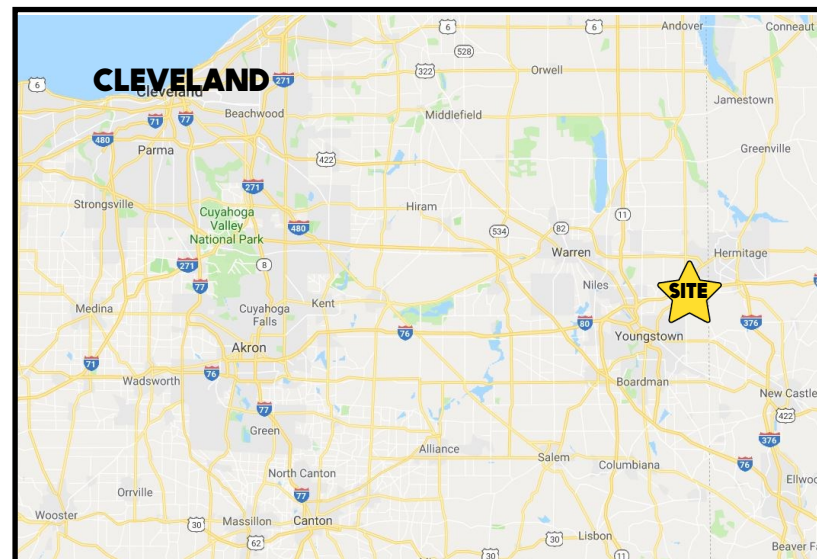


## LOCATION

400 Myron St, Hubbard, OH 44425



## HIGHLIGHTS

- Recently updated warehouse
- Updates include: Brand new roof with 20 year warranty, LED lighting, new dry sprinkler system, updated bathrooms/ office, heaters (entire warehouse), loading dock door operators, strong electric power
- Close to Rte 62 and I-80

## CONTACT

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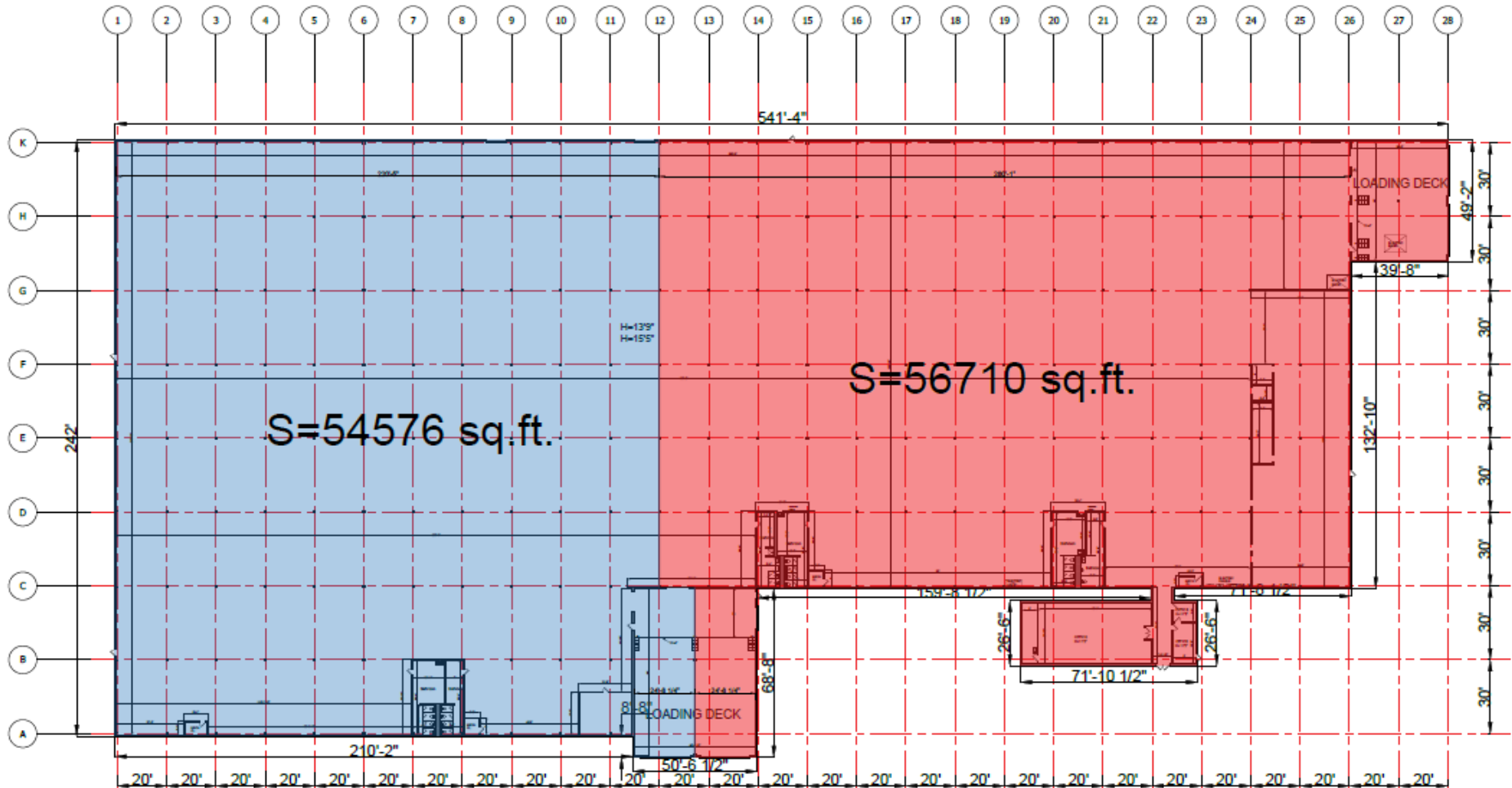




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AVAILABLE

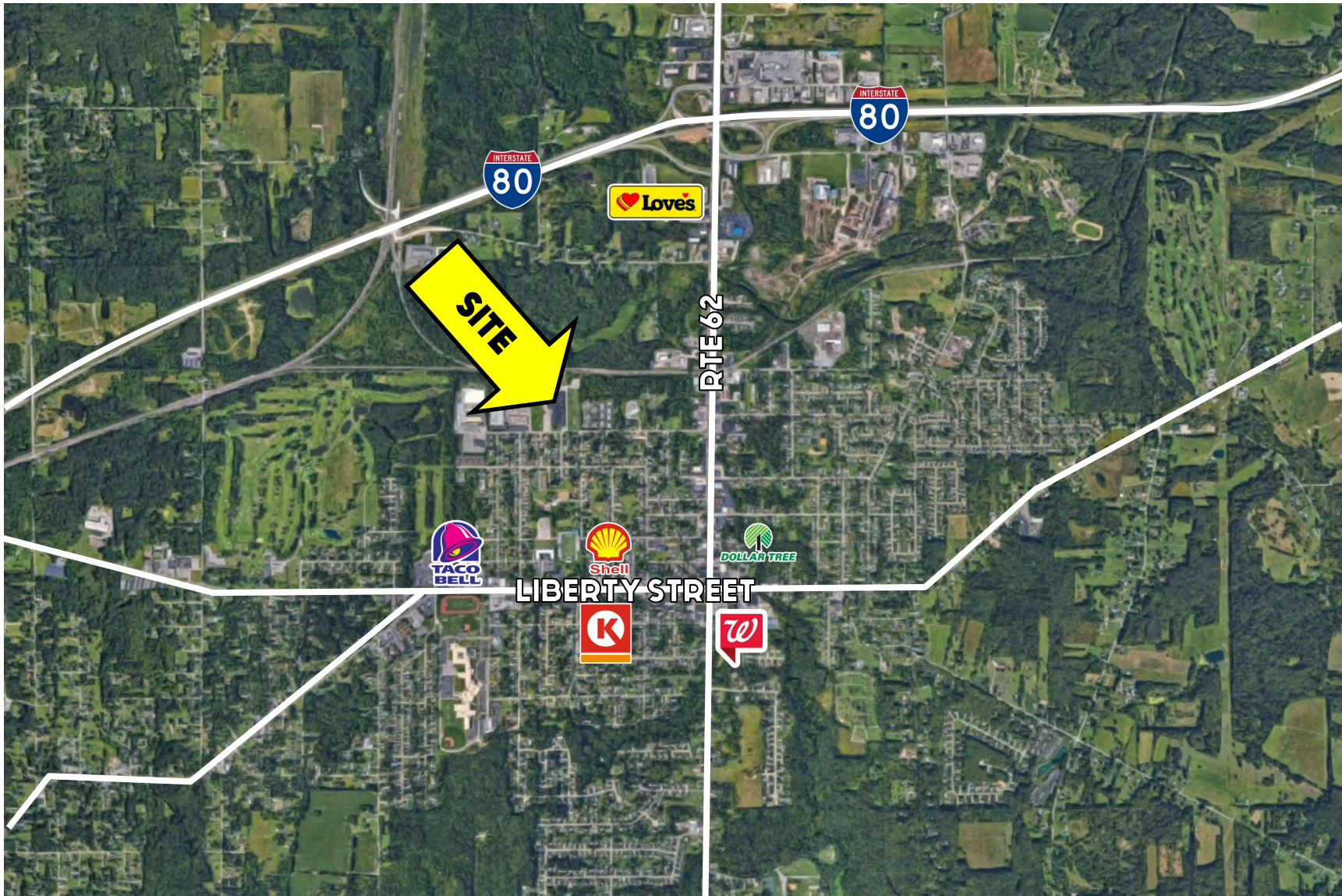
LEASED



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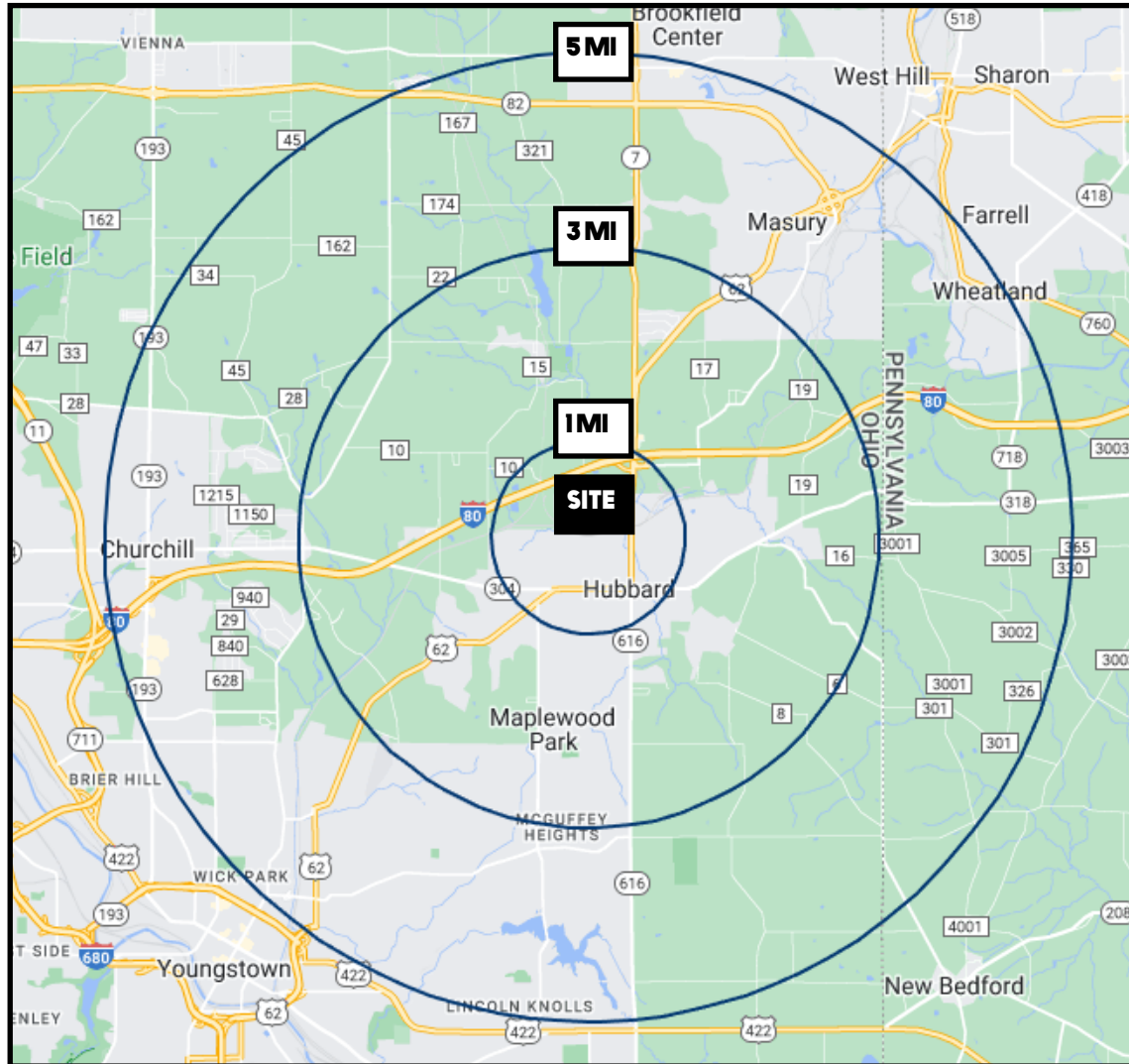


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# SITE INFORMATION



DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	4,849	15,355	43,429
<b>HOUSEHOLDS</b>	2,186	6,412	16,974
<b>MEDIAN AGE</b>	43	46	44
<b>AVERAGE HH INCOME</b>	\$64,255	\$66,102	\$60,371

SITE INFORMATION	
<b>LOCATION</b>	Hubbard City Trumbull County
<b>SIZE</b>	111,466 SF on 10.9 acres Approximately 10,000-54,576 SF available
<b>POWER</b>	2000 amps / 3 Phase 277/480 V
<b>DOORS</b>	4) 8'X10' + 1) 12'X12' 6 indoor docks
<b>CEILING</b>	13'10"; 11'10" clear to sprinkler
<b>COLUMN SPACING</b>	20' x 30'
<b>SPRINKLER</b>	New dry system
<b>RENT</b>	\$2.95/SF NNN* (*for entire space) NNN Charges: \$0.28/SF

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