

LOCATION

1363 SR 534, Southington, OH



HIGHLIGHTS

Rural land and buildings, opportunity to add to/create an industrial park between Warren/ Cleveland. Ideal property for developing rural small industrial park.

Current Lumber Mill with modern Steel 29,000 SF building with crane, plus newer 7,500 SF high bay motor/ truck repair building surrounding a 4 acre concrete pad.

4 additional smaller buildings 4,000 – 6,400 SF.

GREAT setting to add additional buildings, great entrance road, cleared flat land with separate truck entrance

Set on state Rt 534 with 5 minutes north to access SR 422 and east Cleveland, 10 minute access south to SR 5 and Ohio Turnpike.

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



CONTACT

DAN CROUSE

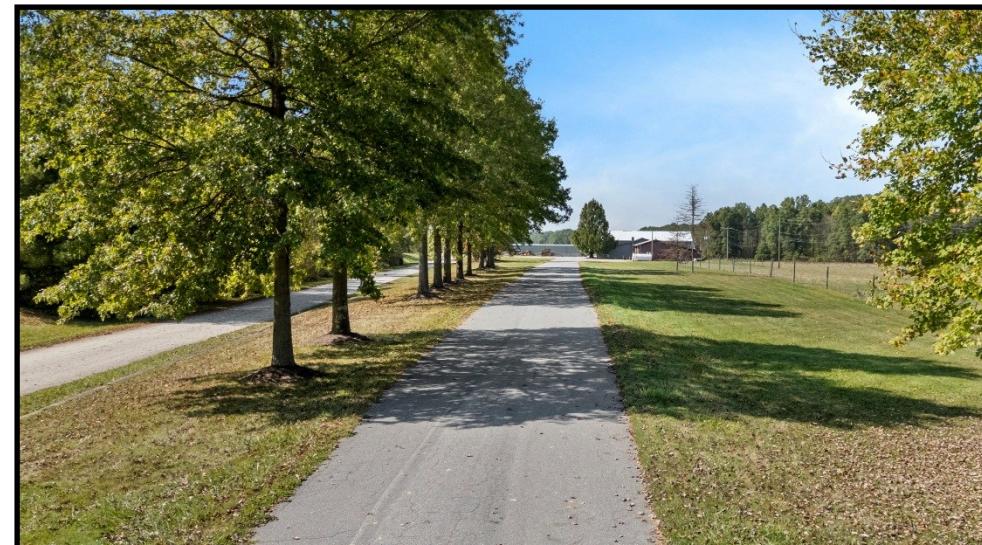
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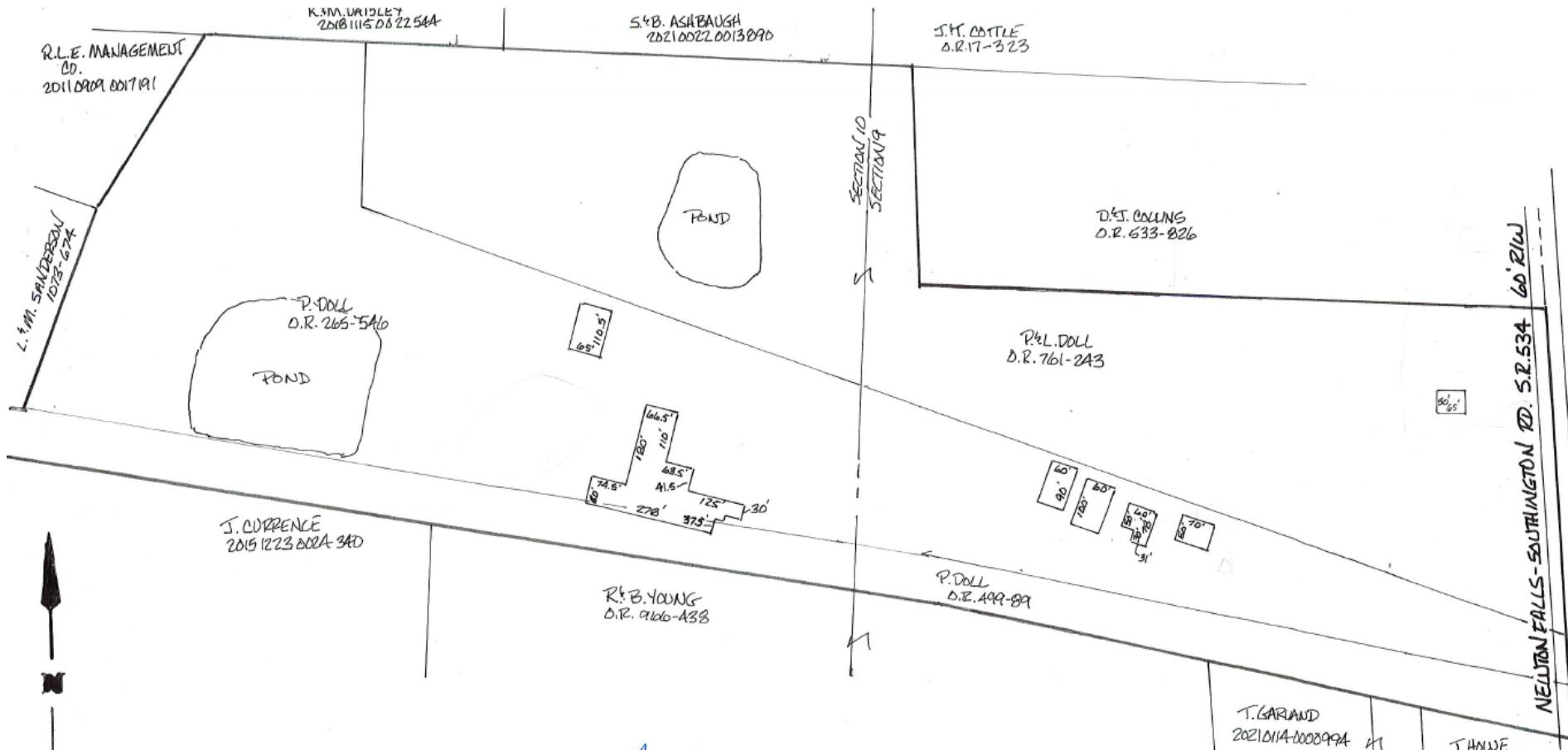
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DEMOGRAPHICS	3 MI	5 MI	10 MI
POPULATION	2,569	15,354	86,976
HOUSEHOLDS	1,056	6,494	35,109
MEDIAN AGE	48	45	41
AVERAGE HH INCOME	\$68,299	\$65,261	\$60,473

SITE INFORMATION

LOCATION	Southington Township Trumbull County
PARCELS	54-153015, 54-152956, 54-152890
YEAR BUILT	1980, 1995, 2004
SIZE	50,000 SF on 73+ acres
DOORS	6 drive-in doors + 1 dock; 20' ceiling
UTILITIES	Gas/Well/Septic Storm drains in place High Power 480V - multiple transformers Fire water reservoirs with hydrants
PRICE	\$4,500,000

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