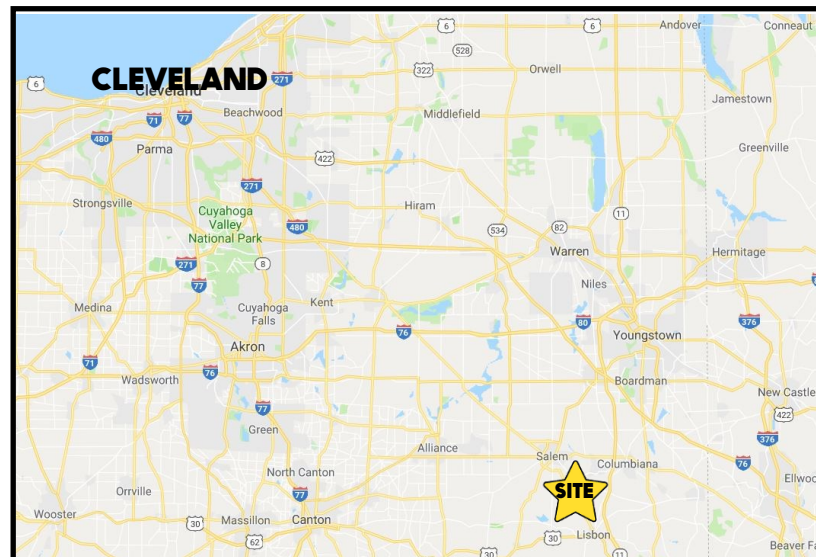


LOCATION

4666 SR 45, Leetonia, OH 44431



TRAFFIC

SR 45 = 5,324 VPD

HIGHLIGHTS

- 2) 8,000 SF warehouse spaces; 100' x 80'
- 5-6" thick concrete floors
- Drive in bays: 1) 20' x 16'; 1) 10' x 10'; multiple 14' x 14'
- Power: 3 Phase 240 V
- 20 ton crane + 1 ton jib crane

CONTACT

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adivelbiss@platzrealtygroup.com

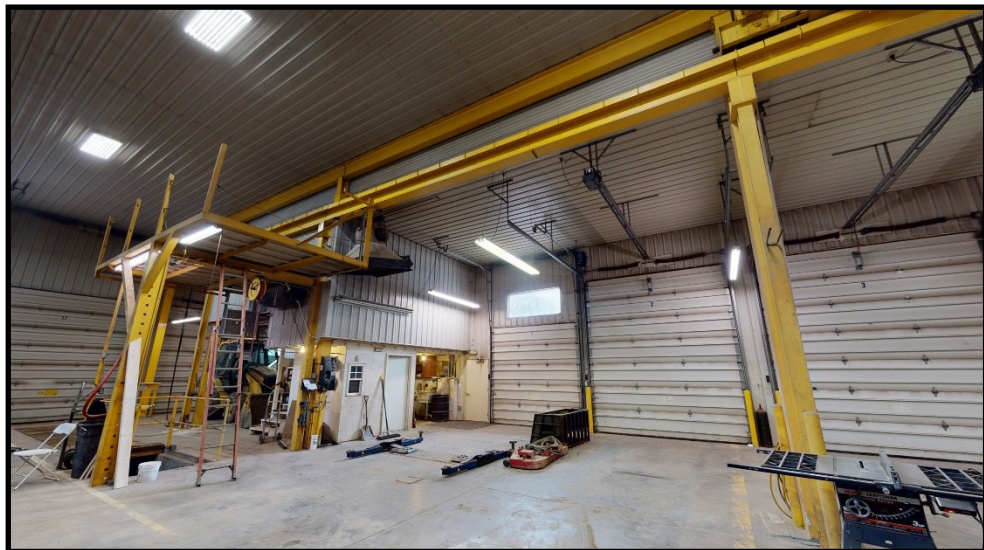
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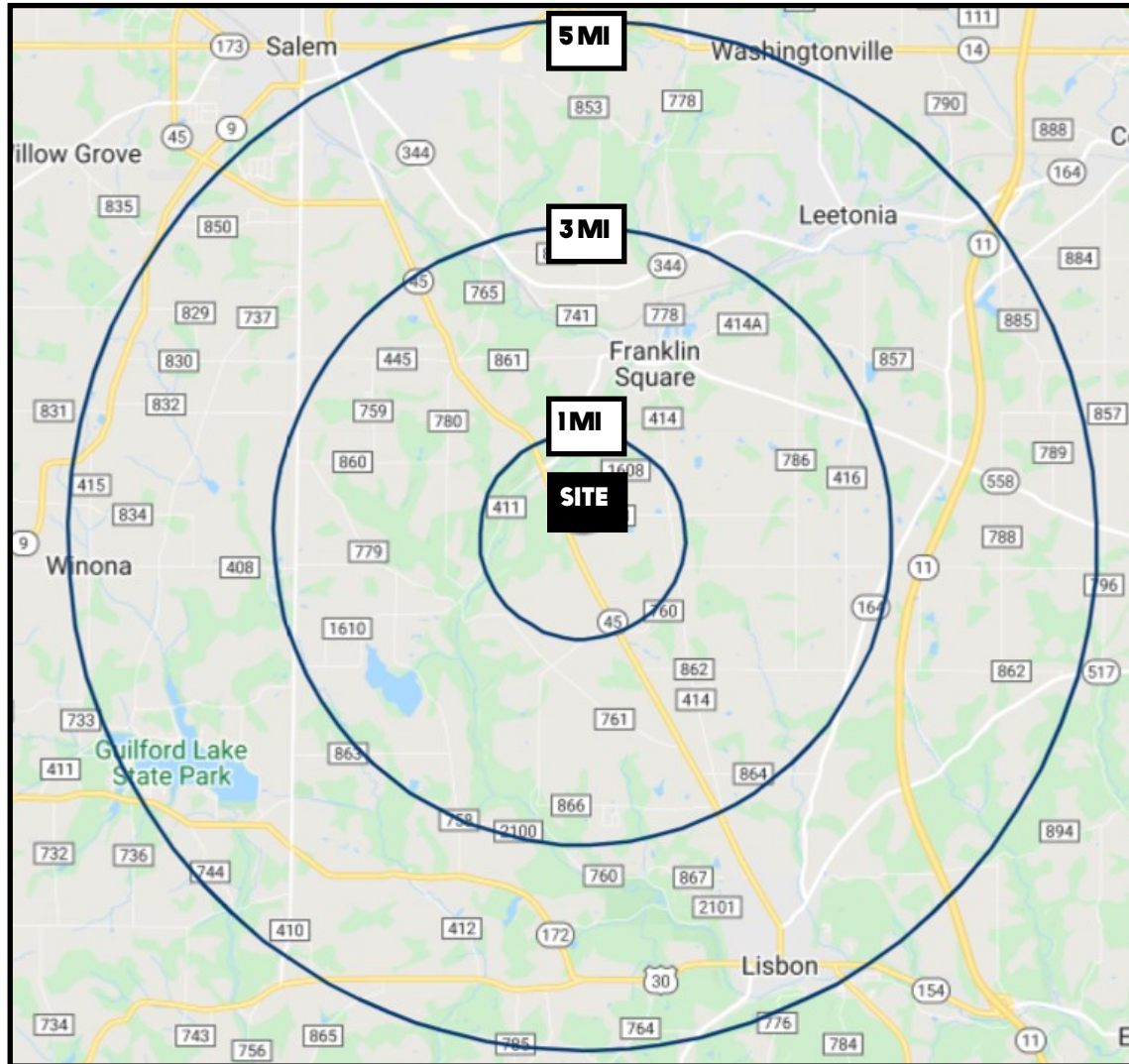


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SITE INFORMATION



DEMOGRAPHICS	1MI	3MI	5MI
POPULATION	241	2,714	18,218
HOUSEHOLDS	93	1,075	7,513
MEDIAN AGE	47	47	46
AVERAGE HH INCOME	\$77,283	\$72,190	\$65,164

SITE INFORMATION	
LOCATION	Leetonia Village Columbiana County
SIZE	2) 8,000 SF units = 16,000 SF 100' x 80'
POWER	3 Phase 240 V
FLOOR	5-6" concrete
DOORS	1) 20' x 16'; 1) 10' x 10' Multiple 14' x 14'
UTILITIES	Water/septic Tenant pays electric
PRICE	North: \$6.75/SF South: \$6.25/SF (Available 3/2027)

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