



## Warren Industrial/Warren Station Shops

**FOR SALE**

1000 West Pennsylvania Avenue  
Warren PA 16563

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# PROPERTY HIGHLIGHTS

## SUMMARY:

- Manufacturing/retail investment property  
-100% leased
- Two large manufacturing tenants:  
1) Grand Valley Mfg - 34,895 +/- sf  
2) Ellwood National Forge - 52,900 +/- sf
- Retail Center - Warren Station Shops - 100% occupied - 35,171 +/- sf
- Tenants include:
- 1) Lakeshore Community-6,700 +/- sf  
2) Family Dollar-8,000 +/- sf  
3) Sunrise Collaborative-8,971 +/- sf  
4) Big's Pizza & Subs-4,200 +/- sf  
5) Small Town Pets  
6) Skilled Games ) Combined  
7) Wilson Liquidation ) 5,600 +/- sf



## ZONING:

General Commercial - C-2

## TAX MAP #:

WN-577-133840      WN-574-884-003  
WN-574-884-000      WN-574-884-004  
WN-574-884-001      WN-574-884-005  
WN-574-884-002



## PURCHASE PRICE:

**\$4,250,000**

**NOI: \$380,134**

**CAP RATE: 9%**

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# LOCATION & DEMOGRAPHICS

DEMOGRAPHICS:	1 MILE	3 MILES	5 MILES
2025 Population	3,837	14,212	16,657
Median HH Income	\$46,651	\$54,297	\$55,350

