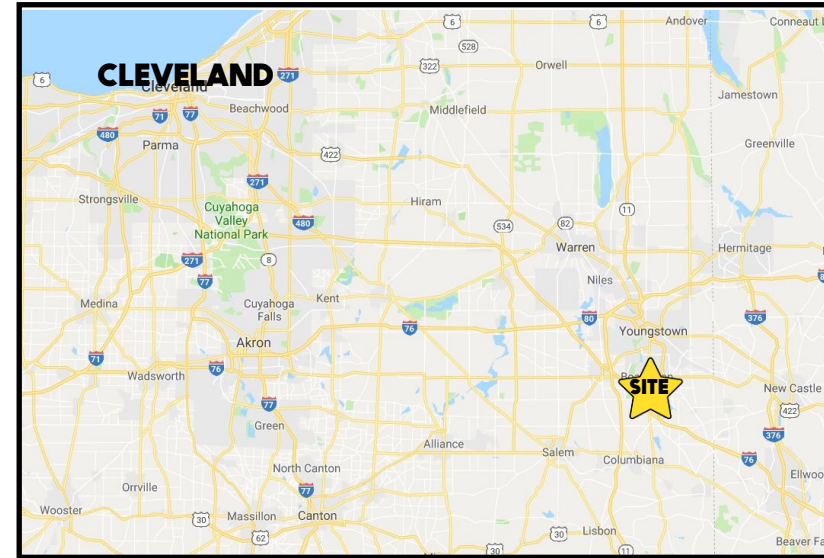


LOCATION

8401 Southern Blvd, Boardman, OH 44512



HIGHLIGHTS

- 31,000 SF office and warehouse w/drive-in door
- Located on the corner of McClurg Rd & Southern Blvd
- Convenient location with easy access to South Ave/I-680
- Ample parking
- Signage available

TRAFFIC

Southern Blvd = 3,659 VPD

CONTACT

BILL KUTLICK

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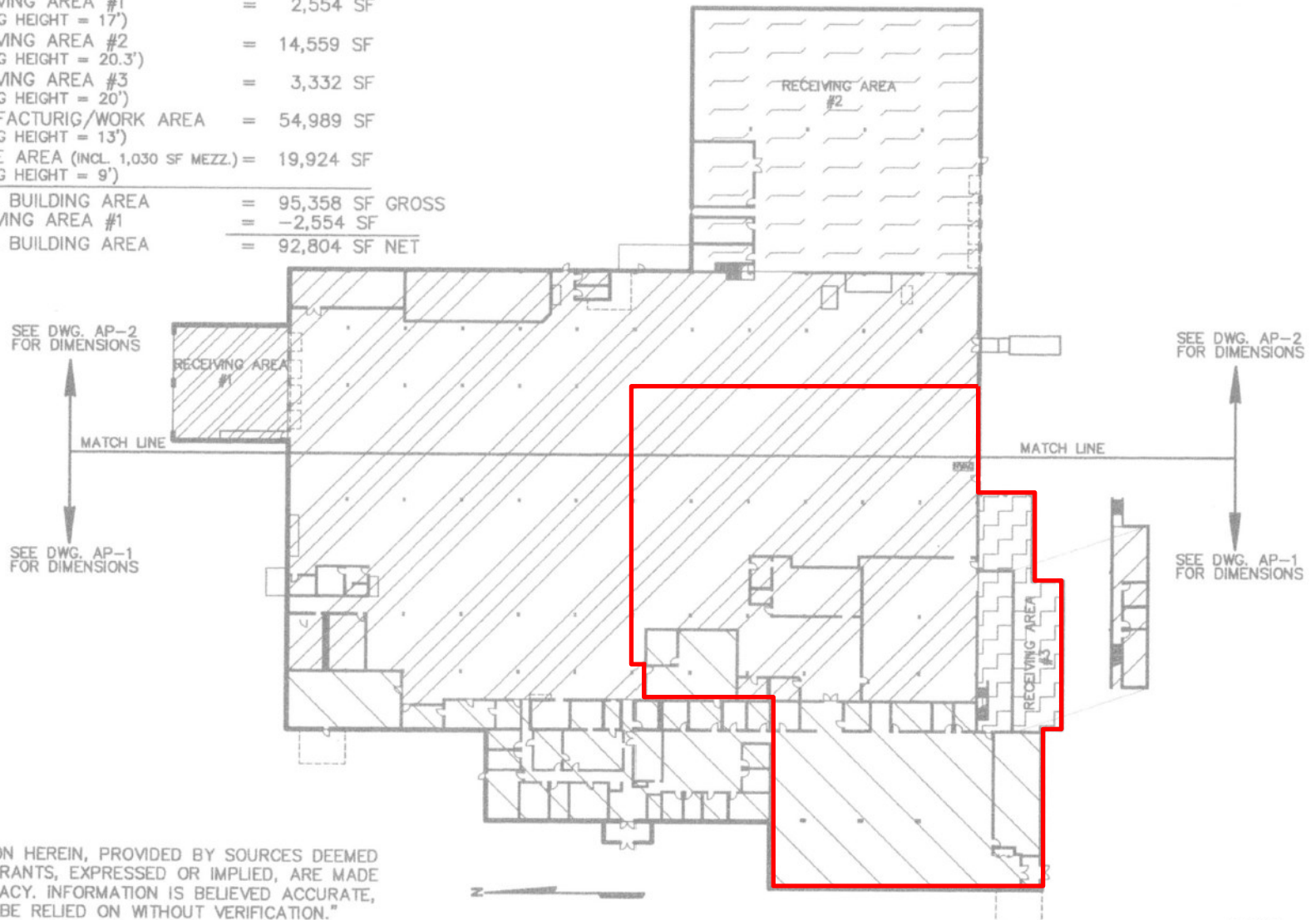


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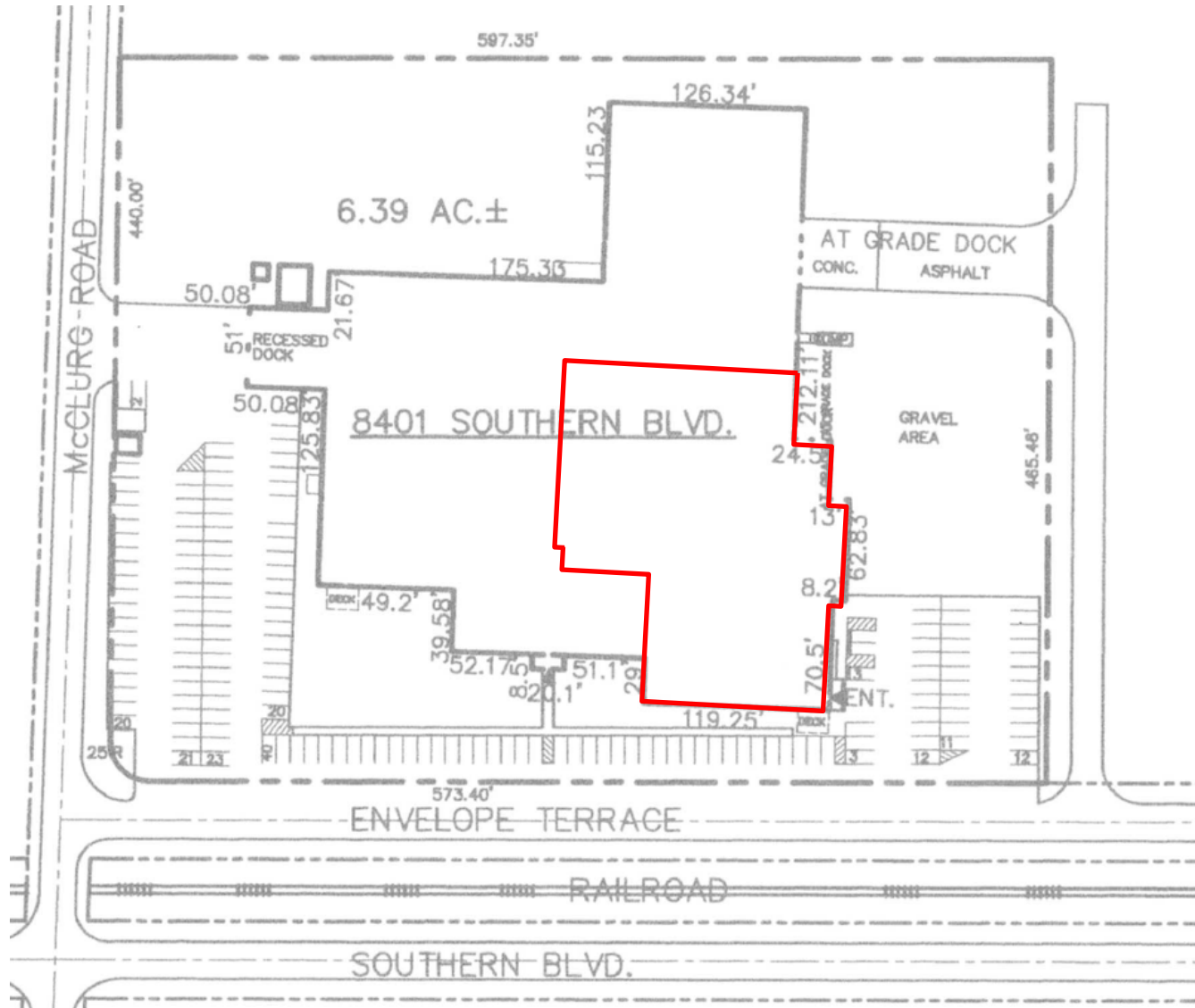
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The information presented was obtained from sources believed to be true and reliable. The Platz Realty Group makes no warranties or guarantees to the accuracy of the information.

	RECEIVING AREA #1 (CEILING HEIGHT = 17')	= 2,554 SF
	RECEIVING AREA #2 (CEILING HEIGHT = 20.3')	= 14,559 SF
	RECEIVING AREA #3 (CEILING HEIGHT = 20')	= 3,332 SF
	MANUFACTURING/WORK AREA (CEILING HEIGHT = 13')	= 54,989 SF
	OFFICE AREA (INCL. 1,030 SF MEZZ.) (CEILING HEIGHT = 9')	= 19,924 SF
TOTAL BUILDING AREA		= 95,358 SF GROSS
RECEIVING AREA #1		= -2,554 SF
TOTAL BUILDING AREA		= 92,804 SF NET



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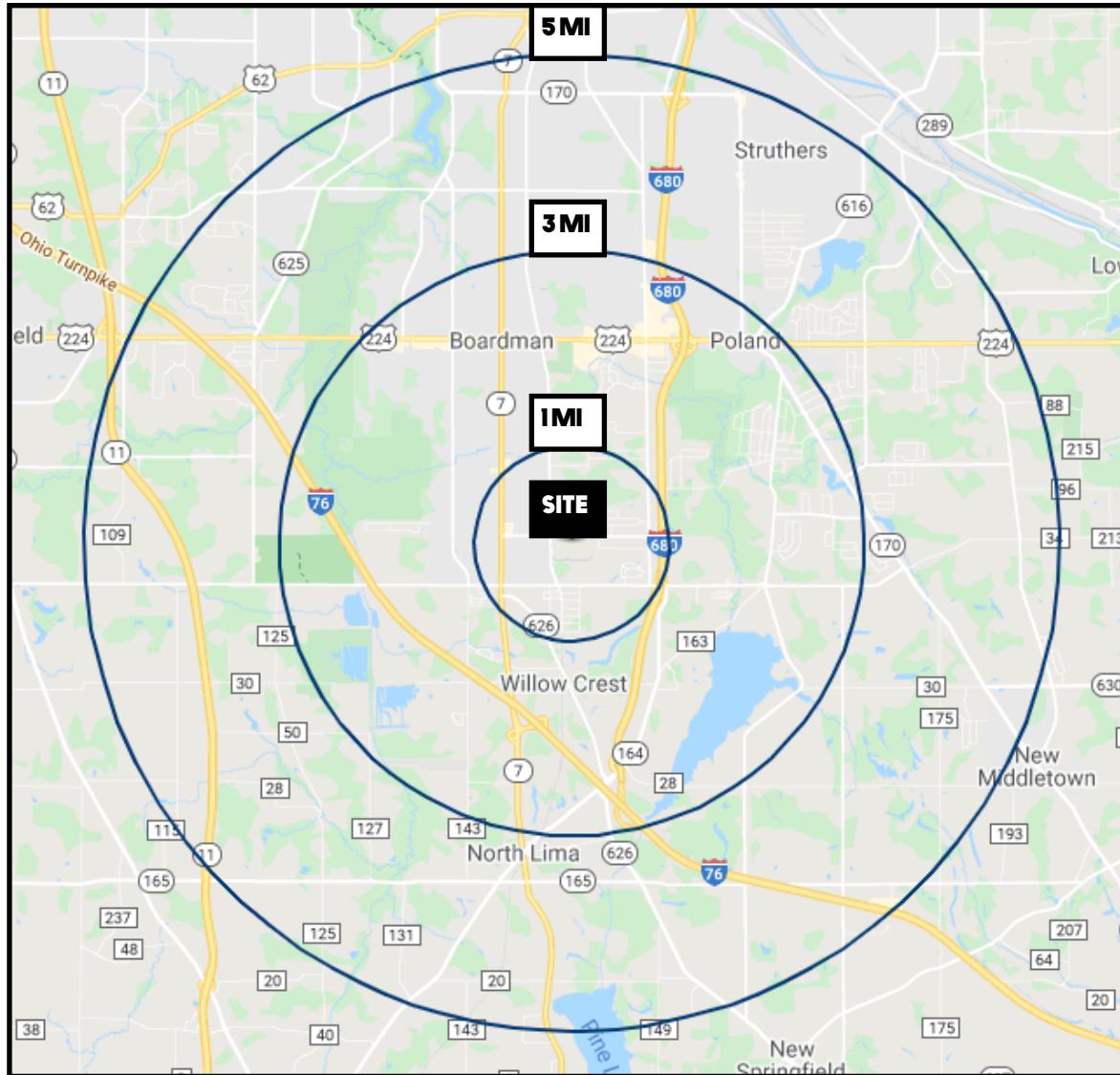
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	2,699	26,641	80,437
HOUSEHOLDS	1,253	11,553	33,978
MEDIAN AGE	53	48	45
AVERAGE HH INCOME	\$69,190	\$82,976	\$77,357

SITE INFORMATION

LOCATION	Boardman Township Mahoning County
SIZE	31,000 SF
DOORS	1 drive-in
CEILING	20'
PARKING	Plenty of on-site parking
UTILITIES	Prorate
RENT	\$6.00/SF NNN

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