

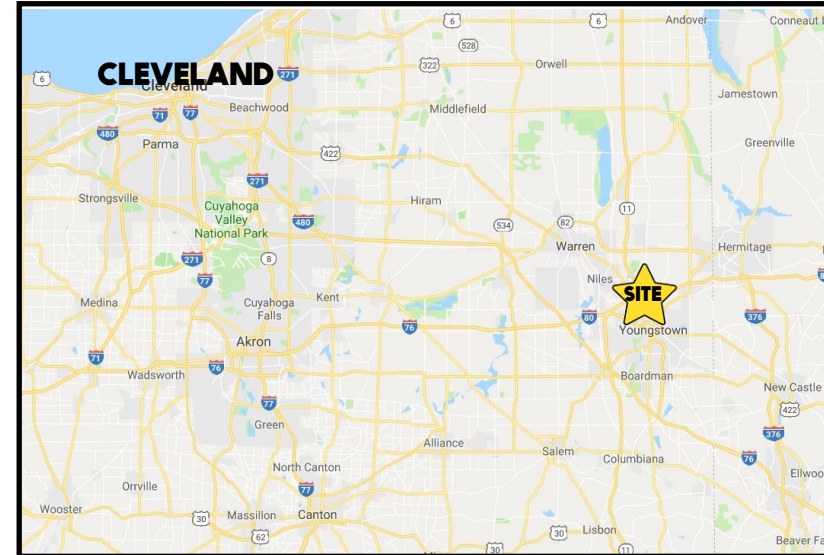
## LOCATION

1282 Trumbull Ave, Girard, OH 44420



## HIGHLIGHTS

- 4,000 SF warehouse w/heat & A/C; 12' drive-in door
- Includes office space and private restroom
- 2 phase 300 amp electrical service
- Rent includes water, trash, sewer; electric + gas are extra
- Just off Belmont Ave, close to Routes 80, 11, and 76.



## TRAFFIC

Belmont Ave = 17,091 VPD

## CONTACT

**THERESA MORSE**

330.518.6082

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

Office: 330.757.4889 | Fax: 330.294.5622 | 3768 Boardman Canfield Rd, Canfield, OH 44406

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



Office: 330.757.4889 | Fax: 330.294.5622 | 3768 Boardman Canfield Rd, Canfield, OH 44406

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

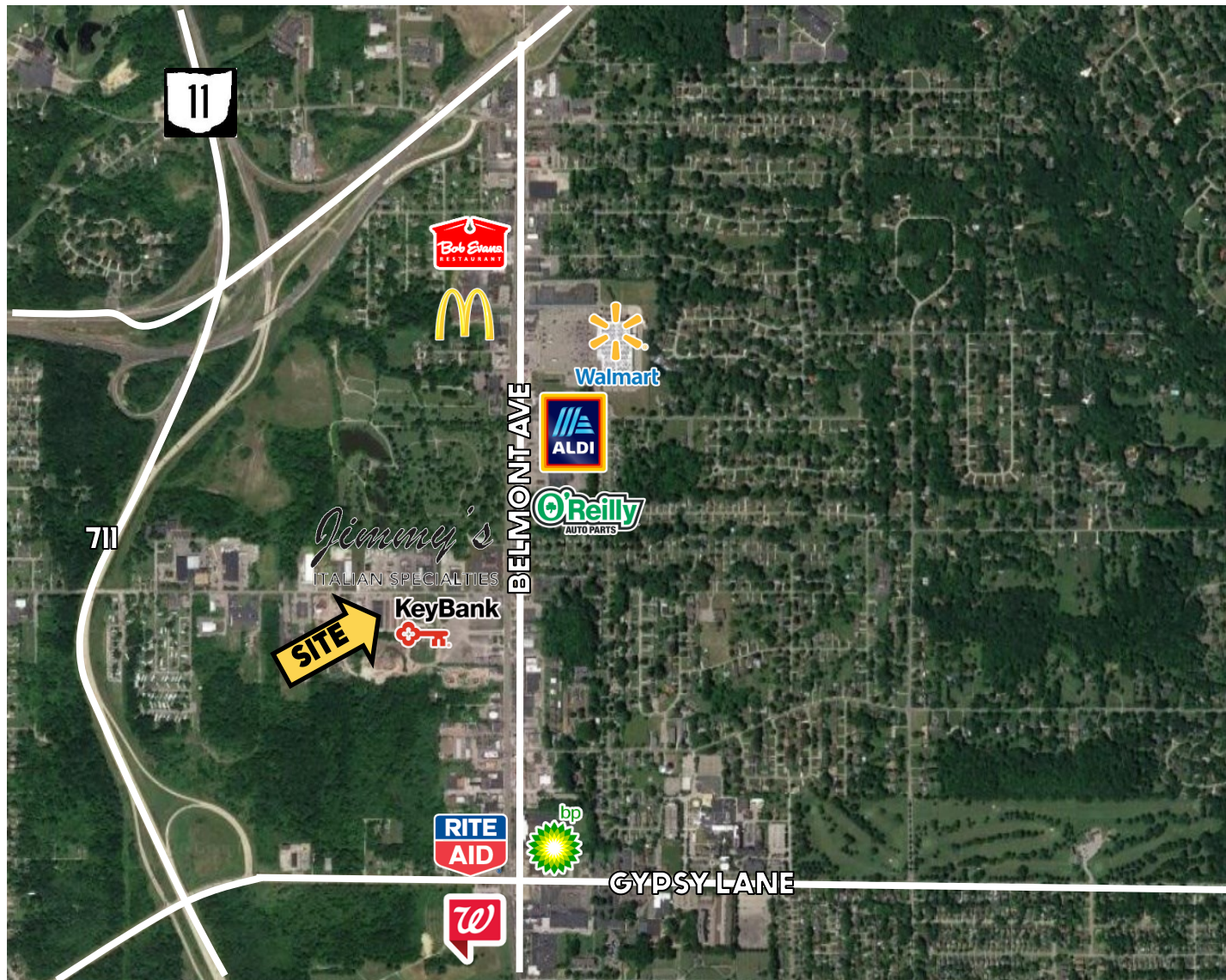
The information presented was obtained from sources believed to be true and reliable. The Platz Realty Group makes no warranties or guarantees to the accuracy of the information.



Office: 330.757.4889 | Fax: 330.294.5622 | 3768 Boardman Canfield Rd, Canfield, OH 44406

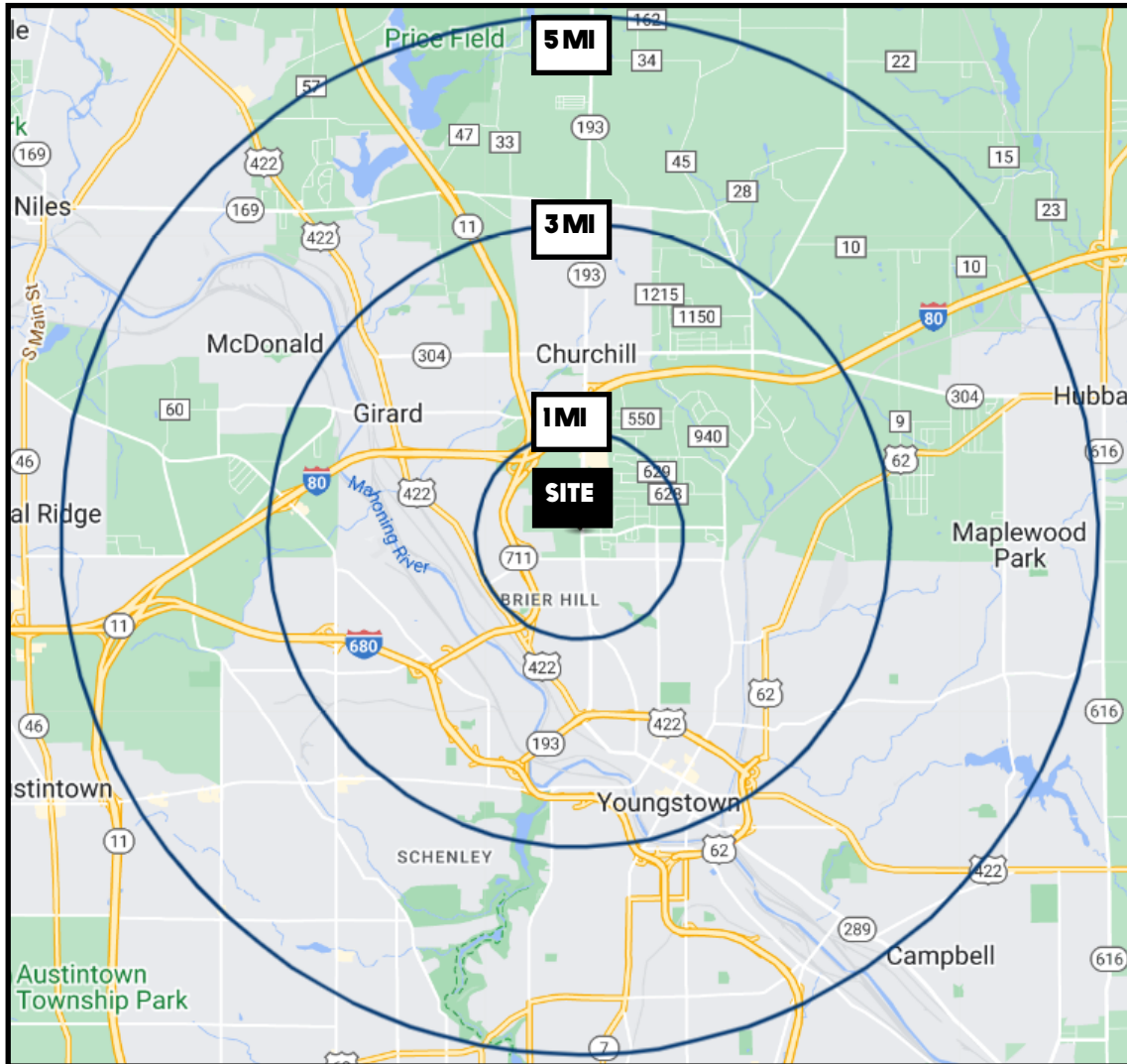
**[www.PLATZREALTYGROUP.com](http://www.PLATZREALTYGROUP.com)**

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 | 3768 Boardman Canfield Rd, Canfield, OH 44406

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



DEMOGRAPHICS	1MI	3MI	5MI
<b>POPULATION</b>	5,416	42,257	101,662
<b>HOUSEHOLDS</b>	2,301	16,223	41,134
<b>MEDIAN AGE</b>	43	41	42
<b>AVERAGE HH INCOME</b>	\$53,338	\$47,806	\$49,629

**SITE INFORMATION**

<b>LOCATION</b>	Liberty Township Trumbull County
<b>PROPERTY TYPE</b>	Warehouse
<b>AVAILABLE</b>	4,000 SF
<b>SIGNAGE</b>	Pylon sign at street
<b>UTILITIES</b>	Rent includes water, sewer, & trash; gas/electric extra
<b>CEILING</b>	13' with new LED fixtures
<b>DOORS</b>	1) 12' drive-in door
<b>RENT</b>	\$13.00 / SF

Office: 330.757.4889 | Fax: 330.294.5622 | 3768 Boardman Canfield Rd, Canfield, OH 44406