

# WESTERN RESERVE INDUSTRIAL PARK

**DEVELOPMENT OPPORTUNITY**

2001 Victoria Street | 98,280 SF

Build-to-Suit | 40,000 SF - 611,000 SF

Industrial Land | Warren, Ohio



Western Reserve  
INDUSTRIAL PARK



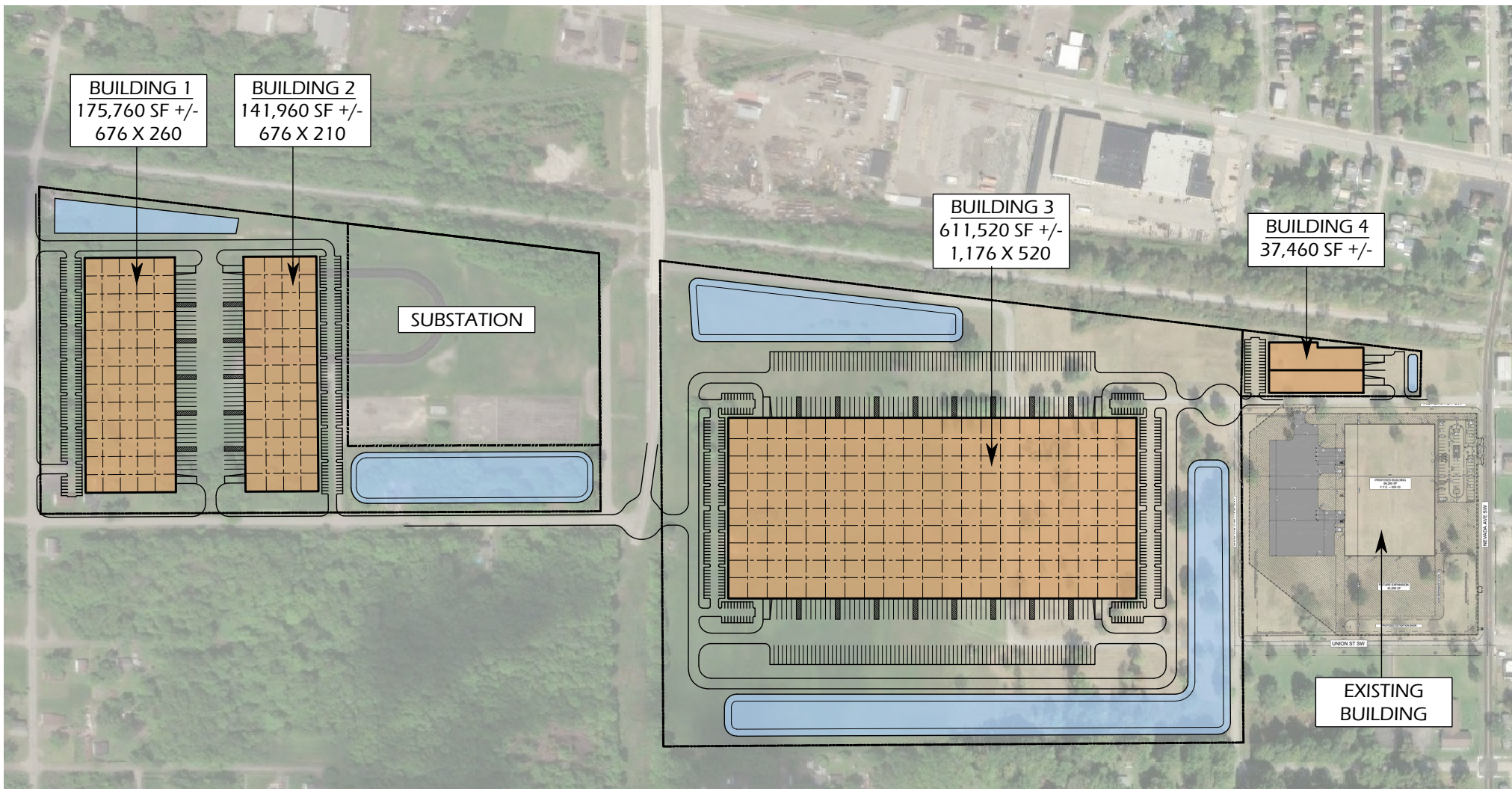
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Western Reserve  
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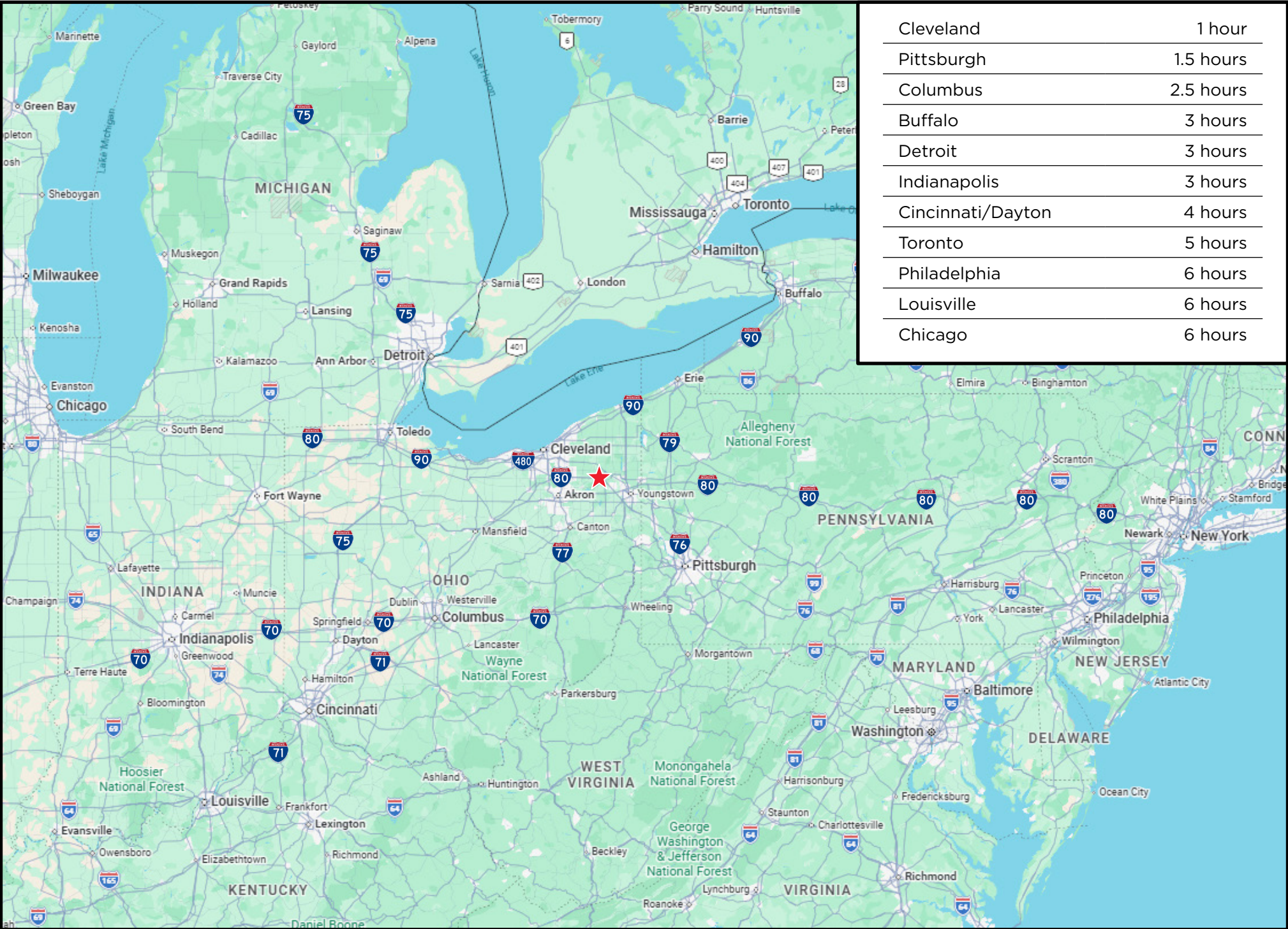




## Property Highlights

- **Rare industrial park opportunity in Warren, Ohio** offering an existing Class A facility, build-to-suit options, and 73+ acres of industrial land.
- **Immediate occupancy and future expansion potential** with a newly constructed 98,280 SF building and conceptual park buildout up to approximately 850,000 SF.
- **Strategic Northeast Ohio location** with convenient access to Route 82, Route 45, Route 422, and I-80 / Ohio Turnpike.
- **Strong regional reach** to Cleveland, Akron, Youngstown, Pittsburgh, and broader Midwest / Northeast markets.
- **Located in the Mahoning Valley industrial corridor**, supported by a skilled manufacturing workforce and nearby advanced manufacturing employers.
- **Ideal for manufacturing, warehousing, logistics, assembly, e-commerce, and regional distribution users.**
- **Power-ready industrial setting** with up to 15 MW available on site and proximity to active freight infrastructure.
- **Local and state incentive programs available for qualifying users.**
- **Ample land, parking, and truck circulation** to support industrial operations, fleet activity, and phased growth.

# Connectivity



## REGIONAL CONTEXT & KEY FACTS

# WESTERN RESERVE INDUSTRIAL PARK

### The Kimberly-Clark Story

- Kimberly-Clark is constructing a 1 million+ SF manufacturing facility on 560 acres in Warren/Howland Township — currently under construction ([Business Journal Daily](#))
- Part of a \$2B+ North American expansion — the company's largest domestic investment in over 30 years ([PR Newswire](#))
- Kimberly-Clark is now also considering a \$160M regional distribution center adjacent to the manufacturing plant ([Business Journal Daily](#))

### Labor Cost Advantage

- Average hourly wage in the Youngstown-Warren MSA is **\$25.03** — compared to the national average of **\$32.66** — a roughly **23% labor cost savings** vs. the U.S. average ([Bureau of Labor Statistics](#))
- Kimberly-Clark's own entry-level operator wages at similar facilities start around **\$21/hour** — reflecting the competitive, affordable manufacturing labor rates in this market ([Yahoo!](#))

### Manufacturing Talent

- Strong advanced manufacturing workforce supported by **15+ trade and technical training facilities and 70+ colleges and universities within 75 miles** ([Lake To River Ohio](#))
- Regional strengths in **metal fabrication, plastics, and industrial machinery** — with an innovation ecosystem anchored by America Makes (the nation's leading additive manufacturing institute, headquartered in Youngstown) and BRITE Energy Innovations ([Lake To River Ohio](#))

### Highway & Logistics Access

- Direct access to **5 interstate highways and 2 Class I railroads** — positioned as the midpoint between New York and Chicago ([Lake To River Ohio](#))
- **I-80 (Ohio Turnpike)** runs directly through Trumbull County, connecting to I-76, I-680, and SR-11 near Youngstown — providing seamless east-west freight movement ([Wikipedia](#))
- **12 of the top 30 U.S. markets** reachable within a single day's drive ([Lake To River Ohio](#))
- More than **half the U.S. population** within a day's drive — a cited factor in Kimberly-Clark's site selection decision ([Ohio](#))

## AVAILABLE INCENTIVES

### Local — City of Warren

- [Enterprise Zone or CRA Tax Abatement](#): real property tax abatement on new improvements, up to **100% for 10 years** (abatements over 75% require school board approval) Warren
- [City of Warren Property Investment Reimbursement](#): 10-year credit on new withholding taxes, based on employment and investment formula; minimum \$25,000 investment required Warren
- [Warren Profits Tax Credit](#): credit against increased company profits; requires minimum \$150,000 investment; full credit for first 5 years, phased out over next 5 Warren

**State — Ohio / JobsOhio:** A variety of grants and loans for job creators

- [New Markets Tax Credit \(NMTC\)](#): the region qualifies as a distressed census tract, making projects eligible for a **39% tax credit over 7 years** on qualified equity investments.

### Federal

- [Qualified Production Property \(QPP\)](#): allows companies that build or substantially renovate facilities used in manufacturing, production, or refining tangible products to deduct 100% of the cost of those facilities in the year they're placed in service.

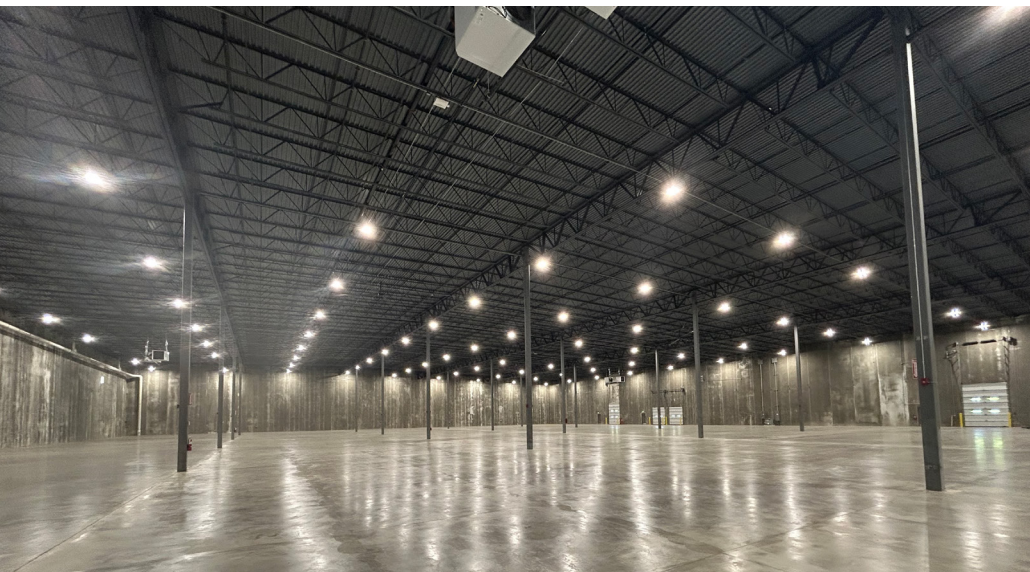


INDUSTRIAL ZONED BUILDING

# 2001 Victoria Street

Warren, Ohio 44483





# 2001 Victoria Street

Warren, Ohio 44483

**39-003058**

Parcel #

**9.86 AC**

Land Area

**2025**

Year Built

**98,280 SF**

Building Size

## Comments

- **New 98,280 SF Class A industrial facility** built for modern manufacturing, warehouse, and distribution users.
- **Modern construction** with 32'-34' clear height, efficient column spacing, LED lighting, ESFR sprinkler system, and concrete construction.
- **Five dock doors and two drive-in doors support flexible shipping, receiving, and production operations.**
- **Heavy power capacity** with active 800A, 480V / 3-phase service and up to 15 MW available on site.
- **Ample parking and truck circulation** designed to accommodate industrial users and fleet operations.
- **Located minutes from major regional routes** including Route 82, Route 45, Route 422, and I-80 / Ohio Turnpike.
- **Strong fit for manufacturing, light assembly, warehousing, logistics, and flex industrial operations.**

**SALE PRICE: \$12,000,000**

**LEASE RATE: \$8.00/SF**



## Quick Stats

Building SF	98,280 SF
Office SF	BTS
Building Class	A
Year Built	2025
Zoning	Industrial
Land Area	9.86 AC
Parking Spaces	54' x 50' 54' x 60'
Clear Height	32' - 34' 38' at Centerline
Column Spacing	54' x 50'
Dock Doors	5
Drive-In Doors	2
Power	800A, 480V / 3P Up to 15 MW available on site
Construction Type	Concrete/Metal
Exterior Type	Concrete
Roof Type	Pitched
Deck Type	Metal
Floor Type	Concrete
Lighting	LED
Heat	Overhead Gas Unit
Sprinkler	ESFR

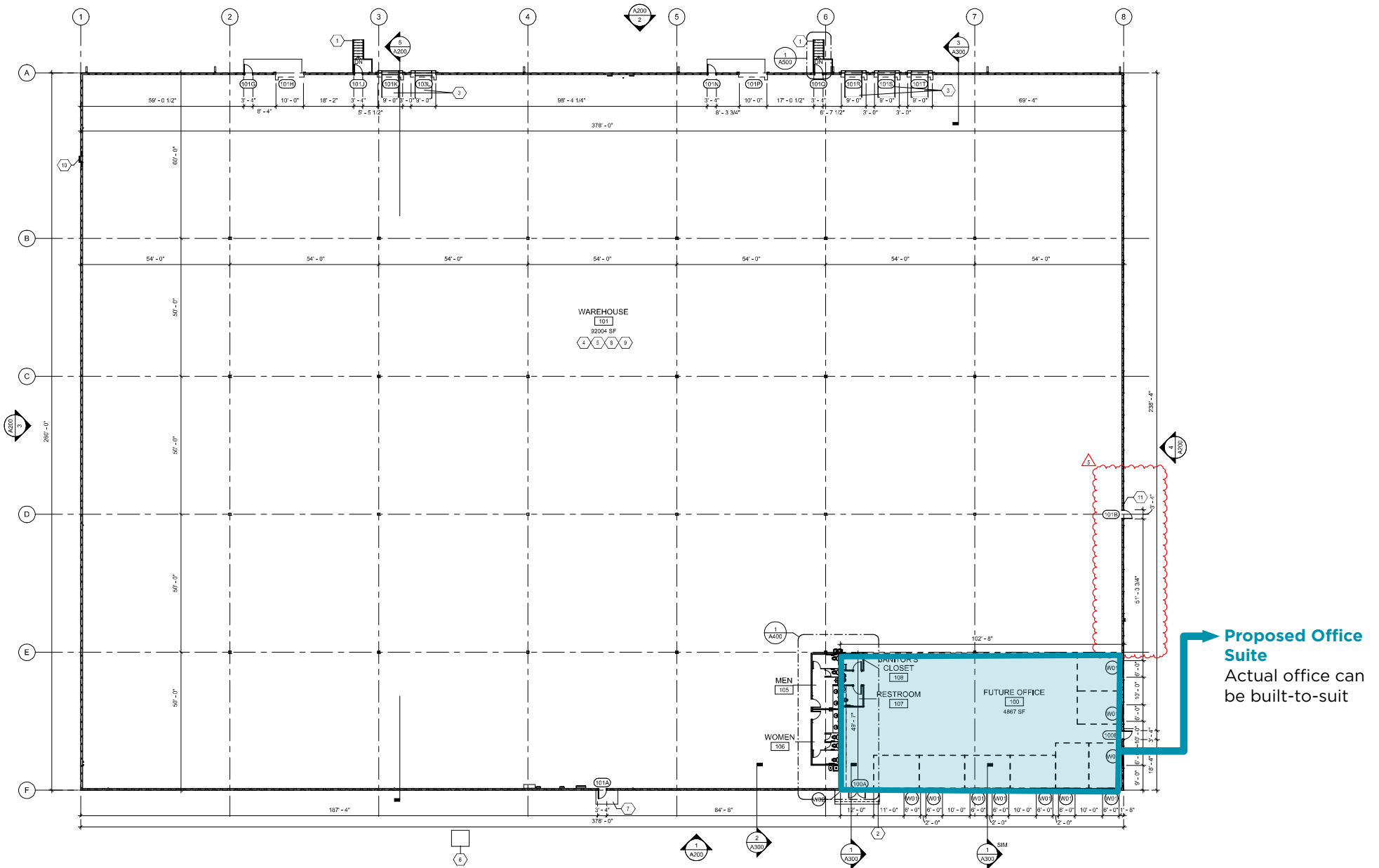


Western Reserve  
INDUSTRIAL PARK



**201 Victoria Street**  
Warren, Ohio 44483

# Site Plan







**SITE**

**\* Kimberly-Clark**  
NEW +1M SF FACILITY

±7 MI FROM SITE  
**FOXCONN**  
**ottium cells**

# WESTERN RESERVE INDUSTRIAL PARK

## DEVELOPMENT OPPORTUNITY

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CUSHMAN &  
WAKEFIELD



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