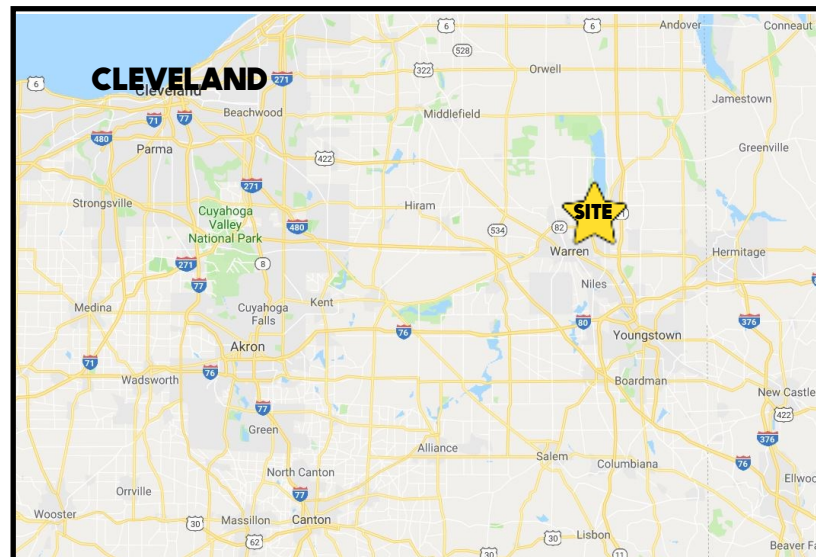


LOCATION

3801 Elm Rd, Howland Township, OH 44483



TRAFFIC

Elm Rd = 18,961 VPD

North River Rd = 7,958 VPD

HIGHLIGHTS

- Warehouse with offices; approximately 11,136 SF available
- Yard has outdoor concrete loading docks with electrical plugs for block heaters
- 3 acres of compacted parking available separately, great for fleet or semi parking

CONTACT

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

www.PLATZREALTYGROUP.com



Approximately 3 acres compacted parking available for lease



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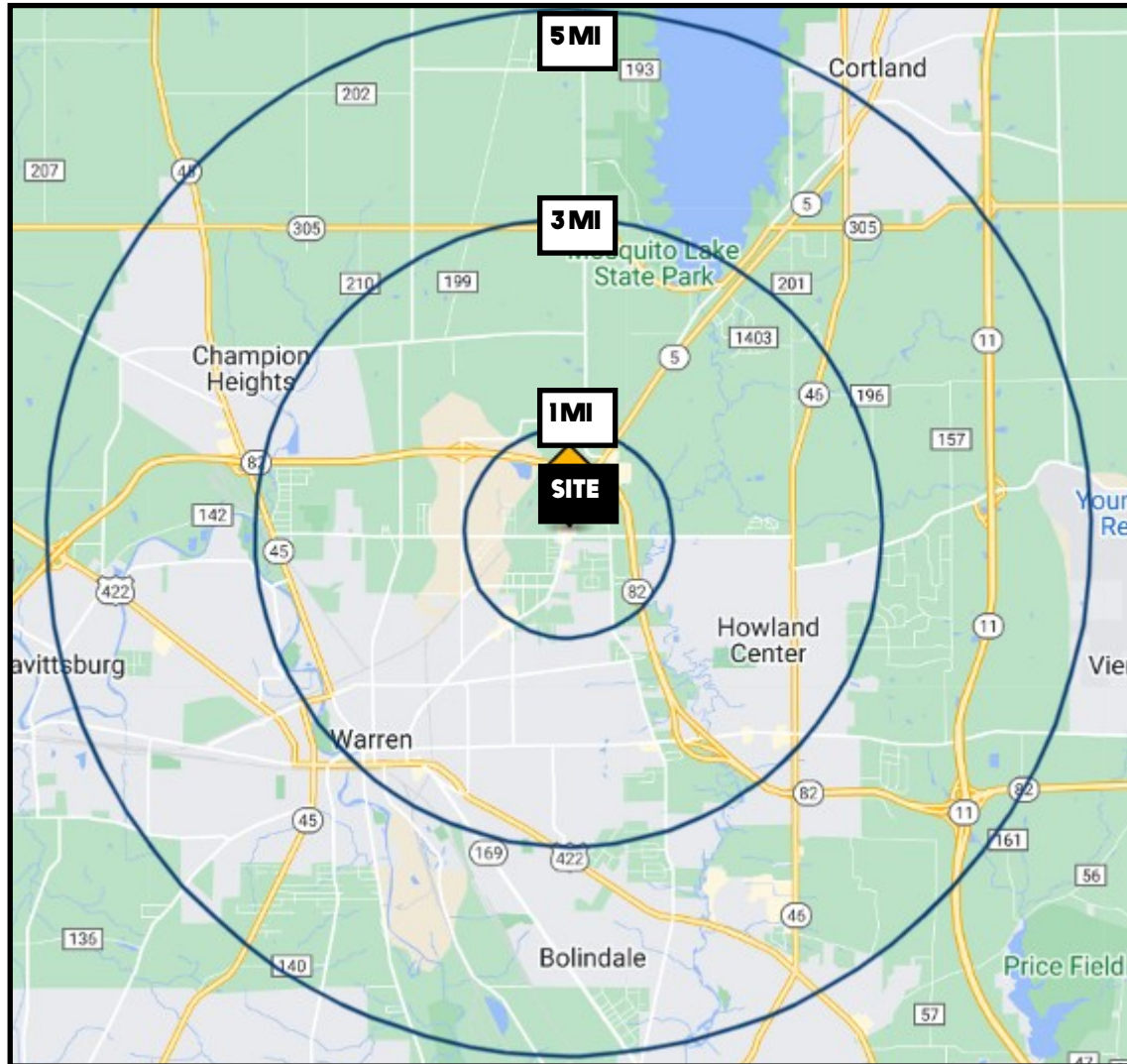
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	2,954	35,135	79,782
HOUSEHOLDS	1,296	14,266	31,893
MEDIAN AGE	49	45	44
AVERAGE HH INCOME	\$47,107	\$58,691	\$58,683

SITE INFORMATION	
LOCATION	Howland Township Trumbull County
PARCEL	28-900375 - to be replatted
BUILDING SIZE	Available: 11,136 SF Approximately 3,336 SF office + 7,800 SF warehouse
PARKING	Approximately 3 acres of compacted parking available (rear of building); \$3,000/month NNN
UTILITIES	All utilities available
REAL ESTATE TAXES	To be determined
BUILDING RENT	\$7.50/SF NNN

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