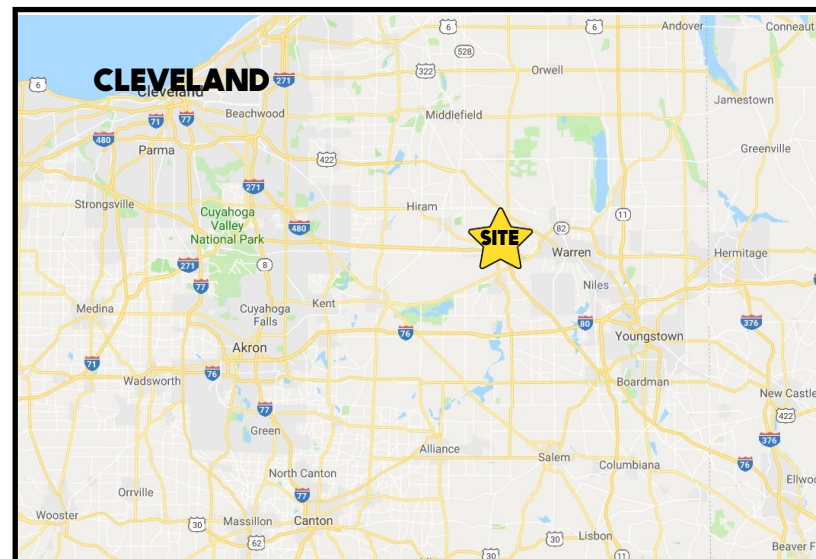


## LOCATION

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.

## CONTACT

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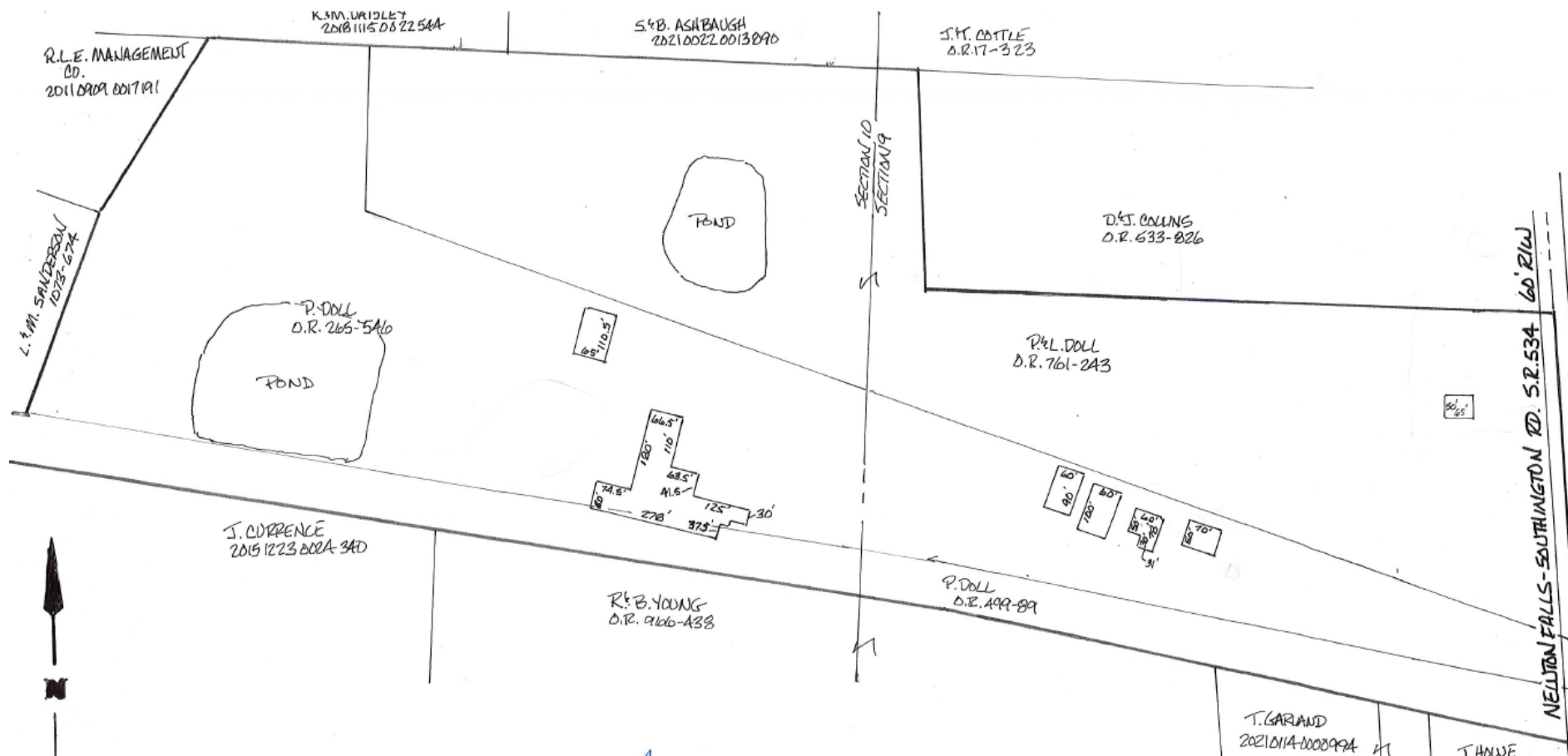


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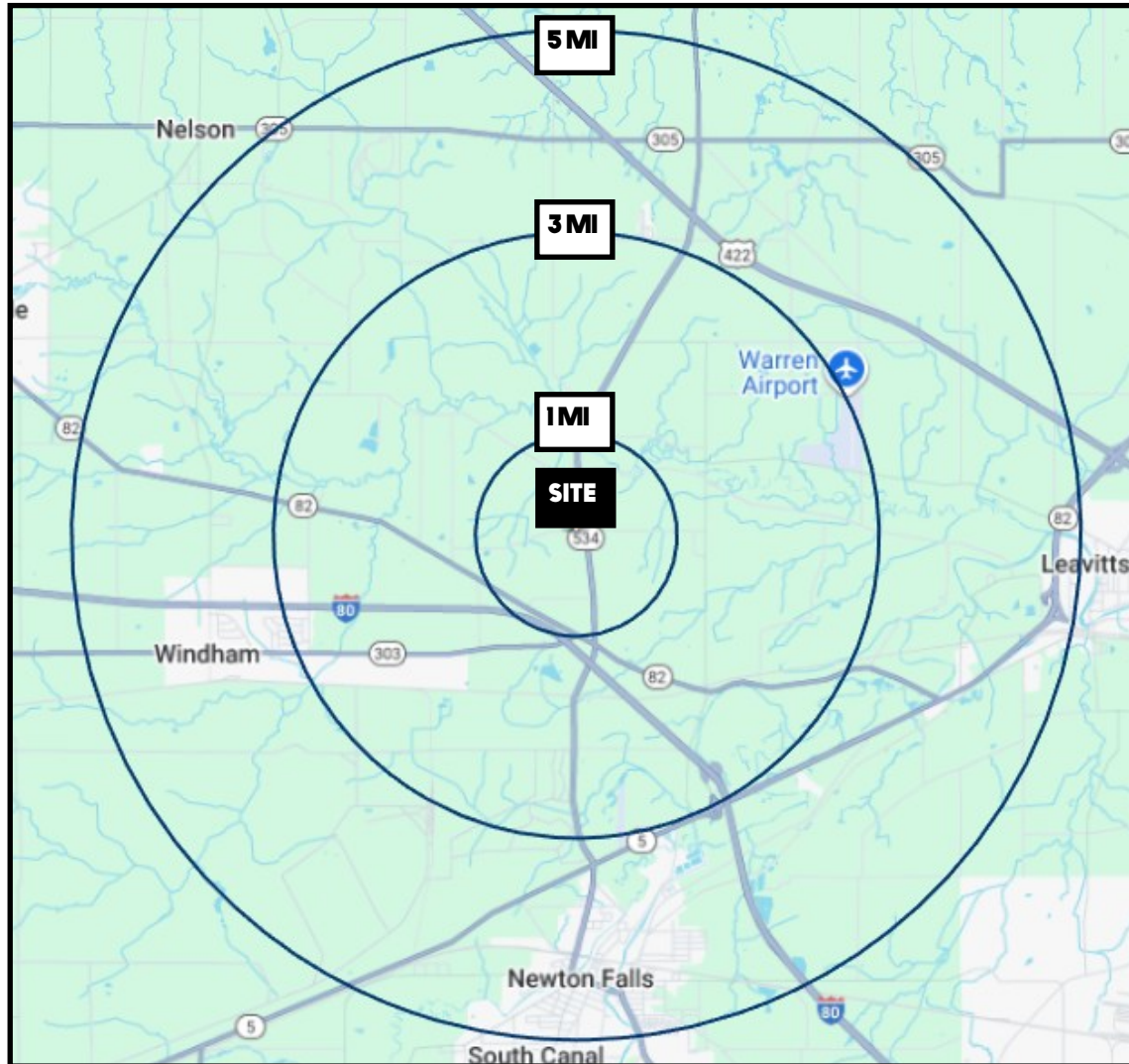




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# SITE INFORMATION



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

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

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