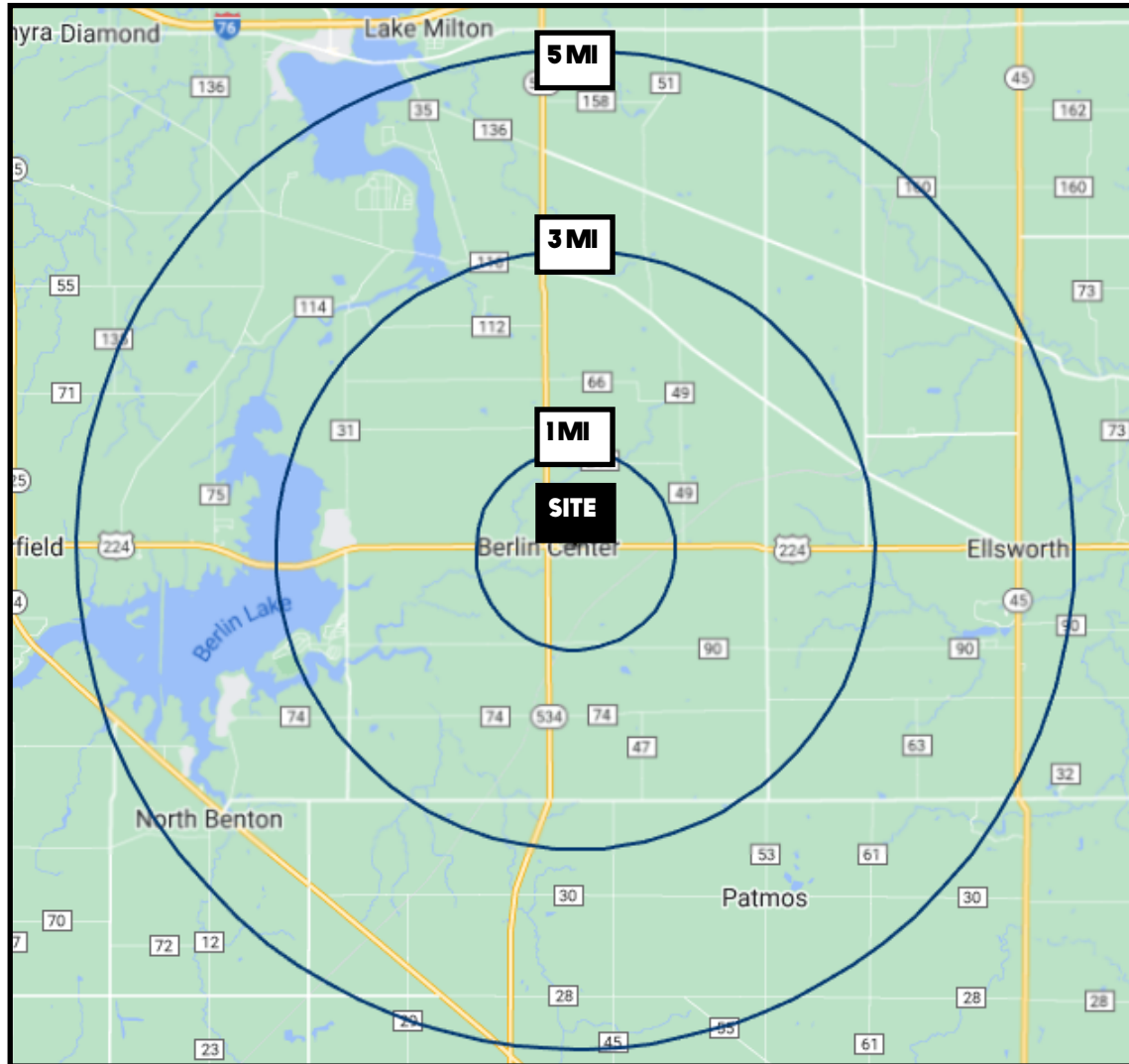
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	274	1,837	6,029
HOUSEHOLDS	107	716	2,385
MEDIAN AGE	50	50	50
AVERAGE HH INCOME	\$77,118	\$79,884	\$79,415

SITE INFORMATION	
LOCATION	Berlin Township Mahoning County
PROPERTY TYPE	Warehouse
ZONING	Light manufacturing
POWER	3 phase 400 amp 240 V
CEILING	11'-18' ceiling
SIZE	Front: 15,000 SF Rear: 7,200 SF
RENT	\$4.50/SF Gross
PRICE	\$1,325,000

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