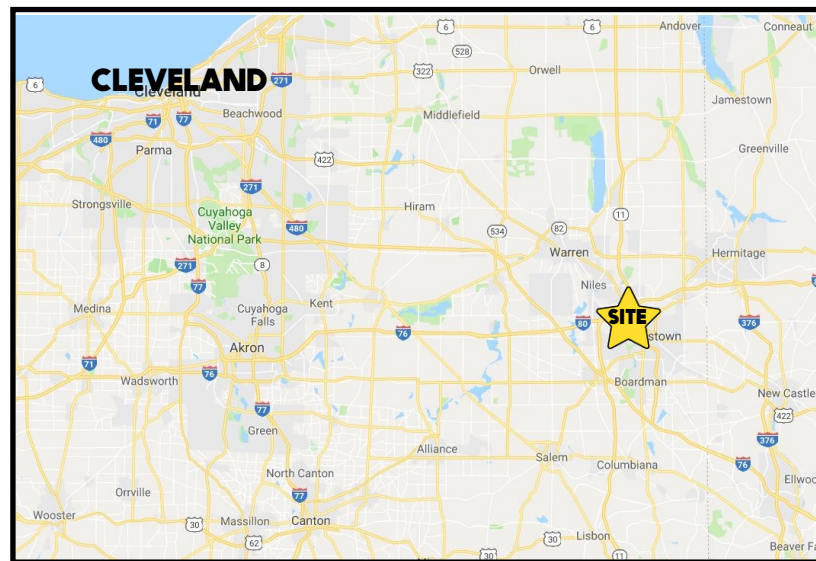


LOCATION

113 Exal Ct, Youngstown, OH 44509



HIGHLIGHTS

Class A – New warehouse space on Exal Ct, near Salt Springs Rd, in Youngstown, OH
Quality construction with 35' ceilings + 480V 3 Phase power, total 2500 amps available
50,400 sq ft – Ability to subdivide into:

Two - 23,000 sq ft units (Each with 2 dock doors, 1 drive-in door, office space)

Just off I-680, easy access to I-76 and I-80; Near major warehouses and manufacturing: Macys, TJ Maxx, FedEx, Amazon, Ultium Cells, Kimberly Clark, Fox Conn

Within an 8-hour drive to Columbus, Chicago, New York, Indianapolis, Toronto, and Louisville

CONTACT

MATT WILSON

330.347.9677

mwilson@platzrealtygroup.com

ADAM DIVELBISS

501.551.3817

adivelbiss@platzrealtygroup.com

Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

www.PLATZREALTYGROUP.com

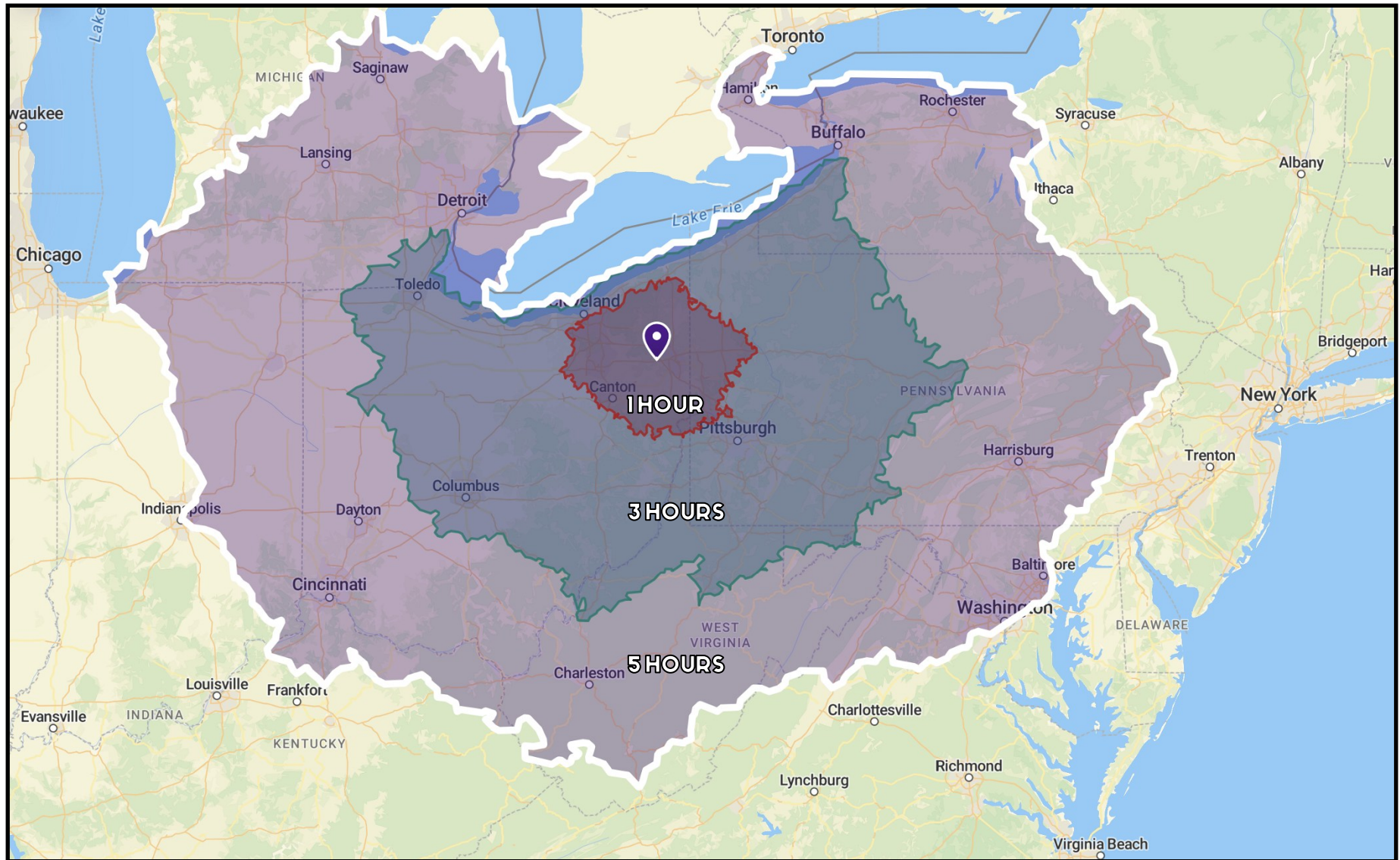


Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

www.PLATZREALTYGROUP.com

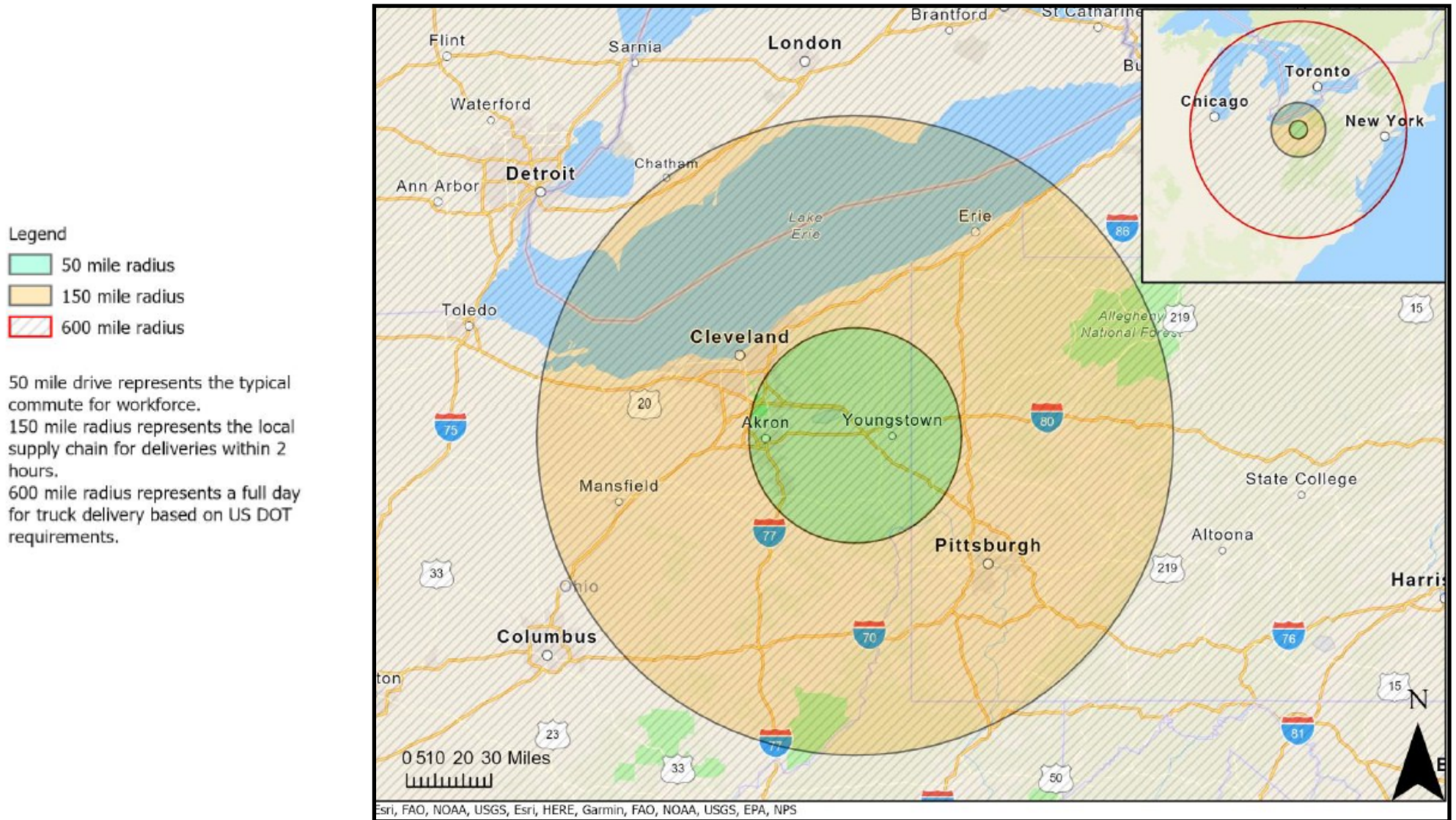
The information presented was obtained from sources believed to be true and reliable. The Platz Realty Group makes no warranties or guarantees to the accuracy of the information.





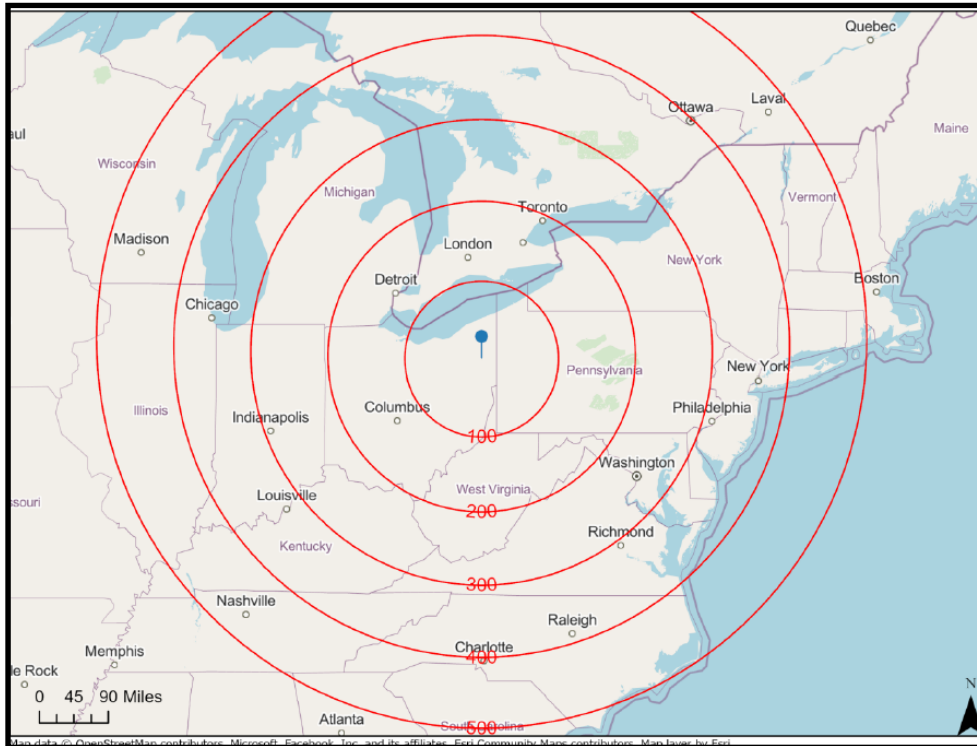
Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

www.PLATZREALTYGROUP.com



Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

www.PLATZREALTYGROUP.com



500 Mile Radius Rings

Cities within
100 miles:
Cleveland, Pittsburgh, Erie

200 miles:
Columbus, Detroit, Buffalo, State
College, Morgantown, Toronto

300 miles:
Cincinnati, Indianapolis, Lansing,
Rochester, Syracuse, Washington
DC,

400 miles:
Louisville, Chicago, Milwaukee,
New York, Philadelphia, Baltimore,
Raleigh, Charlotte

500 miles:
Nashville, Madison, Montreal



CITY	POPULATION	DISTANCE	DRIVE TIME
Cleveland	1,761,000	62 Miles	1 Hour
Pittsburgh	1,699,000	75 Miles	1 Hour 15 Min
Columbus	1,687,000	159 Miles	2 Hours 18 Min
Detroit	3,521,000	216 Miles	3 Hours 11 Min
Cincinnati	1,764,000	265 Miles	3 Hours 53 Min
Toronto	6,313,000	295 Miles	4 Hours 30 Min
Indianapolis	1,858,000	332 Miles	4 Hours 52 Min
Washington DC	5,434,000	310 Miles	5 Hours 1 Min
Louisville	1,107,000	365 Miles	5 Hours 25 Min
Chicago	8,901,000	390 Miles	5 Hours 44 Min
Philadelphia	5,756,000	373 Miles	5 Hours 44 Min
New York	18,867,000	401 Miles	6 Hours 11 Min
Charlotte	2,204,000	499 Miles	7 Hours 34 Min

Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

www.PLATZREALTYGROUP.com

SITE INFO-PHASE II / BUILDING I

LOCATION	Youngstown City; Mahoning County
CONSTRUCTION	Metal Building System
SIZE	50,400 sq ft – Ability to subdivide 6 insulated steel entrance doors
CEILING HEIGHT	35'
SPRINKLER	ESFR
HEATING	Make-up air units and unit heaters
FLOOR	6" Concrete (4,000 PSI)
LIGHTING	LED high bay/LED industrial strip luminaries
DOCKS	4) 9'x10' dock doors w/hydraulic levelers
DRIVE-IN DOORS	2) 12'x14' drive-in doors w/automatic openers
POWER	400* A / 480 V / 3phase -Upgradeable to 2500 A
RENT	\$6.75/SF NNN

DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	2,539	46,603	118,403
HOUSEHOLDS	1,125	19,911	51,336
MEDIAN AGE	34	39	41
AVERAGE HH INCOME	\$41,792	\$61,366	\$66,022

Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

www.PLATZREALTYGROUP.com