

LOCATION

West Warren Industrial Park, Nevada Ave SW, Warren, OH

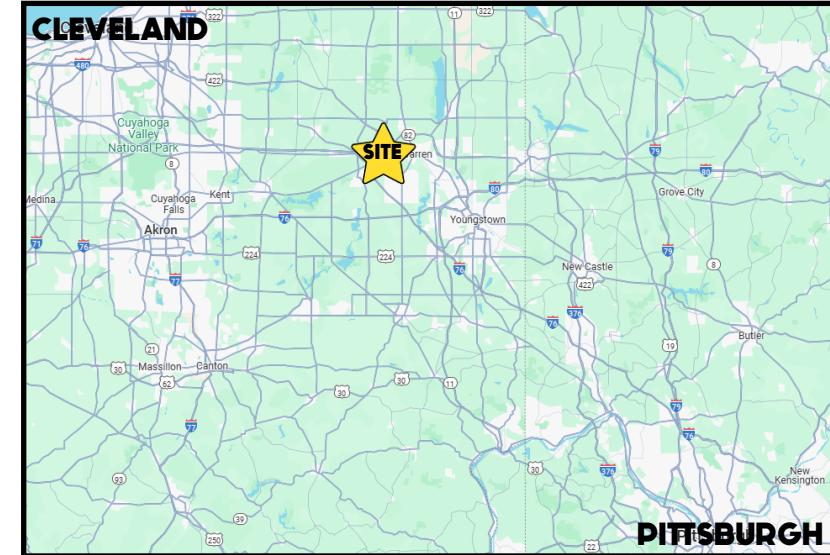


Phase 1: Available August 2025

HIGHLIGHTS

- Brand new Class A warehouse in West Warren, OH
- 98,280 SF w/docks, drive-in doors, & 480V 3 Phase power
- Strategically placed within 7 miles of the county's largest "Job Hubs"; including Aptiv, TJX, Ultium Cells, Kimberly Clark, FoxConn, etc.
- 12-76 acre sites available

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



[Property Video](#)

CONTACT

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- Phase IV & V: 25.57 acres
- Phase III: 32.15 acres
- Phase II: 11.49 acres
- Phase I: 9.85 acres

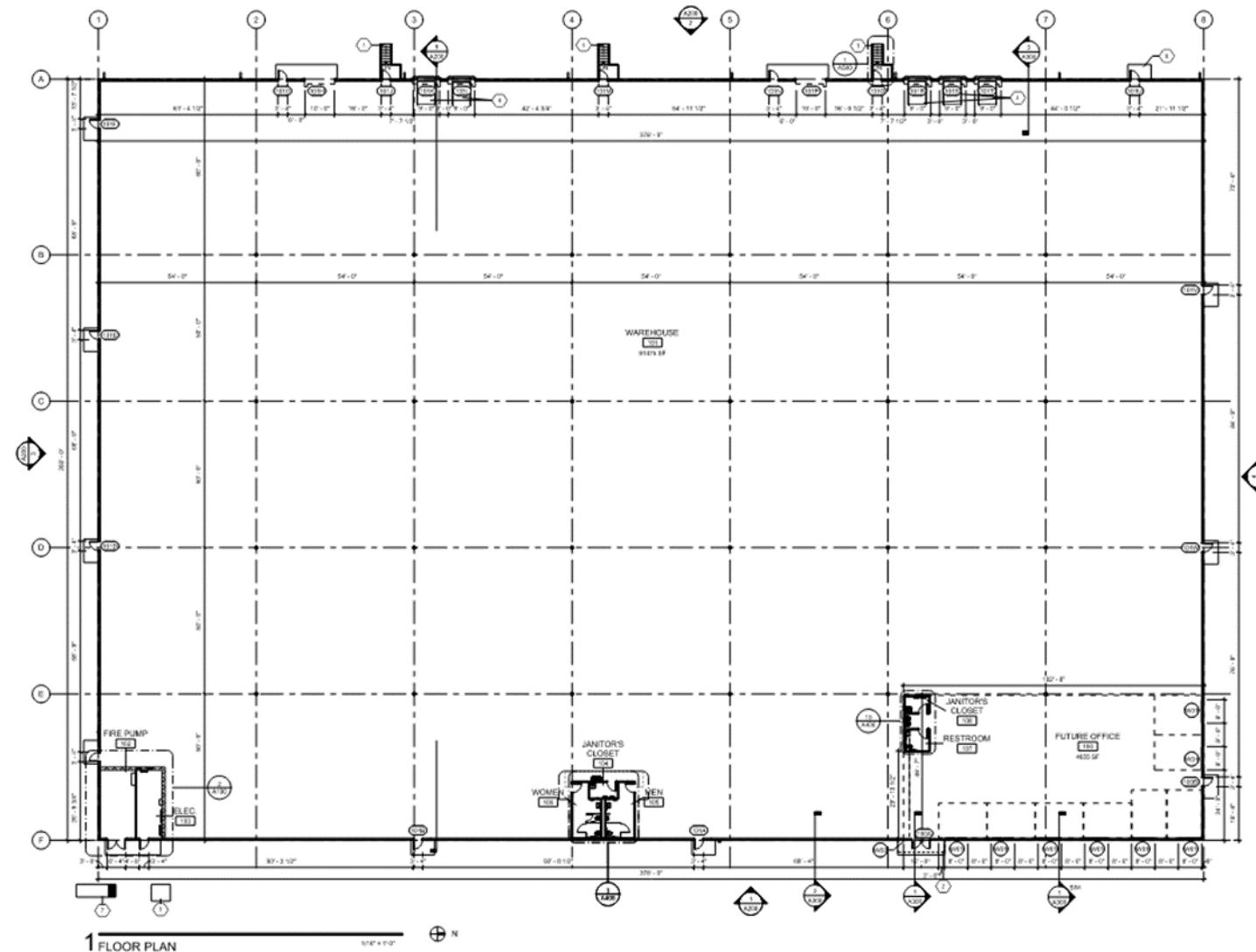
Acreage available for sale:

12-76 acre sites: \$40,000/acre

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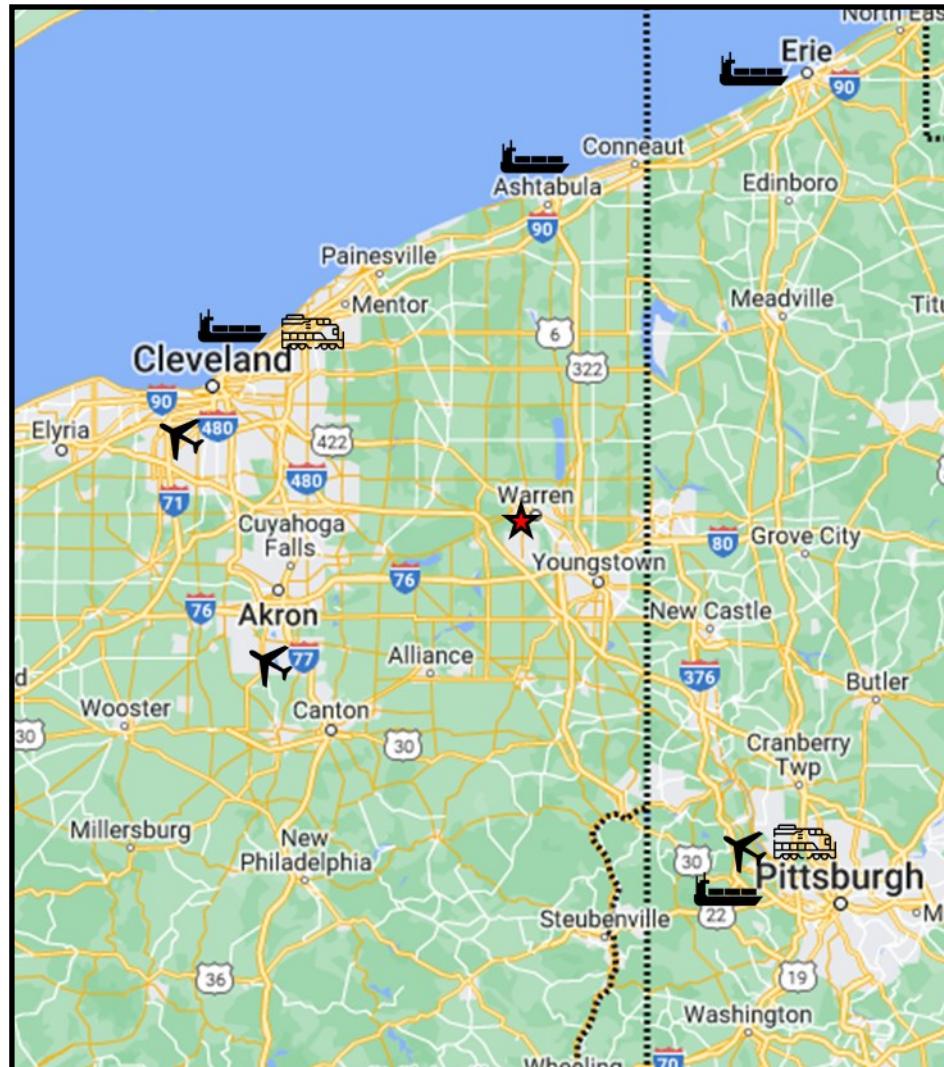
Phase 1



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Transit Analysis from West Warren Development

Cities	Distance (mi.)	Time (est.)
Akron, OH	42	50 min
Canton, OH	48	1hr, 5 min
Cleveland, OH	56	1 hr
Erie, PA	96	1 hr, 43 min
Pittsburgh, PA	82	1 hr, 20 min
Youngstown, OH	19	30 min

Ports and Foreign Trade Zones

Port of Cleveland	FTZ 40
Port of Ashtabula	FTZ 181
Port of Erie	FTZ 247
Port of Pittsburgh	FTZ 33

International Airports

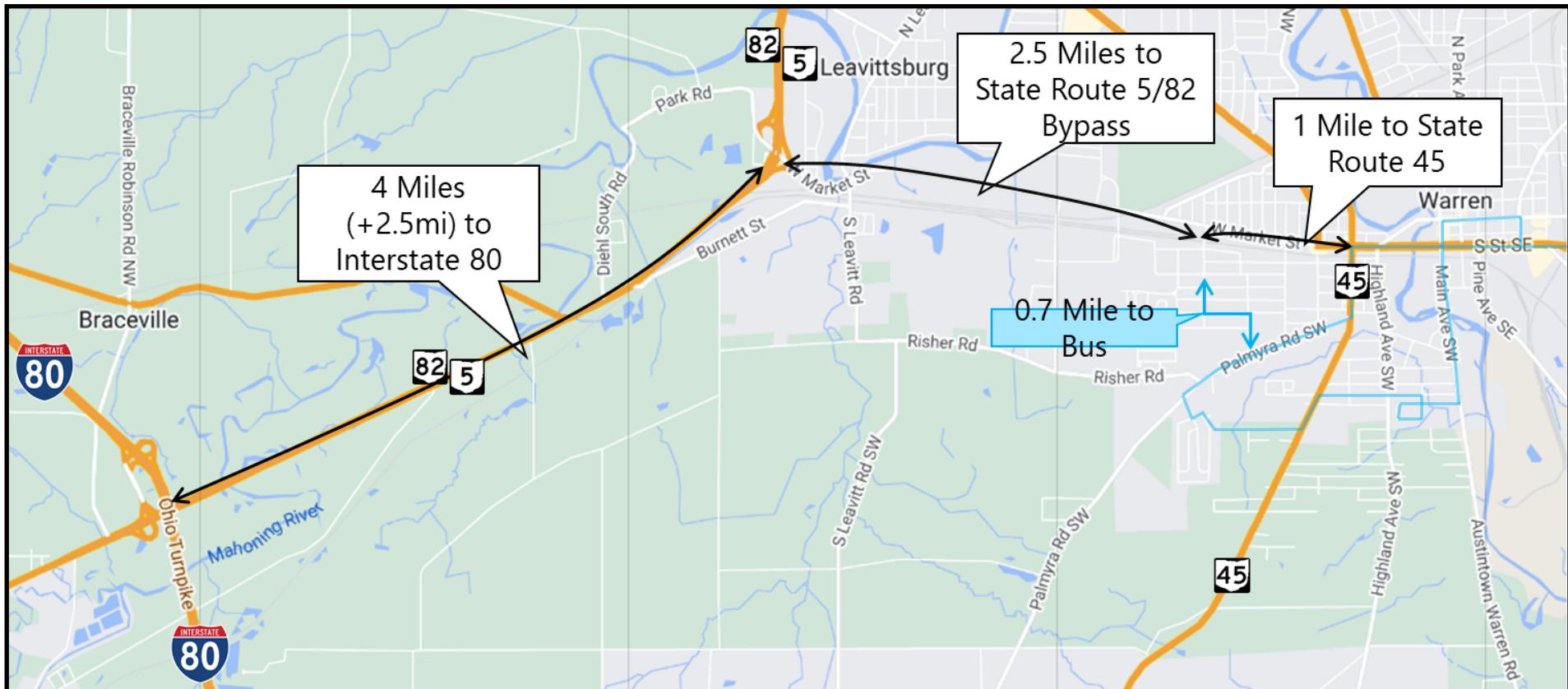
Akron-Canton Airport
Cleveland-Hopkins Airport
Pittsburgh Airport

CSX Intermodal Transportation Terminals

Cleveland, OH
Pittsburgh, OH

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Highway Access

- 5 minutes from Route 5 / Route 82 Warren Outerbelt
- 10 minutes from I-80

Airport Access

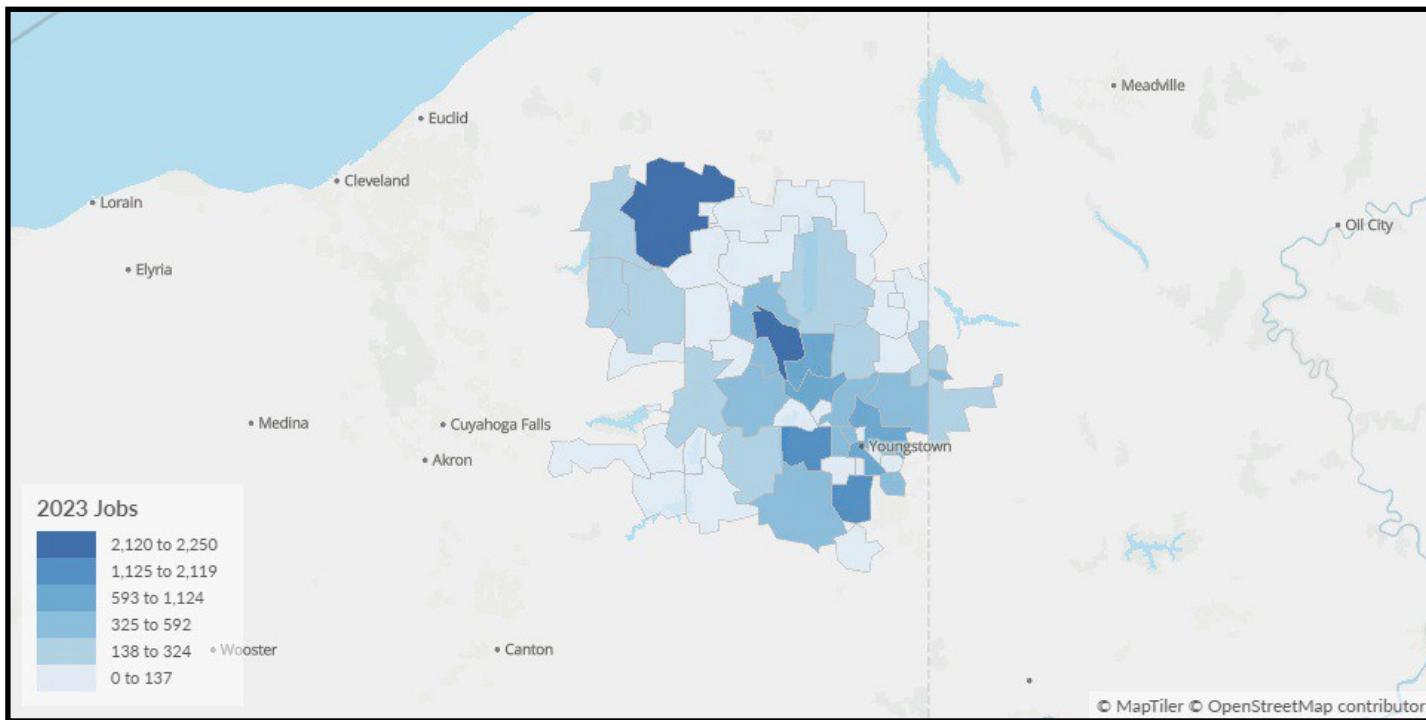
- 20 Minutes from Youngstown/Warren Regional Airport

Metro Bus Access

- 10-minute walk to Palmyra Rd. & York Ave. Bus Stop
 - City may work with large employers if a new stop is required
 - 28 Warren Express (WRTA) starting at Federal Station in Youngstown
 - Serves approximately 1.5m passengers annually

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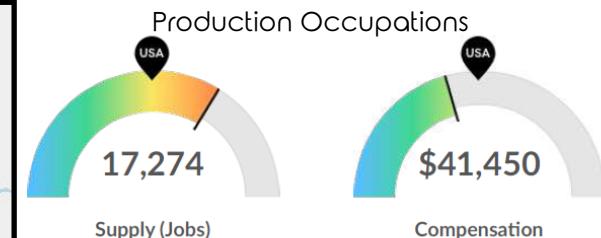
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Lake to River Economic Development Youngstown Warren Area Largest Employers List

Mercy Health	Multi-County	Youngstown OH	Hospital Services	4,300
Ultium Cells LLC	Trumbull	Lordstown OH	Automotive EV Batteries	2,000
AIM NationalLease	Trumbull	Girard OH	Trucking	1,000
Mahoning County	Mahoning	Youngstown OH	County Government	1,600
Southwoods Health	Multi-County	Boardman	Health Care Hospitals	1,000
Trumbull County	Trumbull	Warren OH	County Government	1,280
Windsor House	Multi-County	Various locations	Nursing Homes/Assisted Living	1,500
Air Reserve Station	Trumbull	Vienna OH	Military	1,792
Youngstown State University	Mahoning	Youngstown OH	Higher Education	1,200
Akron Children's Hospital	Mahoning	Boardman OH	Hospital Services	800
Steward Health System	Multi-County	Youngstown, OH	Hospital Services	800
TJX Companies	Trumbull	Lordstown, OH	Household Goods Distribution	800
Wal Mart	Multi-County	Various locations	Retail Chain	842

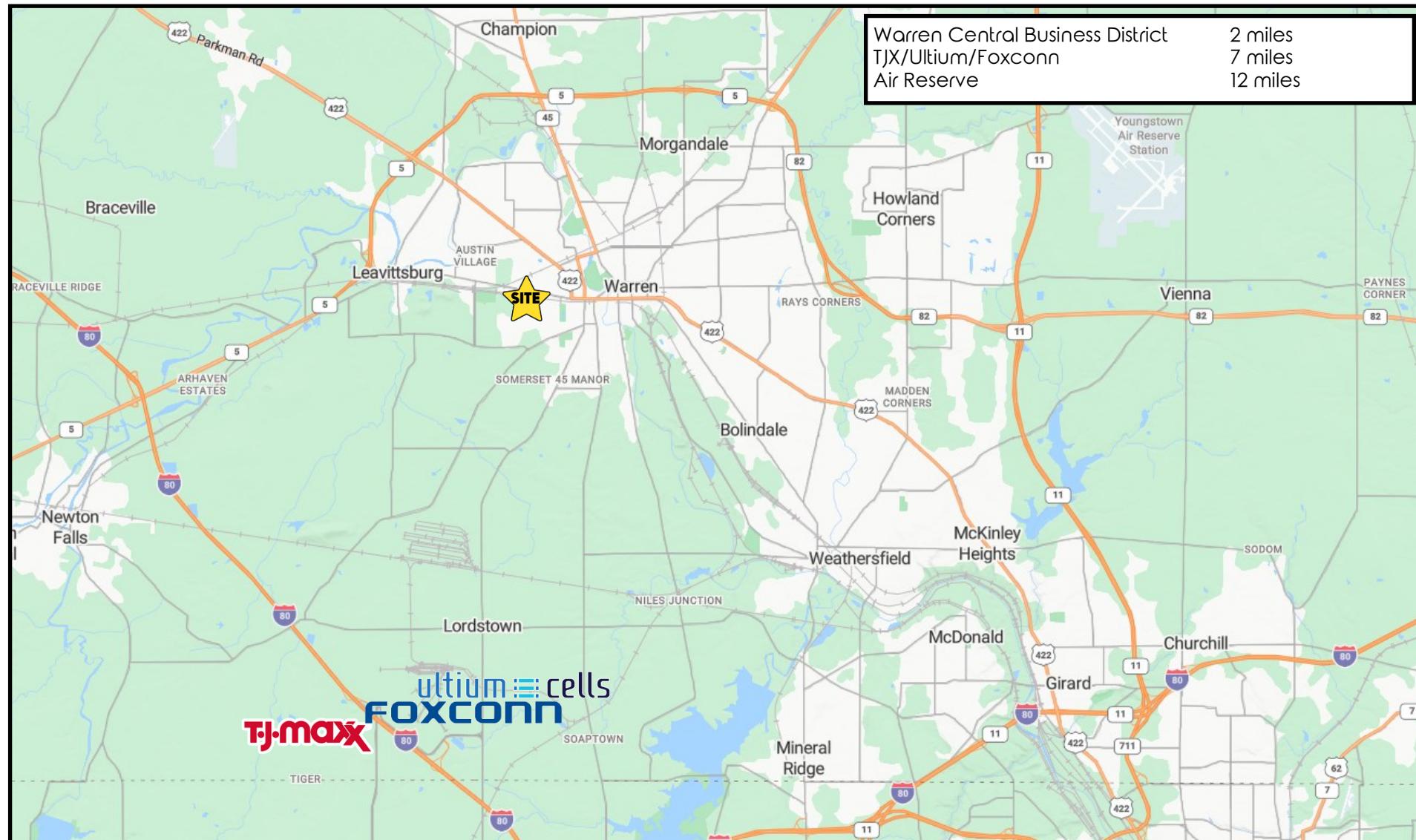
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Your area is a hotspot for this kind of talent. The national average for an area this size is 10,661* employees, while there are 17,274 here.

The cost for talent is about average in your area. The national median salary for Production Occupations is \$42,567, while you'll pay \$41,450 here.

*National average values are derived by taking the national value for Production Occupations and scaling it down to account for the difference in overall workforce size between the nation and your area. In other words, the values represent the national average adjusted for region size.



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PHASE I		DEMOGRAPHICS	1 MI	3 MI	5 MI			
LOCATION	Warren City; Trumbull County	POPULATION	9,105	45,519	67,959			
YEAR BUILT	Scheduled for completion 8/2025	HOUSEHOLDS	3,545	16,870	28,863			
RENTABLE AREA	98,280 SF +/-	MEDIAN AGE	38.8	38.5	41.4			
SITE AREA	9.85 acres	AVERAGE HH INCOME	\$34,884	\$41,916	\$51,078			
UTILITIES								
SPRINKLERS	ESFR	GAS	On the IP pipelines a total of around 45 mcfh is available without any betterments. The 3" IP on Victoria could support 30 of the 45 mcfh without betterments.					
LIGHTING	High bay LED	ELECTRIC	800A 3 Phase / 5MW					
DOORS	5 dock doors + 2 drive-in doors; rear dock	WATER	14" main from front street heading south 10" water main to the proposed pump house across Victoria St.					
TRUCK COURT	185'	SEWER	10"					
TRAILER PARKING	27	INTERNET	Fiber (Brightspeed)					
LAND								
CAR PARKING	48	12-76 acre sites available: \$40,000/acre						
RENT	\$8.00/SF NNN	INCENTIVES						
PRICE	\$12,000,000	Local tax abatements and State grants and financing available upon request						

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