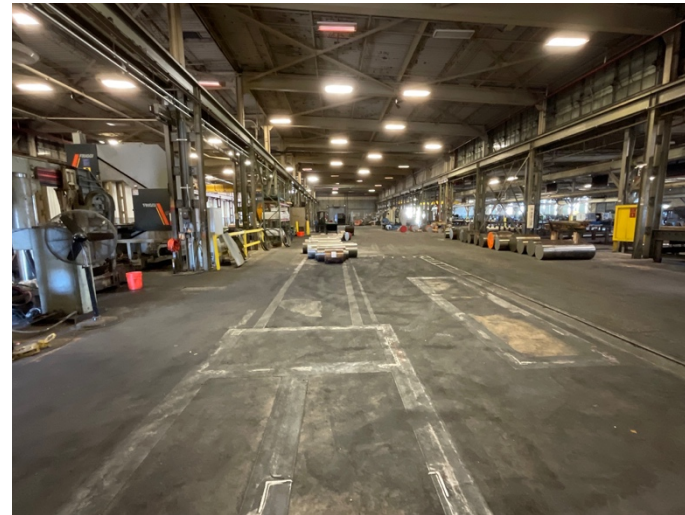


INDUSTRIAL SPACE – FOR LEASE

3760 Oakwood Avenue, Austintown Ohio 44515



AVAILABLE SPACE: 72,934 square feet in a 124,735 square foot building.

AMENITIES: 1 dock; 4 drive-in doors, heavy power, office area, 14' to 25' ceiling clearance.

RENT: \$3.95 per square foot, plus NNN charges of \$1.33 per square foot.

PARCEL: Mahoning County Ohio 48-023-0-193.00-0 – 7.29 acres.

REAL ESTATE TAXES: \$0.32 per square foot, per year, 2025 tax year.

LOCATION: Approximately 2 miles from an I-80 Interchange.



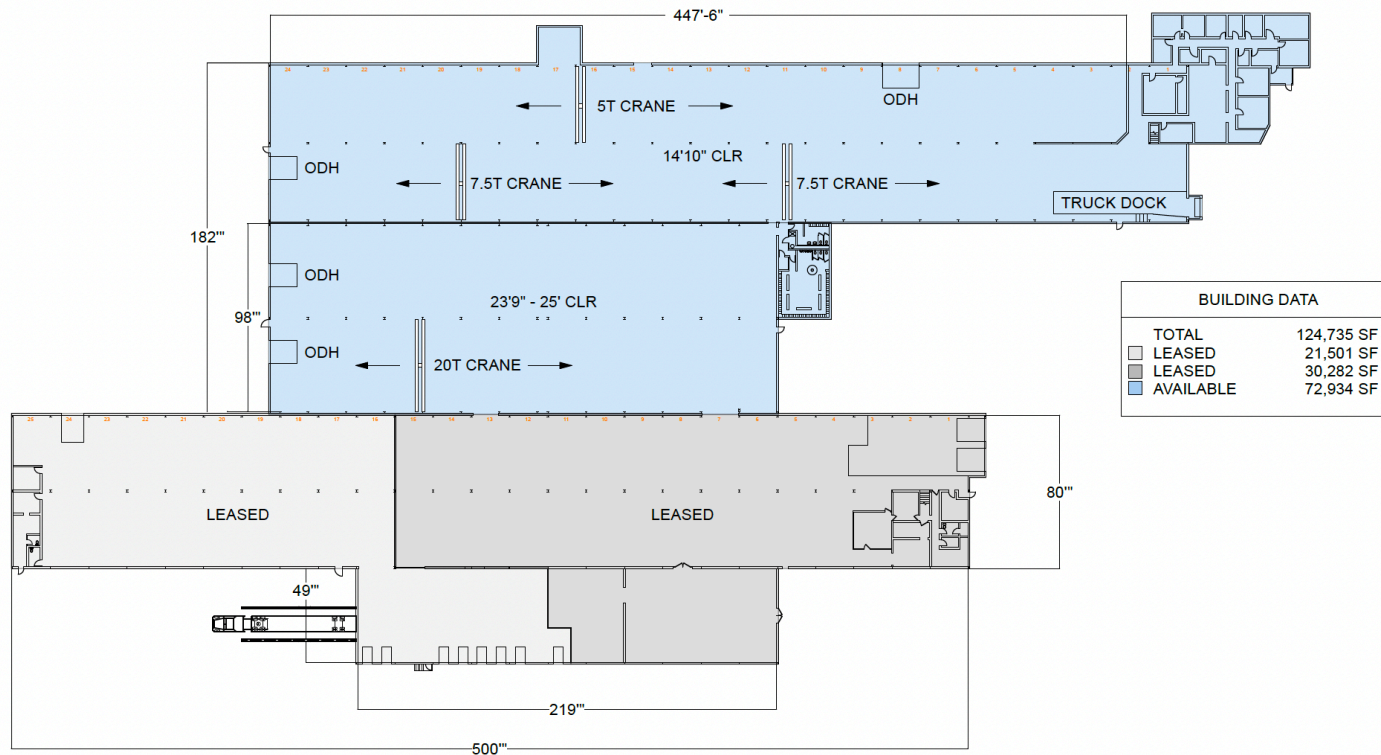
For further information contact: Jim Grantz – 330-518-7900

Grantz.james@gmail.com

ALL INFORMATION IS BELIEVED TO BE CORRECT BUT NOT GUARANTEED.

INDUSTRIAL SPACE – FOR LEASE

FLOOR PLAN



Lewis
Edward J. Lewis, Inc.

For further information contact: Jim Grantz – 330-518-7900

Grantz.james@gmail.com

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INDUSTRIAL SPACE – FOR LEASE

AERIAL



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