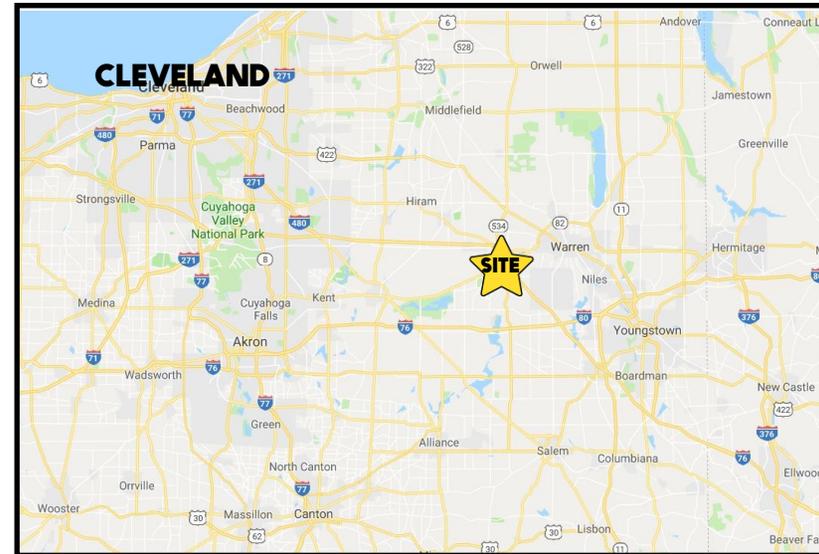


LOCATION

13001 Mahoning Ave, North Jackson, OH 44451 - PHASE II



HIGHLIGHTS

Class A – New warehouse space on Mahoning Ave in North Jackson, OH

Quality construction with 32' ceilings + 480V 3 Phase power

100,000 sq ft – Ability to subdivide into:

Two - 23,000 sq ft units (Each with 2 dock doors, 1 drive-in door, office space)

Two - 27,000 sq ft units (Each with 2 dock doors, 1 drive-in door, office space)

2 miles from I-76 and 3 miles from I-80; Near major warehouses and manufacturing: Macys, TJ Maxx, FedEx, Amazon, Ultium Cells, Kimberly Clark, Fox Conn

Within an 8-hour drive to Columbus, Chicago, New York, Indianapolis, Toronto, and Louisville

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TRAFFIC

I-76 = 36,409 VPD

CONTACT

MATT WILSON

330.347.9677

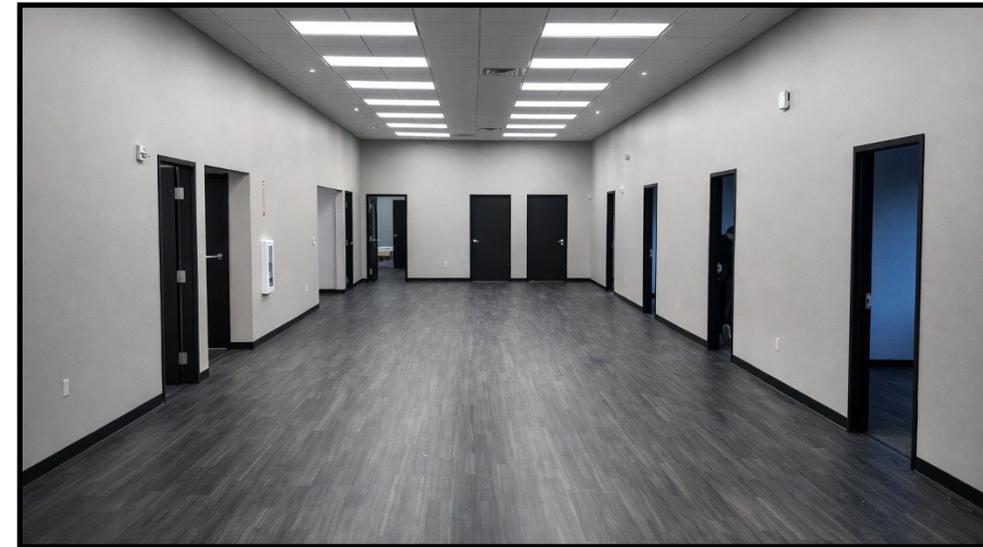
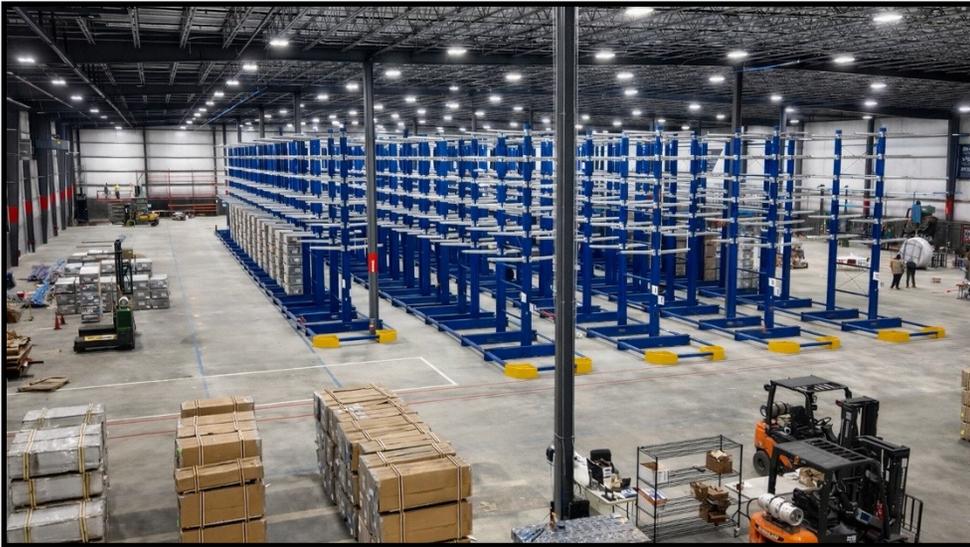
mwilson@platzrealtygroup.com

ADAM DIVELBISS

501.551.3817

adivelbiss@platzrealtygroup.com

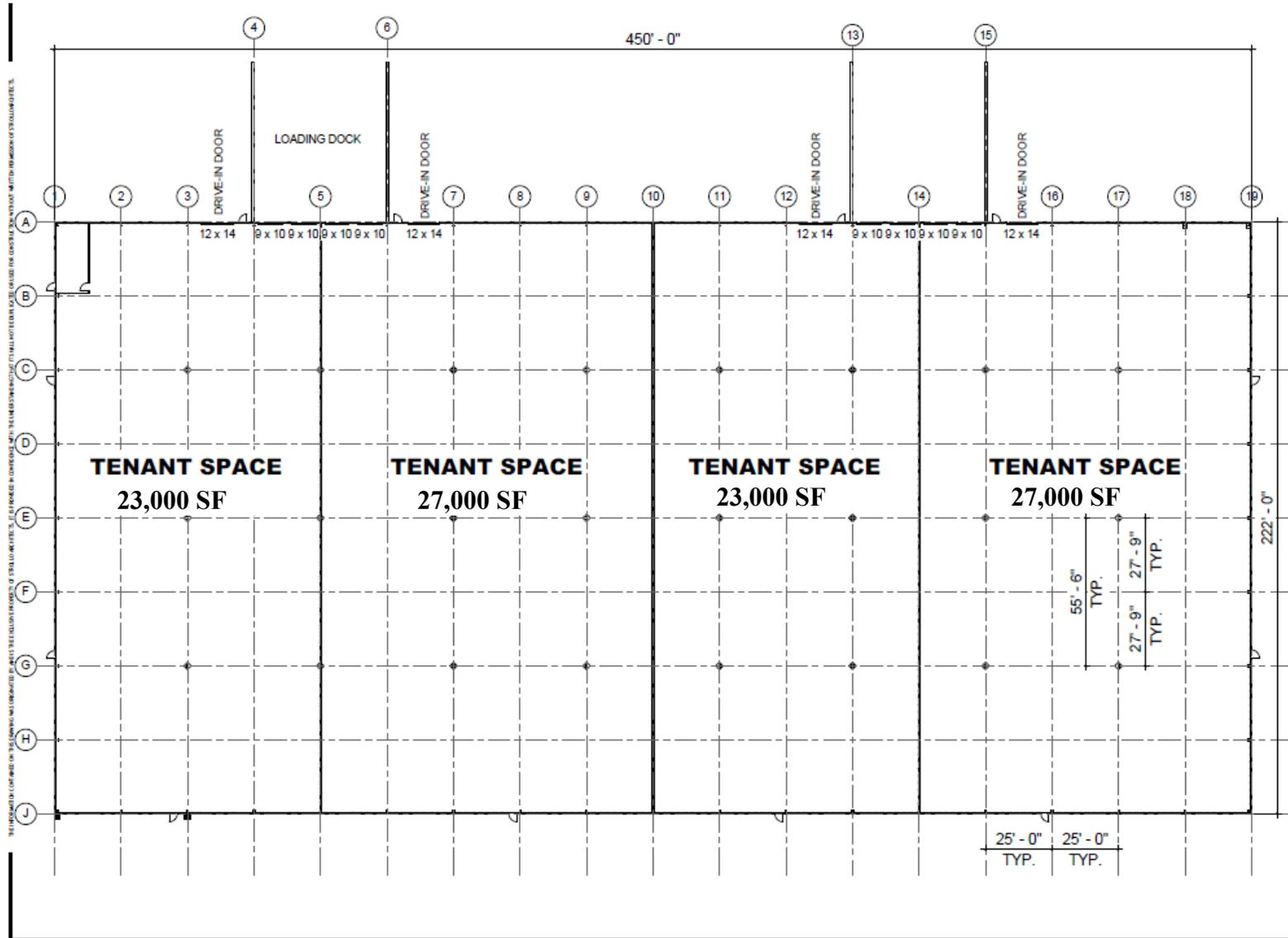
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Phase II



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Proposed Phase 3

Proposed Phase 2

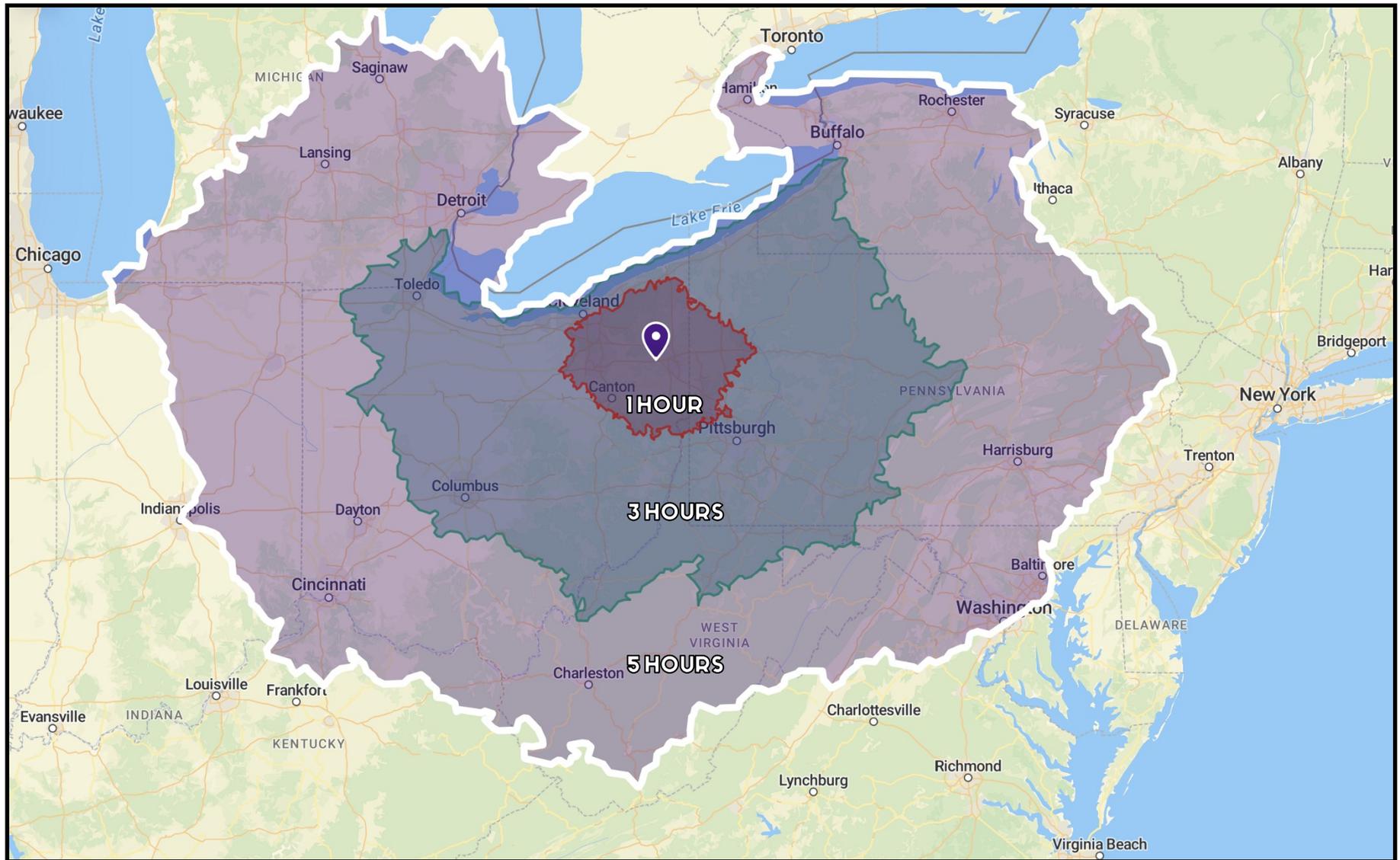
Phase 1



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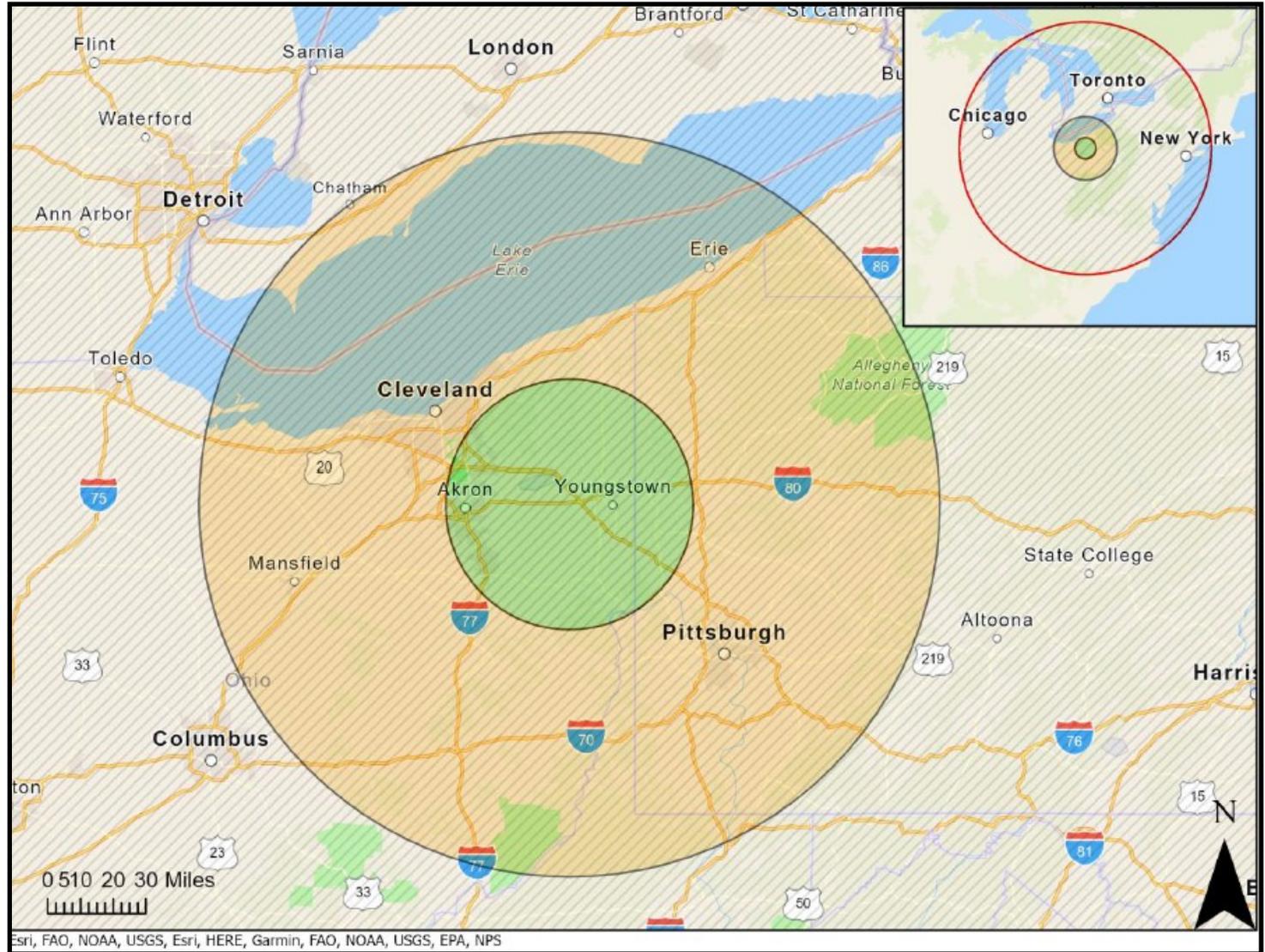
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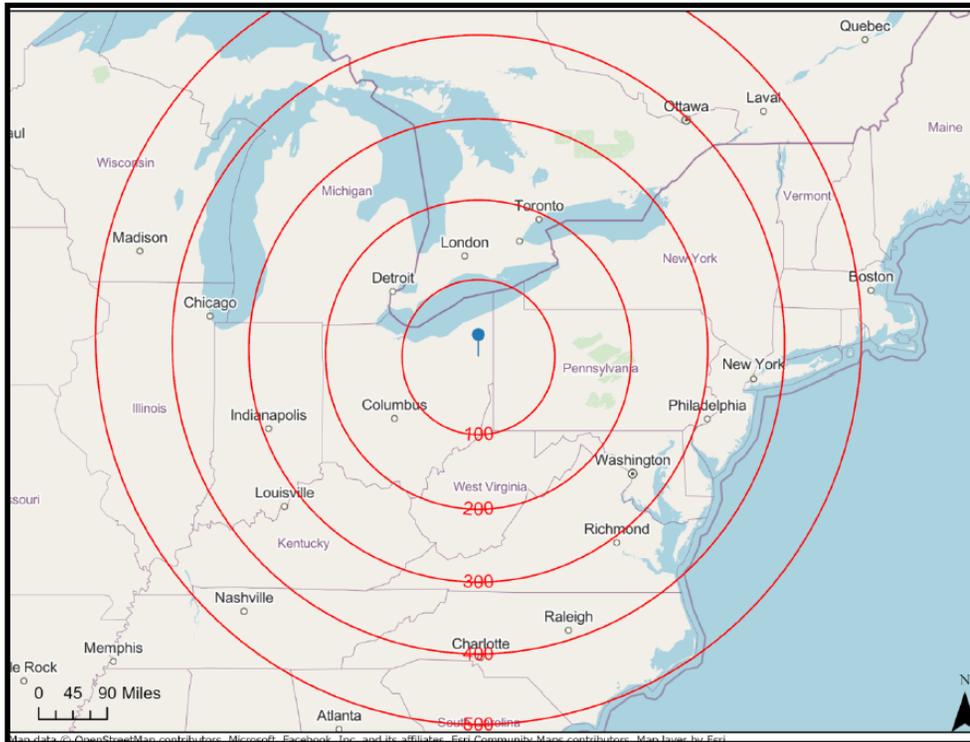
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500 Mile Radius Rings

Cities within
100 miles:
Cleveland, Pittsburgh, Erie

200 miles:
Columbus, Detroit, Buffalo, State
College, Morgantown, Toronto

300 miles:
Cincinnati, Indianapolis, Lansing,
Rochester, Syracuse, Washington
DC,

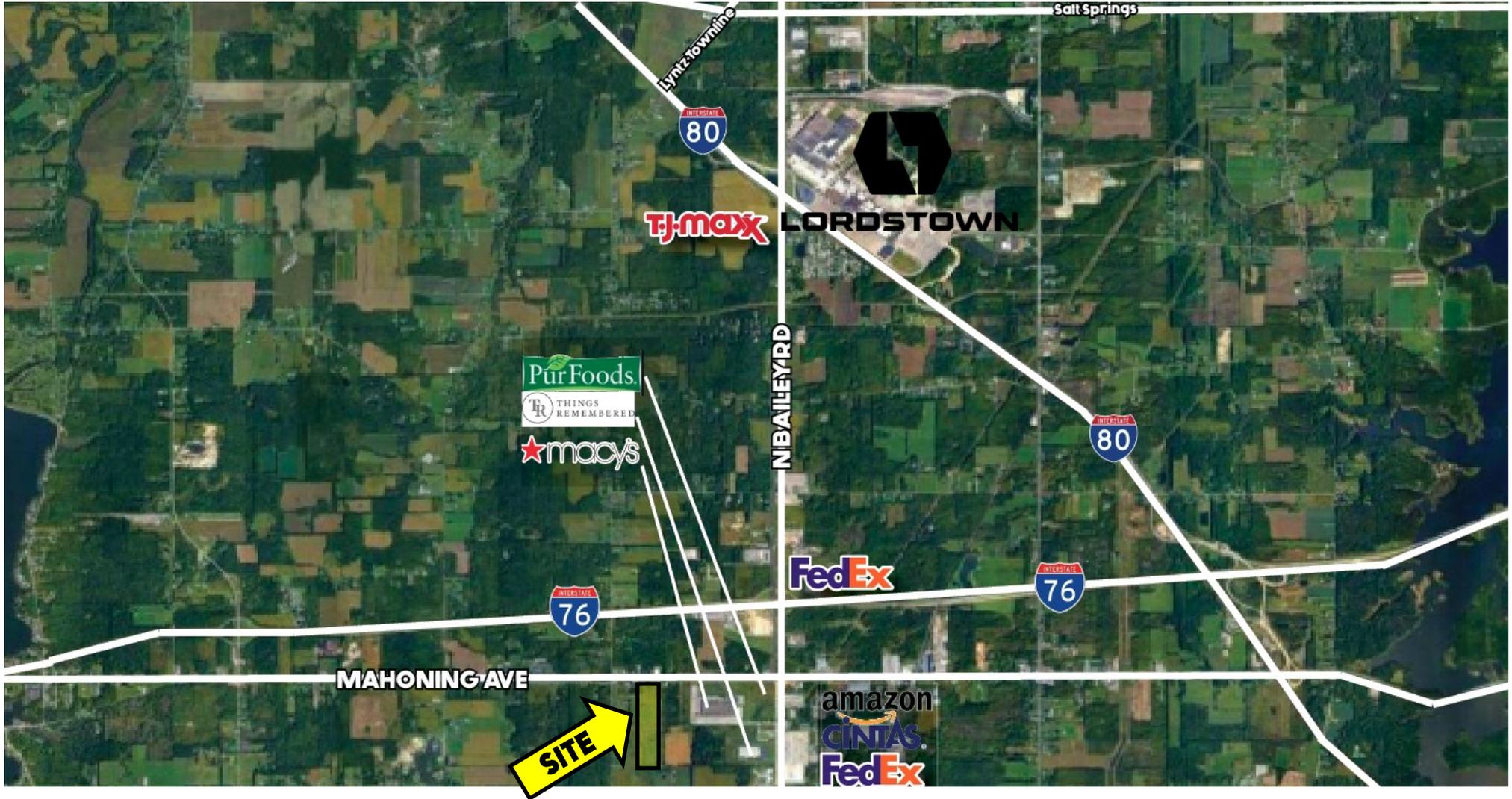
400 miles:
Louisville, Chicago, Milwaukee,
New York, Philadelphia, Baltimore,
Raleigh, Charlotte

500 miles:
Nashville, Madison, Montreal



CITY	POPULATION	DISTANCE	DRIVE TIME
Cleveland	1,761,000	62 Miles	1 Hour
Pittsburgh	1,699,000	75 Miles	1 Hour 15 Min
Columbus	1,687,000	159 Miles	2 Hours 18 Min
Detroit	3,521,000	216 Miles	3 Hours 11 Min
Cincinnati	1,764,000	265 Miles	3 Hours 53 Min
Toronto	6,313,000	295 Miles	4 Hours 30 Min
Indianapolis	1,858,000	332 Miles	4 Hours 52 Min
Washington DC	5,434,000	310 Miles	5 Hours 1 Min
Louisville	1,107,000	365 Miles	5 Hours 25 Min
Chicago	8,901,000	390 Miles	5 Hours 44 Min
Philadelphia	5,756,000	373 Miles	5 Hours 44 Min
New York	18,867,000	401 Miles	6 Hours 11 Min
Charlotte	2,204,000	499 Miles	7 Hours 34 Min

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SITE INFO—PHASE II / BUILDING I

LOCATION	Jackson Twp; Mahoning County
CONSTRUCTION	Metal Building System
SIZE	100,000 sq ft — Ability to subdivide into: ~Two - 23,000 sq ft units (Each with 2 dock doors, 1 drive-in door, office space) ~Two - 27,000 sq ft units (Each with 2 dock doors, 1 drive-in door, office space)
CEILING HEIGHT	32'
ROOF	Standing seam with R25 insulation
SPRINKLER	ESFR
HEATING	Make-up air units and unit heaters
FLOOR	6" Concrete (4,000 PSI)
LIGHTING	LED high bay/LED industrial strip luminaries
DOCKS	Eight (8) 9'x10' docks with 40,000 pound hydraulic dock levelers and seals
DRIVE-IN DOORS	Four (4) 12' x 14' drive-in doors w/automatic openers
POWER	400* A / 480 V / 3phase -Upgradeable to 800 A
PARKING	66 car spaces w/expansion capabilities
RENT	\$7.75/SF NNN

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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	55	2,108	8,230
HOUSEHOLDS	21	830	3,306
MEDIAN AGE	46	48	48
AVERAGE HH INCOME	\$61,119	\$68,884	\$71,514

UTILITIES

GAS	8" main along N Bailey Rd Dominion Energy
ELECTRIC	U6 electric; First Energy
WATER	Mahoning County Water
SEWER	Mahoning County Sanitary
INTERNET	Fiber optic; AT&T