

WESTERN RESERVE INDUSTRIAL PARK

DEVELOPMENT OPPORTUNITY

2001 Victoria Street | 98,280 SF

Build-to-Suit | 40,000 SF - 611,000 SF

Industrial Land | Warren, Ohio



Western Reserve
INDUSTRIAL PARK

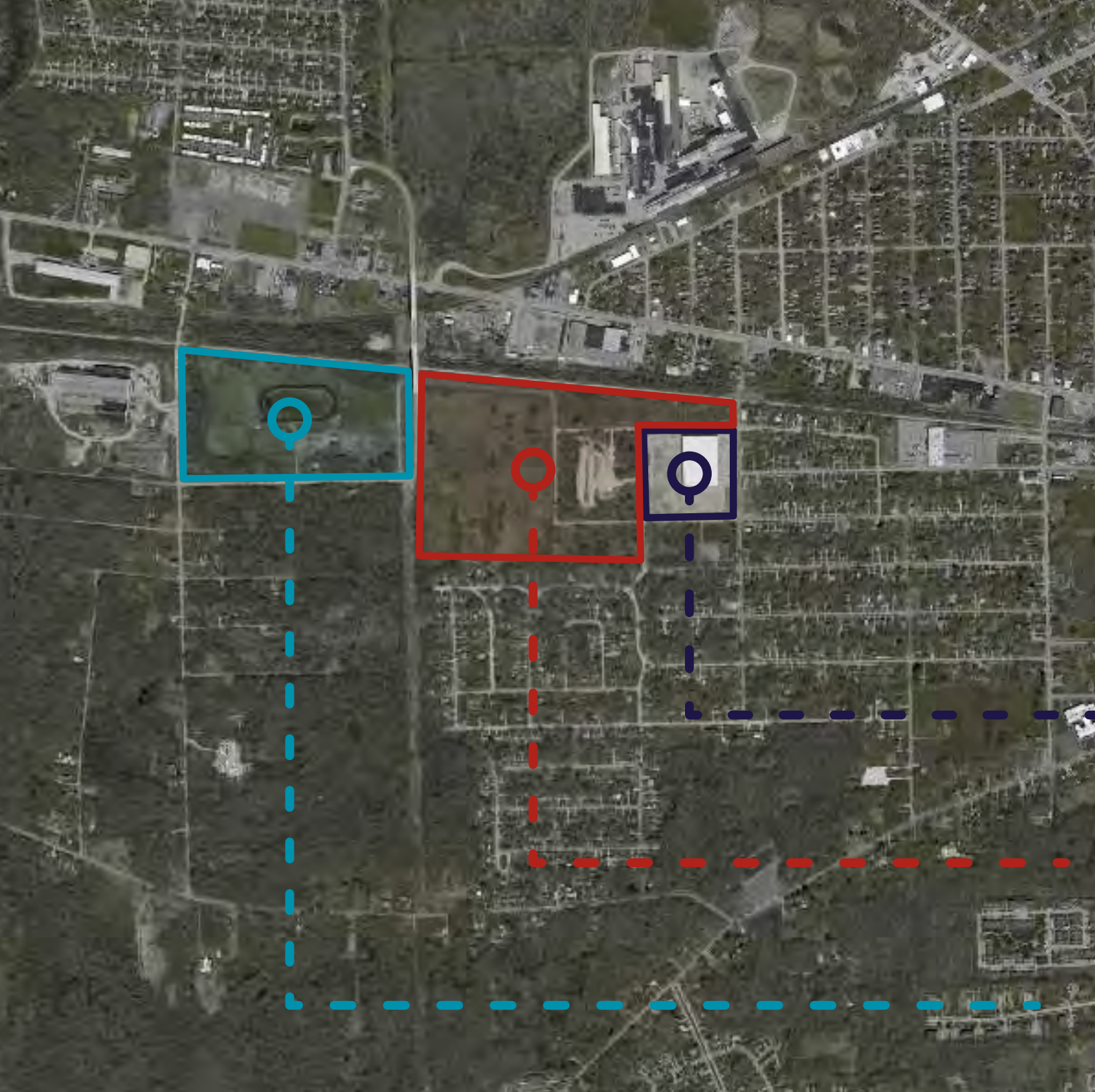


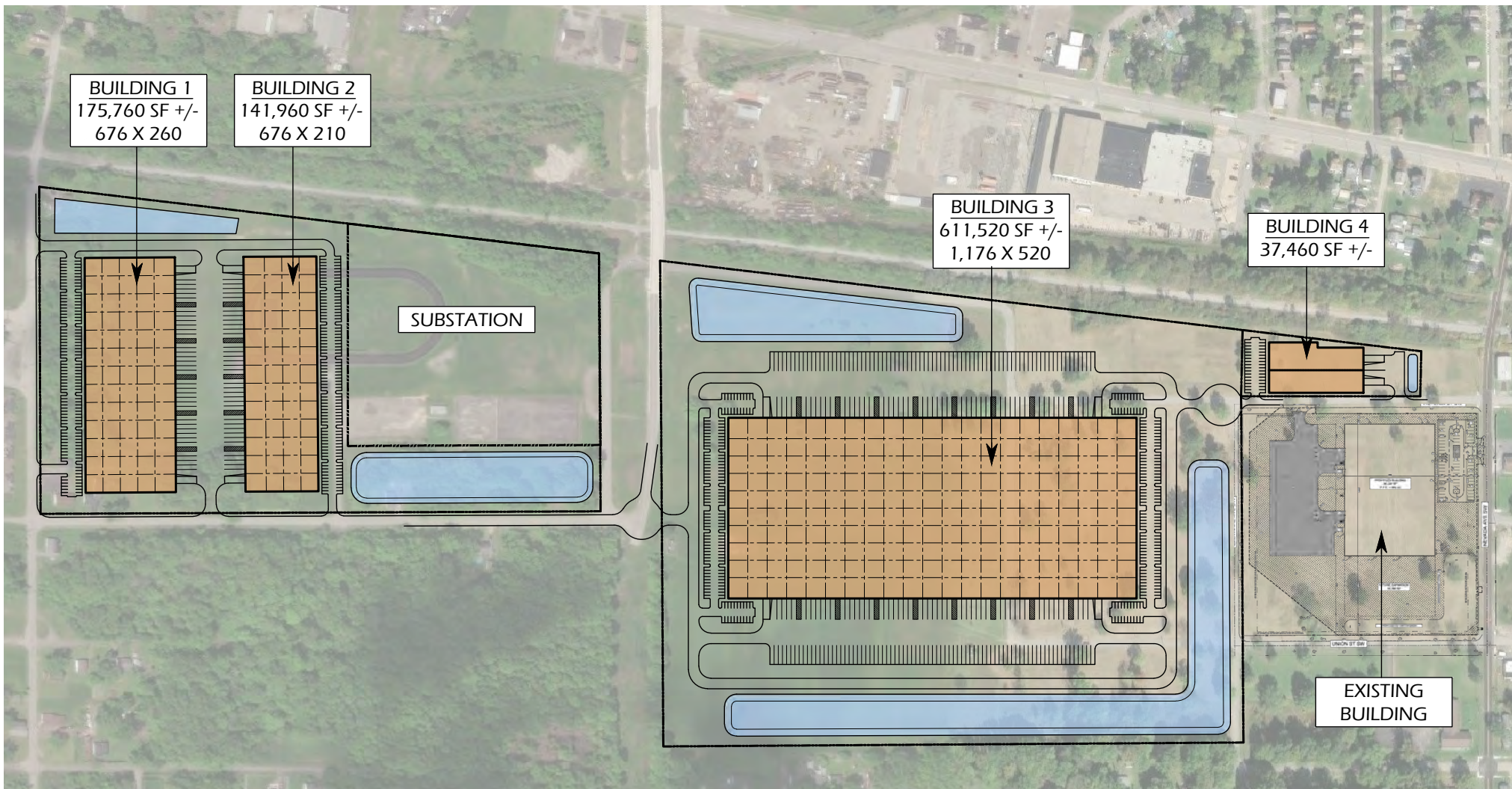
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Western Reserve
INDUSTRIAL PARK

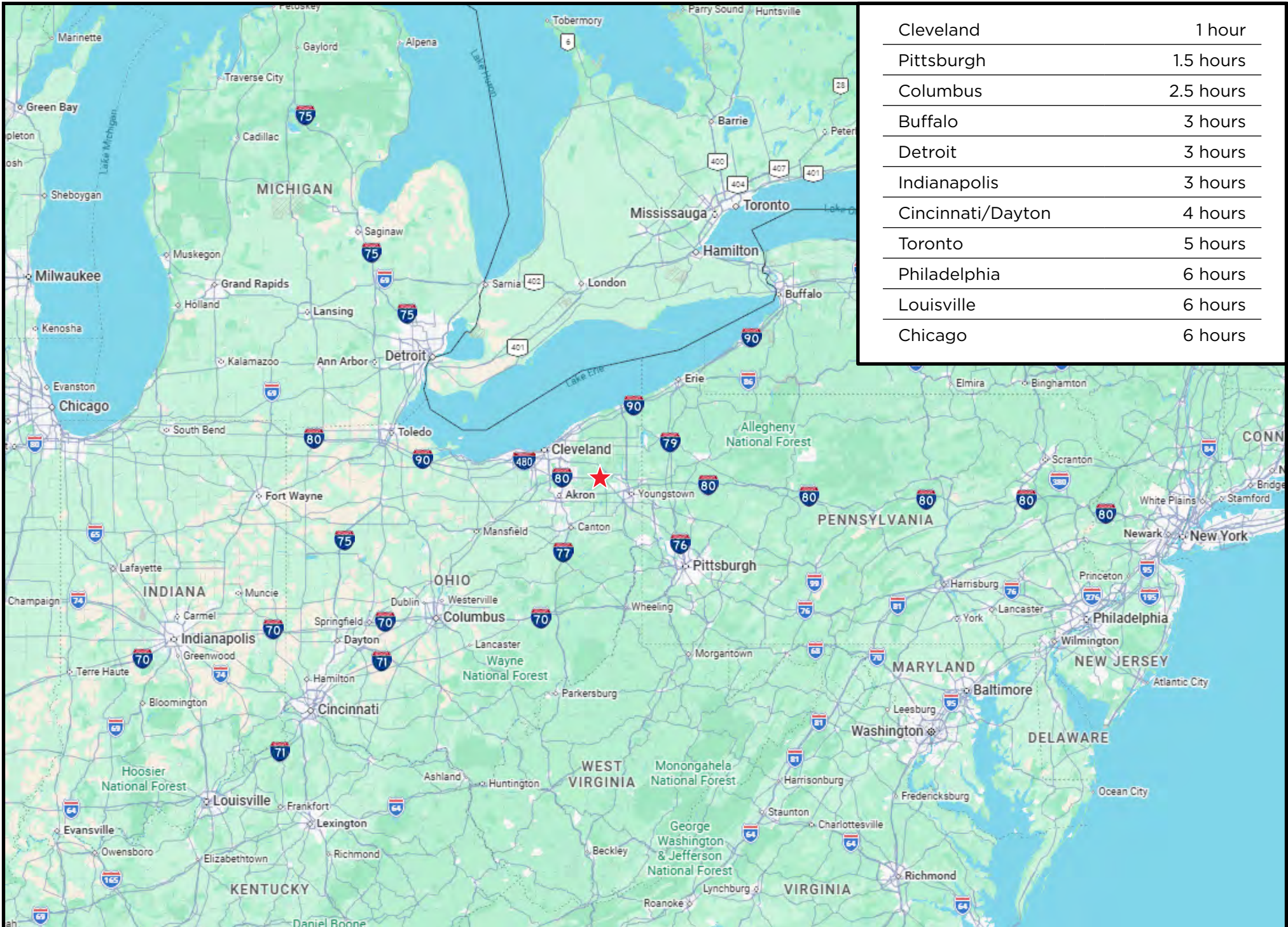




Property Highlights

- **Rare industrial park opportunity in Warren, Ohio** offering an existing Class A facility, build-to-suit options, and 73+ acres of industrial land.
- **Immediate occupancy and future expansion potential** with a newly constructed 98,280 SF building and conceptual park buildout up to approximately 850,000 SF.
- **Strategic Northeast Ohio location** with convenient access to Route 82, Route 45, Route 422, and I-80 / Ohio Turnpike.
- **Strong regional reach** to Cleveland, Akron, Youngstown, Pittsburgh, and broader Midwest / Northeast markets.
- **Located in the Mahoning Valley industrial corridor**, supported by a skilled manufacturing workforce and nearby advanced manufacturing employers.
- **Ideal for manufacturing, warehousing, logistics, assembly, e-commerce, and regional distribution users.**
- **Power-ready industrial setting** with up to 15 MW available on site and proximity to active freight infrastructure.
- **Local and state incentive programs available for qualifying users.**
- **Ample land, parking, and truck circulation** to support industrial operations, fleet activity, and phased growth.

Connectivity



REGIONAL CONTEXT & KEY FACTS

WESTERN RESERVE INDUSTRIAL PARK

The Kimberly-Clark Story

- Kimberly-Clark is constructing a 1 million+ SF manufacturing facility on 560 acres in Warren/Howland Township — currently under construction ([Business Journal Daily](#))
- Part of a \$2B+ North American expansion — the company's largest domestic investment in over 30 years ([PR Newswire](#))
- Kimberly-Clark is now also considering a \$160M regional distribution center adjacent to the manufacturing plant ([Business Journal Daily](#))

Labor Cost Advantage

- Average hourly wage in the Youngstown-Warren MSA is **\$25.03** — compared to the national average of **\$32.66** — a roughly **23% labor cost savings** vs. the U.S. average ([Bureau of Labor Statistics](#))
- Kimberly-Clark's own entry-level operator wages at similar facilities start around **\$21/hour** — reflecting the competitive, affordable manufacturing labor rates in this market ([Yahoo!](#))

Manufacturing Talent

- Strong advanced manufacturing workforce supported by **15+ trade and technical training facilities and 70+ colleges and universities within 75 miles** ([Lake To River Ohio](#))
- Regional strengths in **metal fabrication, plastics, and industrial machinery** — with an innovation ecosystem anchored by America Makes (the nation's leading additive manufacturing institute, headquartered in Youngstown) and BRITE Energy Innovations ([Lake To River Ohio](#))

Highway & Logistics Access

- Direct access to **5 interstate highways and 2 Class I railroads** — positioned as the midpoint between New York and Chicago ([Lake To River Ohio](#))
- **I-80 (Ohio Turnpike)** runs directly through Trumbull County, connecting to I-76, I-680, and SR-11 near Youngstown — providing seamless east-west freight movement ([Wikipedia](#))
- **12 of the top 30 U.S. markets** reachable within a single day's drive ([Lake To River Ohio](#))
- More than **half the U.S. population** within a day's drive — a cited factor in Kimberly-Clark's site selection decision ([Ohio](#))

AVAILABLE INCENTIVES

Local — City of Warren

- [Enterprise Zone or CRA Tax Abatement](#): real property tax abatement on new improvements, up to **100% for 10 years** (abatements over 75% require school board approval) Warren
- [City of Warren Property Investment Reimbursement](#): 10-year credit on new withholding taxes, based on employment and investment formula; minimum \$25,000 investment required Warren
- [Warren Profits Tax Credit](#): credit against increased company profits; requires minimum \$150,000 investment; full credit for first 5 years, phased out over next 5 Warren

State — Ohio / JobsOhio: A variety of grants and loans for job creators

- [New Markets Tax Credit \(NMTC\)](#): the region qualifies as a distressed census tract, making projects eligible for a **39% tax credit over 7 years** on qualified equity investments.

Federal

- [Qualified Production Property \(QPP\)](#): allows companies that build or substantially renovate facilities used in manufacturing, production, or refining tangible products to deduct 100% of the cost of those facilities in the year they're placed in service.

Warren, Ohio



\$56,703

Median Household Income
(2025 | Trumbull County)

42.9

Median Age
(2025 | 10 Miles)

148,991

Population
(2025 | 10 Miles)

78%

Education: Associates
Degree or Less
(2025 | 10 Miles)

64,142

Households
(2025 | 10 Miles)

INDUSTRIAL ZONED LAND

Build-to-Suit

Warren, Ohio 44483





Build-to-Suit

Warren, Ohio 44483

73.37 AC
Land Acreage

40,000 - 611,000 SF
Available Space

Comments

- **Build-to-suit industrial opportunity** with planned buildings ranging from approximately 40,000 SF to 611,000 SF.
- **Flexible site plan can accommodate manufacturing, warehouse, fulfillment, logistics, assembly, and distribution users.**
- **Conceptual park layout** supports multiple building sizes, phased occupancy, and future expansion.
- **Industrial-zoned site** located within a growing Mahoning Valley manufacturing and logistics corridor.
- **Up to 15 MW of power available on site**, supporting advanced manufacturing and high-load industrial operations.
- **Minutes from major employers and industrial users**, including Kimberly-Clark, Foxconn, Aptiv, TJX, and Ultium Cells.
- **Local and state incentives available for qualifying projects.**

LEASE RATE: Contact Broker

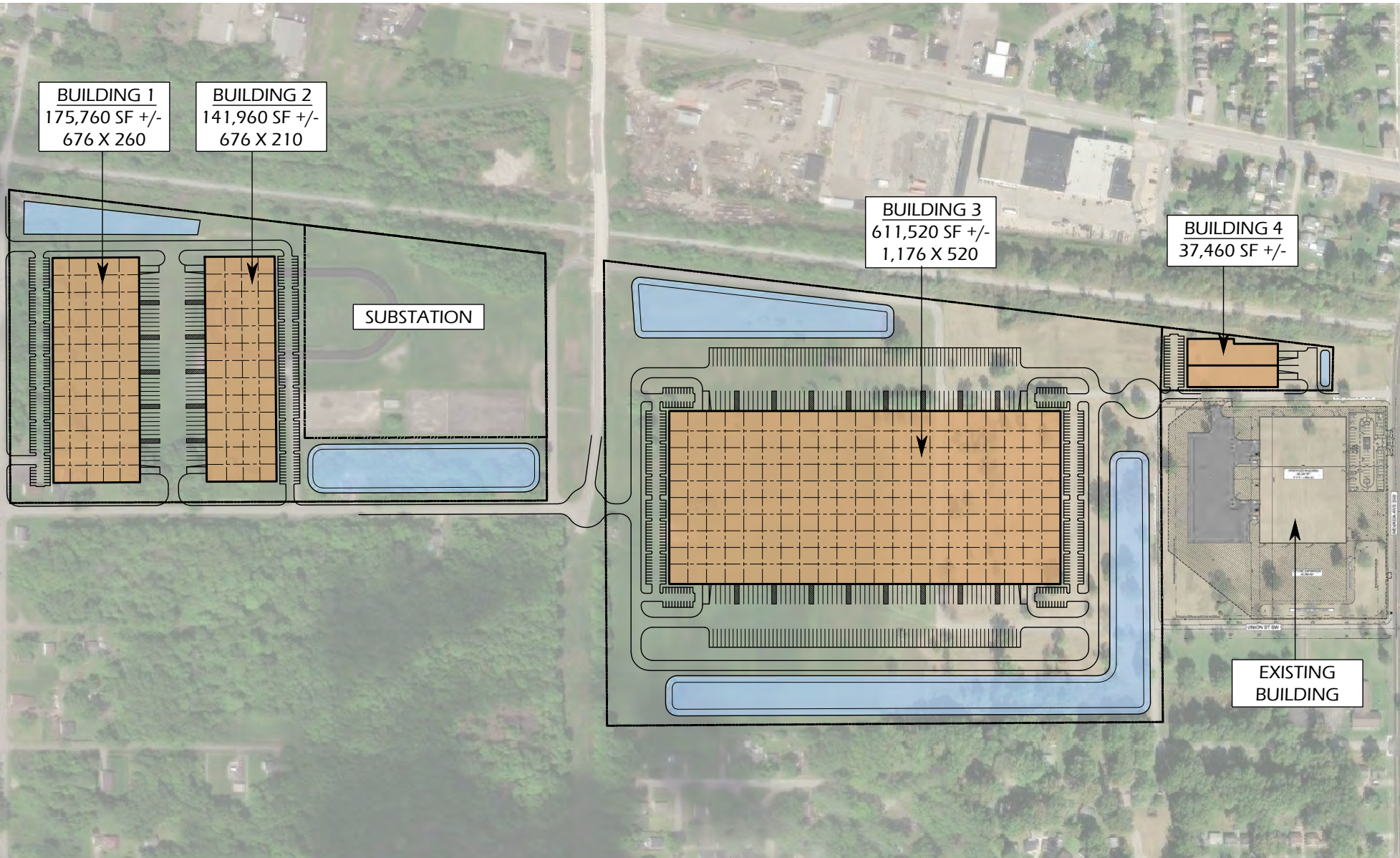


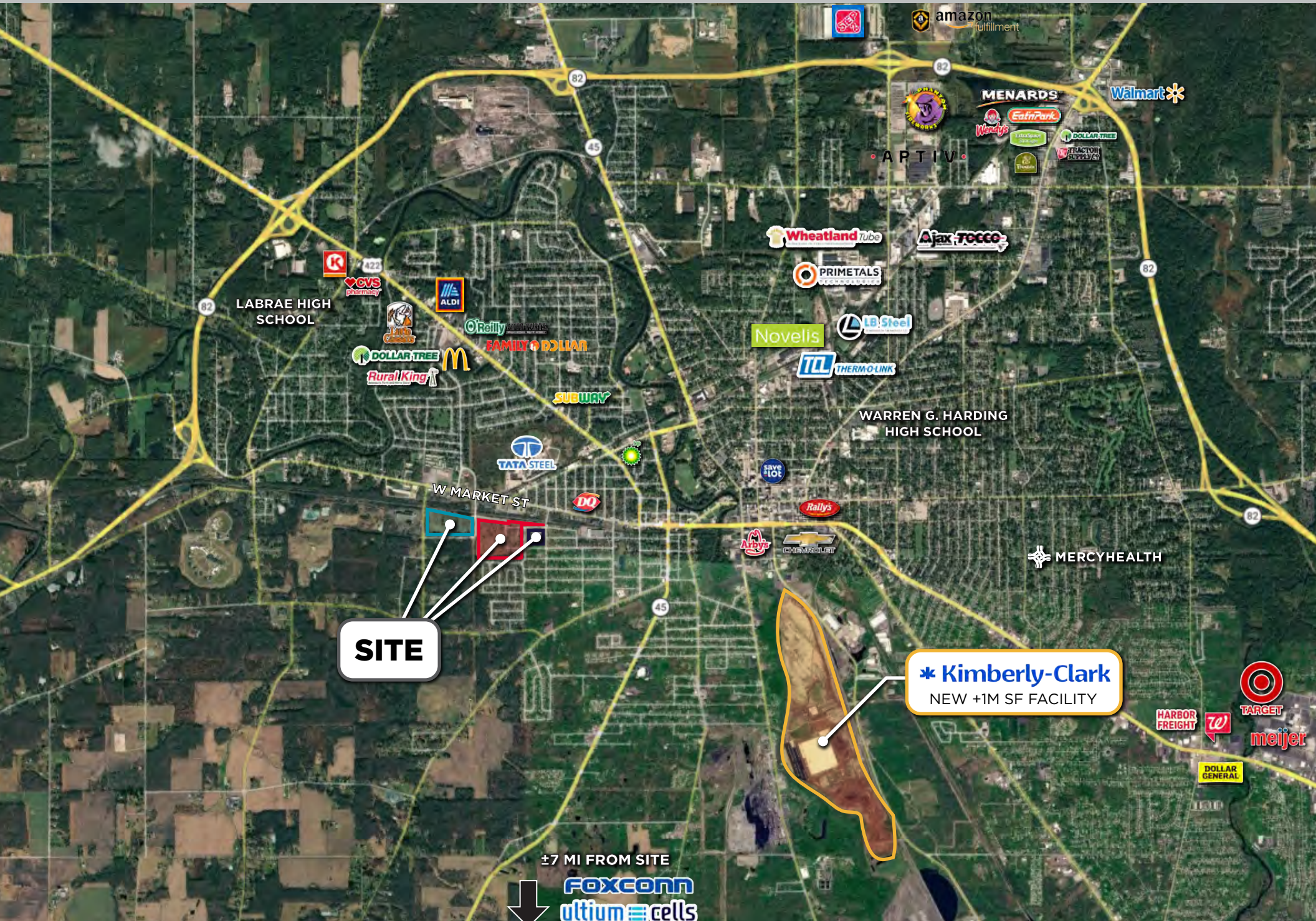
Western Reserve
INDUSTRIAL PARK



Build-to-Suit
Warren, Ohio 44483

Conceptual Site Plan



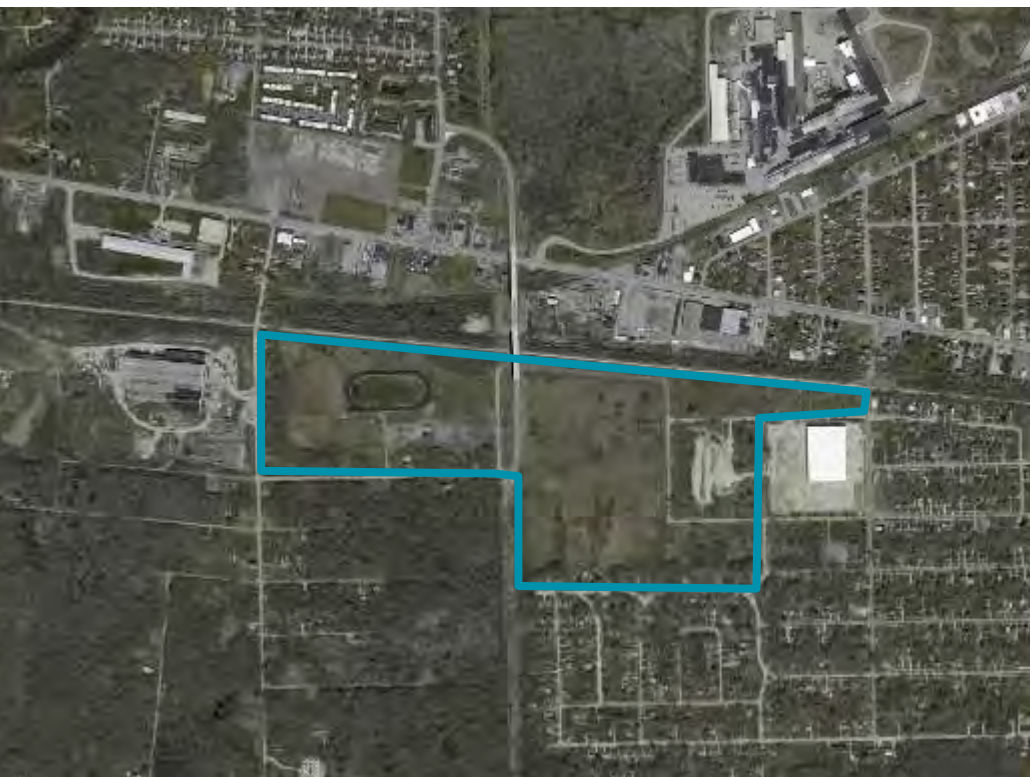


INDUSTRIAL ZONED LAND

Industrial Land

Warren, Ohio 44483





Industrial Land

Warren, Ohio 44483

73.37 AC
Land Size

Flat
Topography

Comments

- **73.37 acres of industrial-zoned land** available in Warren, Ohio.
- **Large contiguous site** suitable for industrial development, outdoor storage, phased expansion, or long-term land banking.
- **Rail-adjacent location near CSX freight infrastructure.**
- **Flat topography supports efficient site planning and development.**
- **Convenient access to Route 45, Route 422, and I-80 / Ohio Turnpike.**
- **Positioned within Trumbull County's industrial growth corridor** near major manufacturing, logistics, and energy-related employers.
- **Potential fit for manufacturing, distribution, supplier operations, transload, trailer parking, or industrial outdoor storage.**

SALE PRICE: \$35,000/ACRE

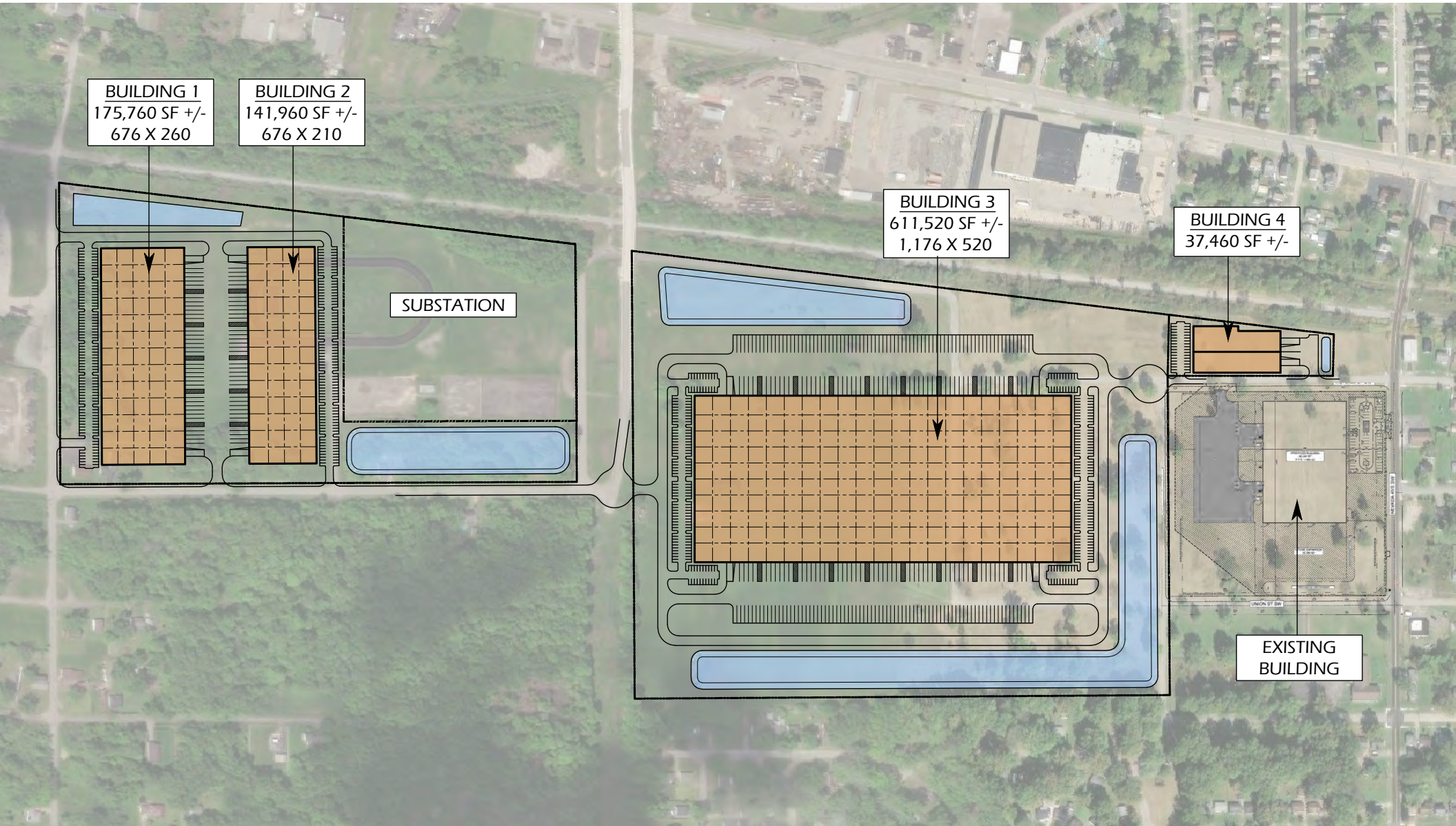


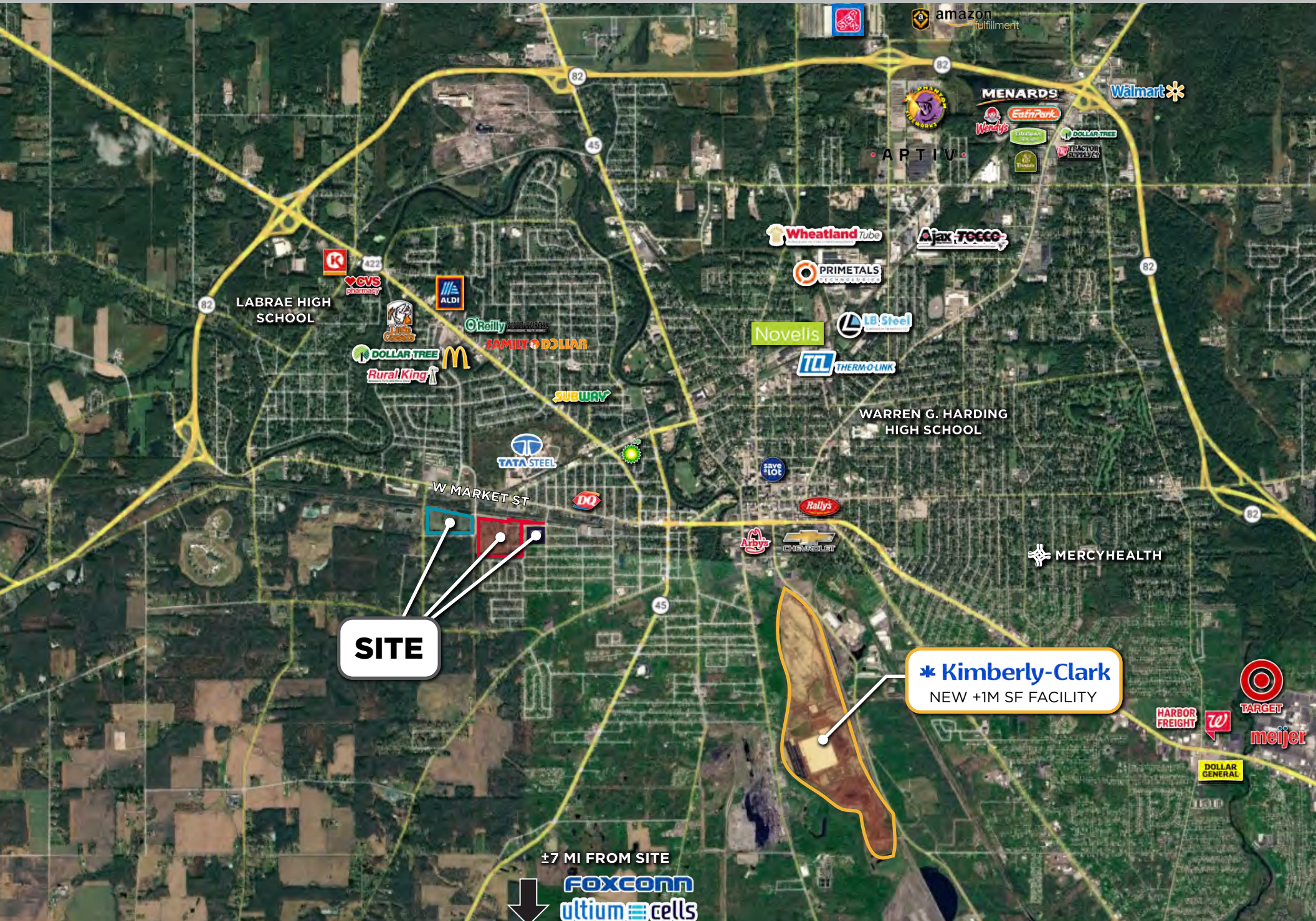
Western Reserve
INDUSTRIAL PARK



Industrial Land
Warren, Ohio 44483

Conceptual Site Plan





SITE

*** Kimberly-Clark**
NEW +1M SF FACILITY

±7 MI FROM SITE
FOXCONN
attium **cells**

WESTERN RESERVE INDUSTRIAL PARK

DEVELOPMENT OPPORTUNITY

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INDUSTRIAL PARK



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