



Colliers

## For Sublease

541 Perkins Jones Rd NE,  
Warren, Ohio 44483

**Conor Toomey, SIOR**  
Senior Vice President

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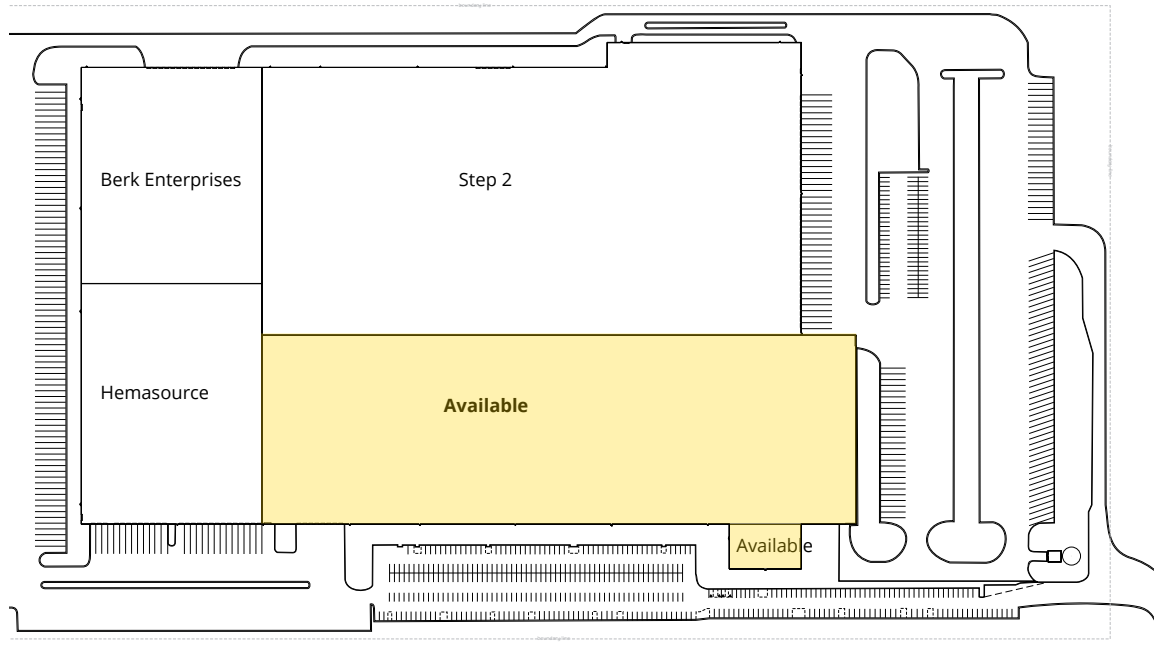
**Tim Breckner, SIOR**  
Senior Vice President

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- Available: 130,000 - 413,395 SF
- Lease Rate - Withheld

# Building Information



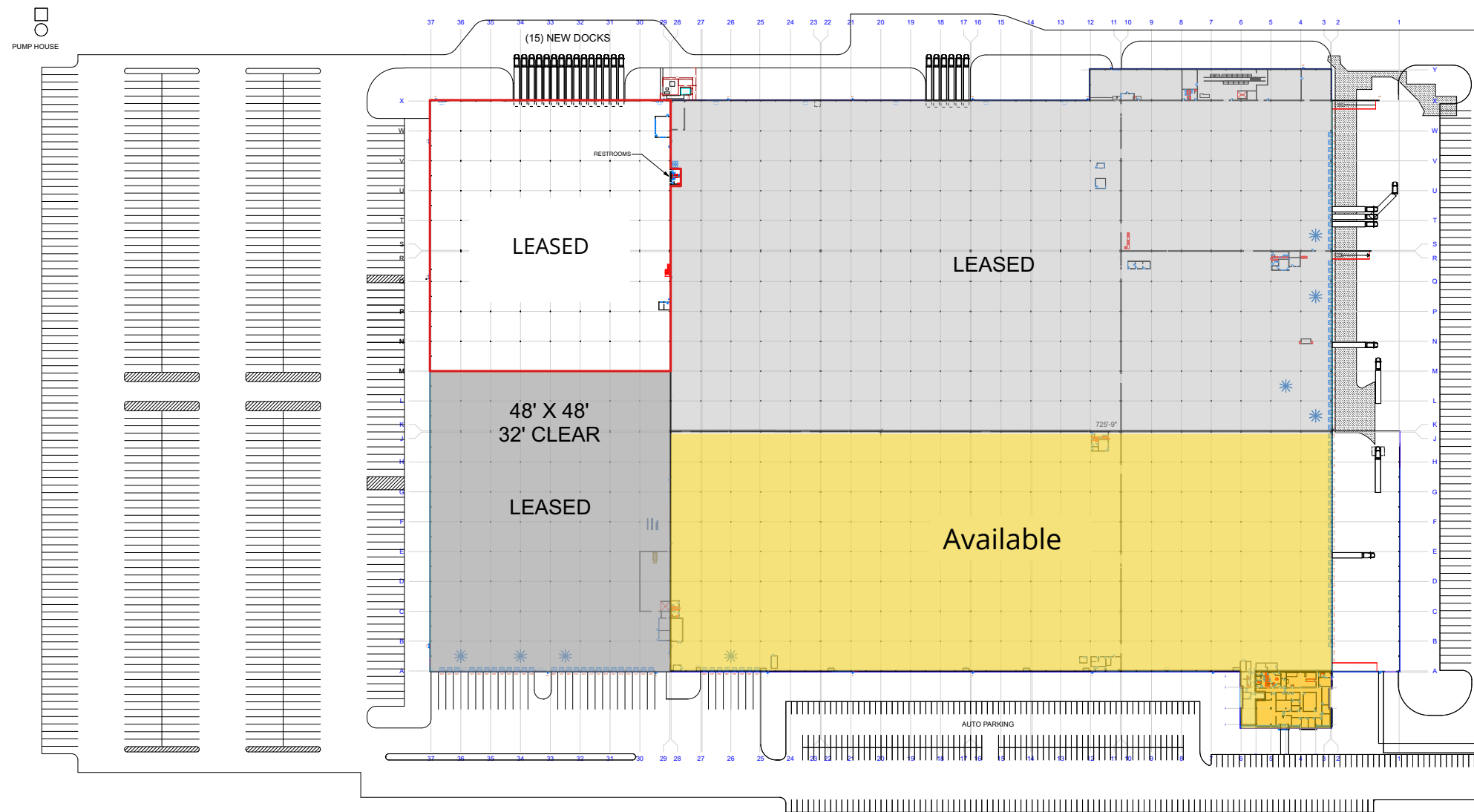
## Amenities

- Skylights throughout.
- Covered loading docks (not included in RSF).
- Well-equipped docks.
- Large breakroom with kitchen.

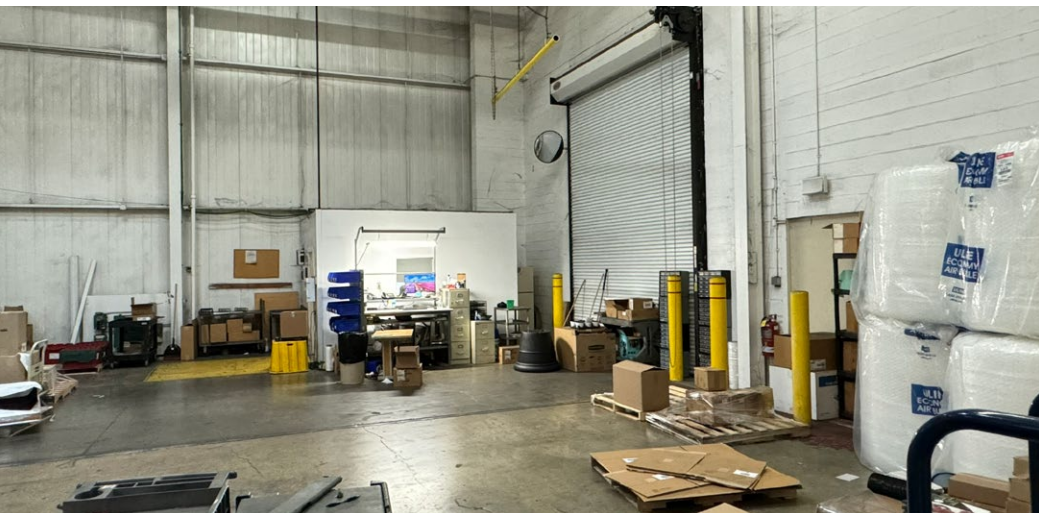
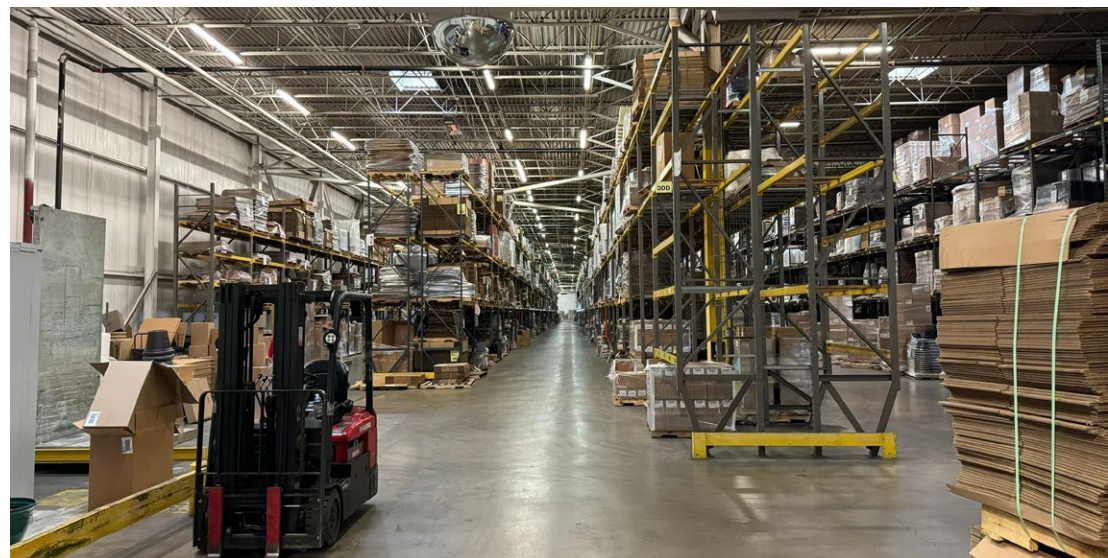
|                    |                                            |
|--------------------|--------------------------------------------|
| City:              | Warren                                     |
| County:            | Ohio                                       |
| Zoning:            | Industrial                                 |
| Year Built:        | 1982                                       |
| Total AC:          | 72.77                                      |
| Total Building SF: | 1,365,535                                  |
| Sublease SF:       | 413,395                                    |
| Office SF:         | 2,123                                      |
| Warehouse:         | 411,272                                    |
| Divisible:         | 130,000                                    |
| Docks:             | 37 (+2)                                    |
| Interior:          | 27 Interior Docks with Pit Levelers        |
| Exterior:          | Eight - 8' x 10' Fully -Equipped Docks     |
| Drive-Ins:         | 3                                          |
| Clear Height:      | 25'                                        |
| Column Spacing:    | 48' x 48'                                  |
| Lighting:          | T8                                         |
| Sprinklers:        | Wet                                        |
| Power:             | 3-Phase, 480 Volt, Ample Supply (1,000 A+) |
| Trailer Parking:   | Available                                  |
| Employee Parking:  | Ample (150+)                               |
| Warehouse Heat:    | RTUs + Supplemental Infrared               |
| Office HVAC:       | Yes                                        |

Available 6/1/2026

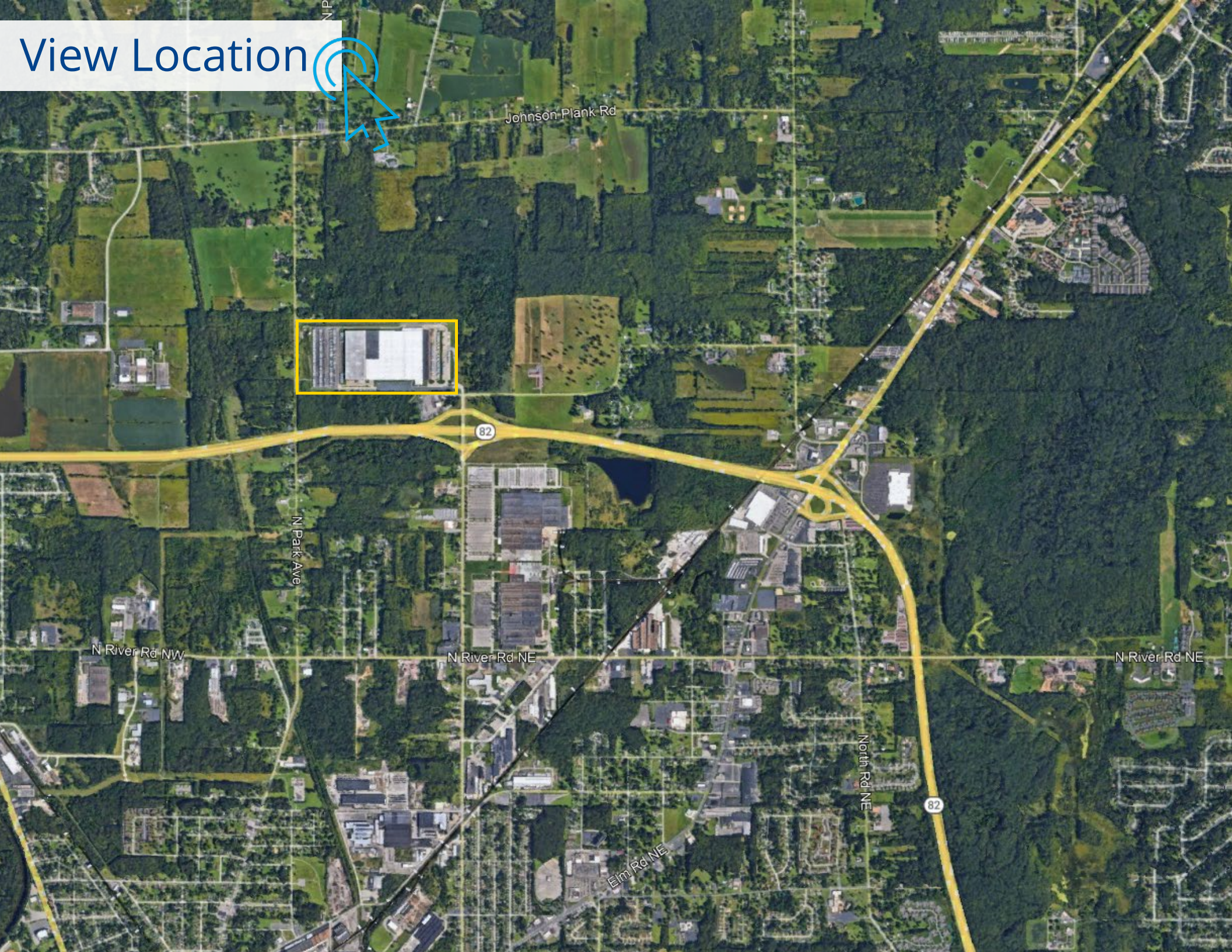
# Site Plan





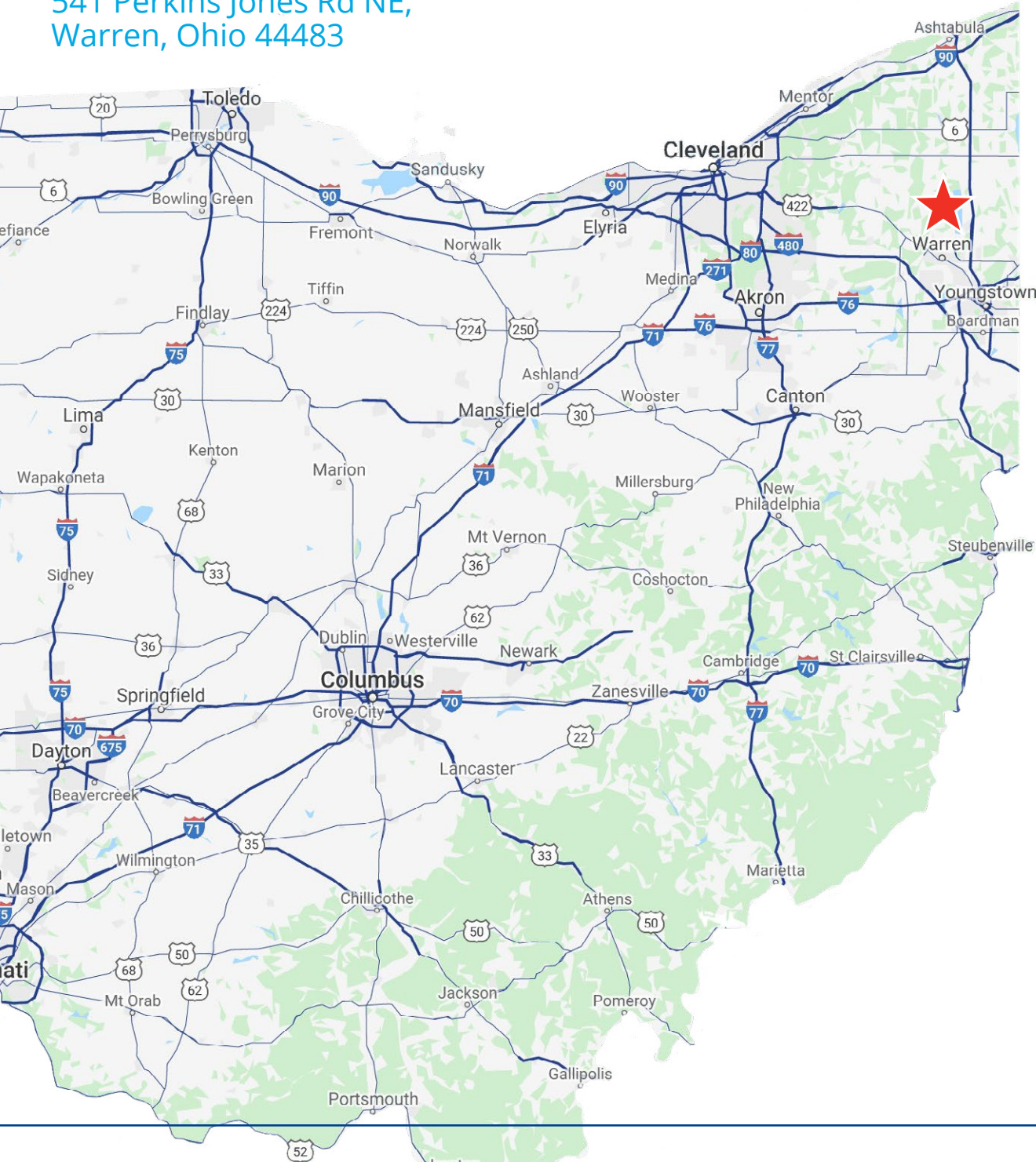


View Location



# For Sublease

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## Population

5 miles - 69,786  
10 miles - 138,278  
15 miles - 261,819



## Average Household Income

5 miles - \$70,786  
10 miles - \$74,331  
15 miles - \$73,286



## Median Age

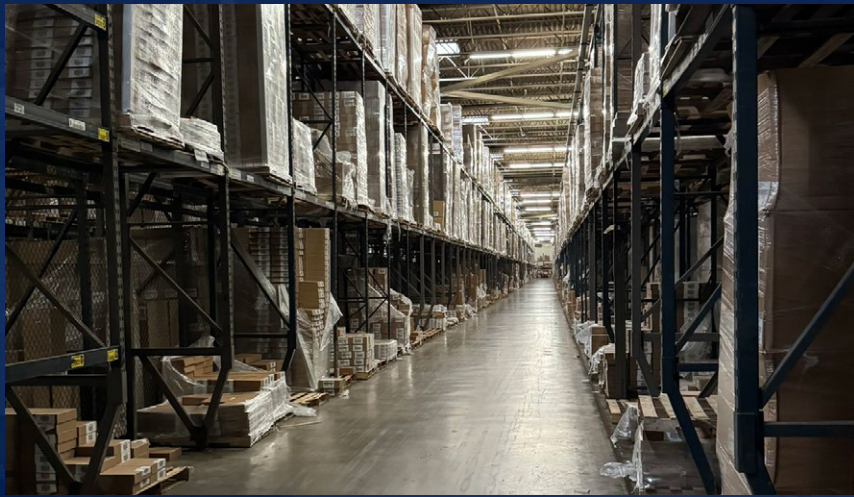
5 miles - 43.7  
10 miles - 44.9  
15 miles - 43.9



## Blue Collar Workers

5 miles - 28.7%  
10 miles - 30.1%  
15 miles - 30.0%

[View Full Demographics](#) 



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