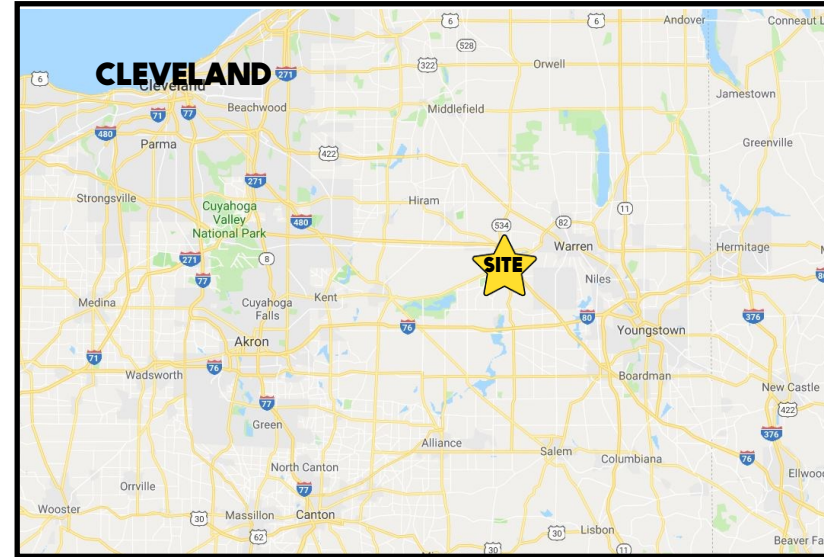


## LOCATION

13001 Mahoning Ave, North Jackson, OH 44451



Proposed elevation - Groundbreaking: 2024



## HIGHLIGHTS

- New quality construction warehouse spaces
- Flexible SF with office space; every 20,000 SF has 2 docks and 1 drive-in door; 32' clear span ceiling
- Near major warehouses: Macys, TJMaxx, FedEx, Amazon
- Located on Mahoning by Bailey Rd, easy access to I-76

## TRAFFIC

I-76 = 36,409 VPD

## CONTACT

**MATT WILSON**

330.347.9677

[mwilson@platzrealtygroup.com](mailto:mwilson@platzrealtygroup.com)

**ADAM DIVELBISS**

501.551.3817

[adivelbiss@platzrealtygroup.com](mailto:adivelbiss@platzrealtygroup.com)

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

[www.PLATZREALTYGROUP.com](http://www.PLATZREALTYGROUP.com)





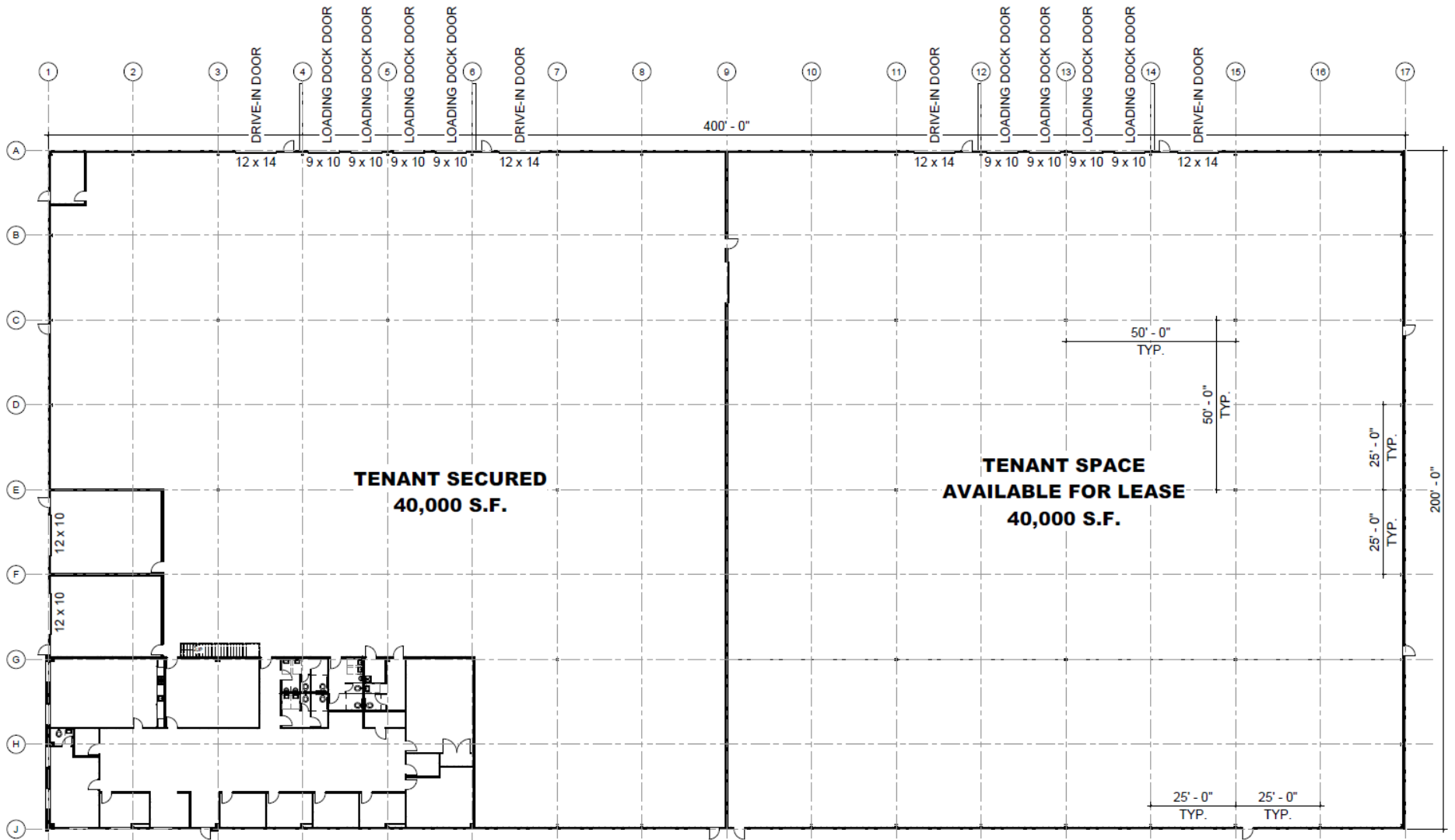
Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

**[www.PLATZREALTYGROUP.com](http://www.PLATZREALTYGROUP.com)**

The information presented was obtained from sources believed to be true and reliable. The Platz Realty Group makes no warranties or guarantees to the accuracy of the information.



Phase 1



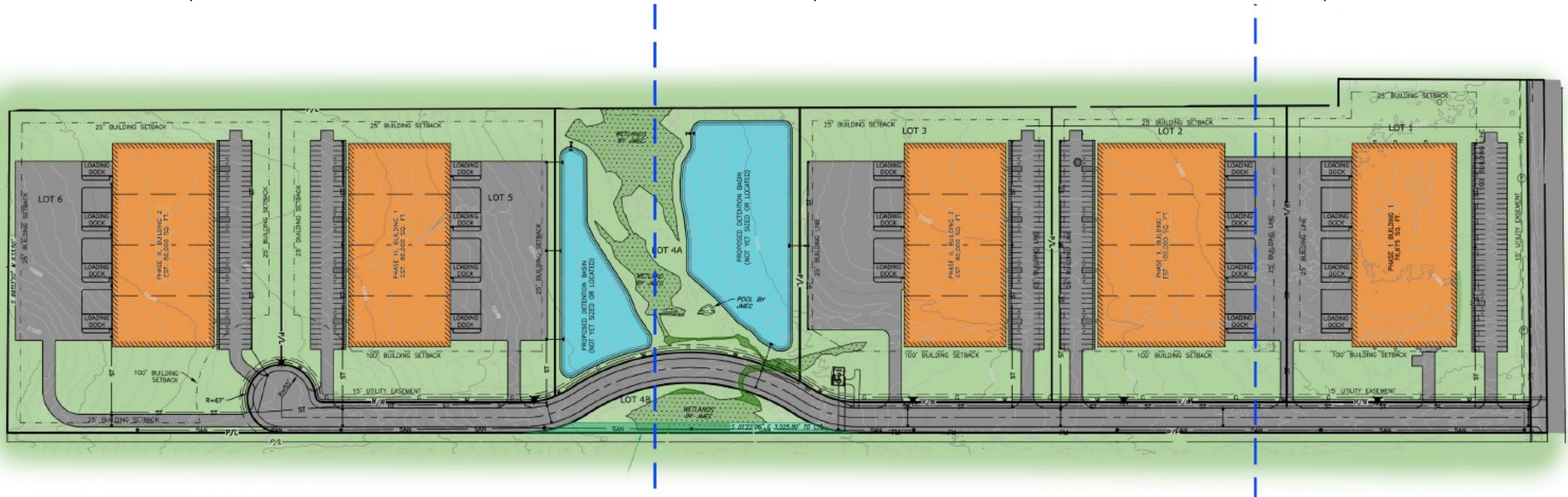
Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

[www.PLATZREALTYGROUP.com](http://www.PLATZREALTYGROUP.com)

Proposed Phase 3

Proposed Phase 2

Proposed Phase 1



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

[www.PLATZREALTYGROUP.com](http://www.PLATZREALTYGROUP.com)

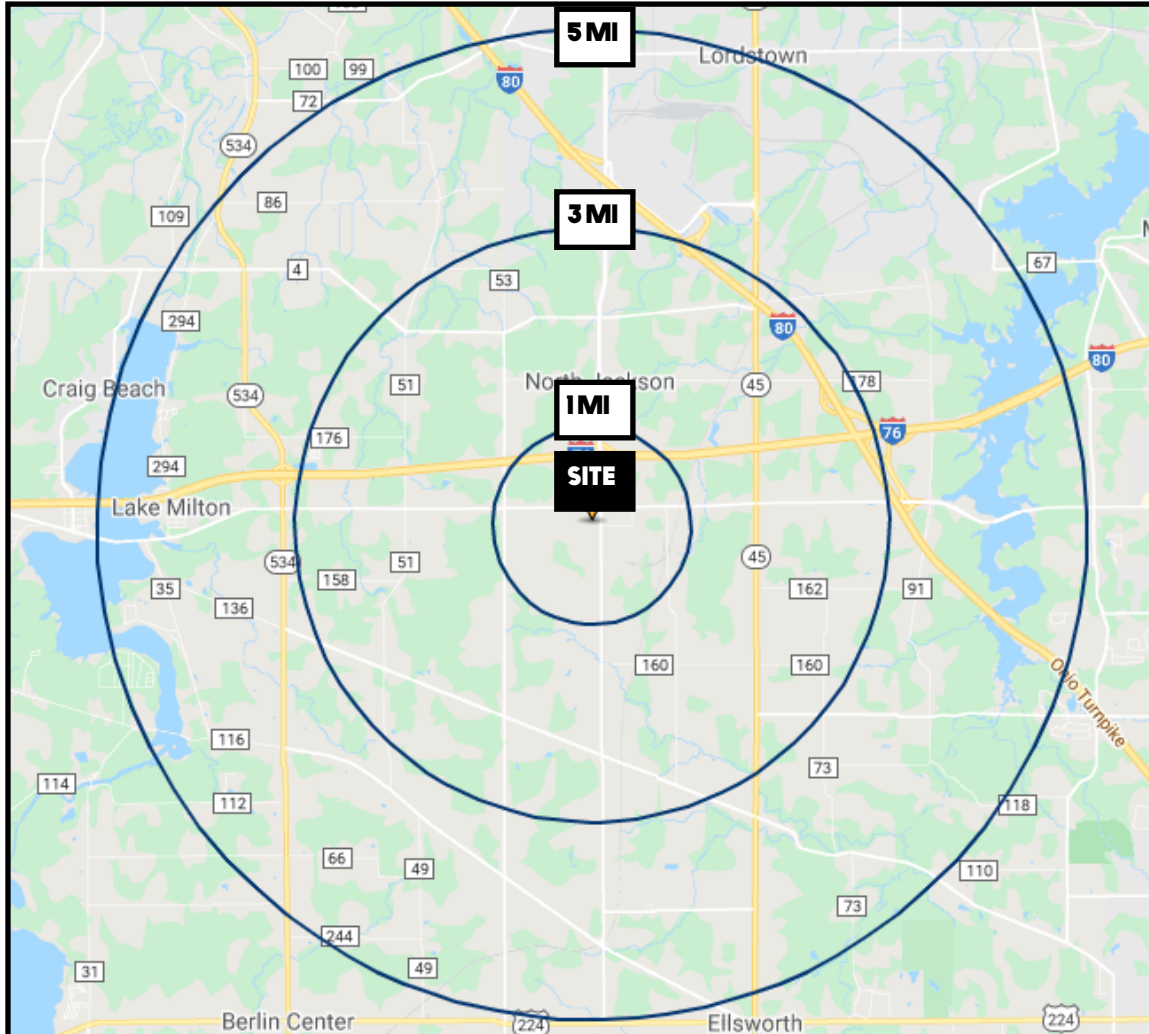
The information presented was obtained from sources believed to be true and reliable. The Platz Realty Group makes no warranties or guarantees to the accuracy of the information.





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

**[www.PLATZREALTYGROUP.com](http://www.PLATZREALTYGROUP.com)**



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

**SITE INFORMATION**

|                       |  |
|-----------------------|--|
| <b>LOCATION</b>       | Jackson Township<br>Mahoning County                          |
| <b>PROPERTY TYPE</b>  | New construction warehouse                                   |
| <b>CEILING HEIGHT</b> | 32'  |
| <b>DOORS</b>          | 2 docks + 1 drive-in / 20,000 SF                             |
| <b>SIZE</b>           | 2024: 20,000-40,000 SF<br>Future development up to 80,000 SF |
| <b>UTILITIES</b>      | All utilities available, to be separately metered            |
| <b>RENT</b>           | \$7.75/SF NNN  |

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