

FOR SALE

LOCATION

15439 Akron Canfield Rd, Berlin Center, OH 44401





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HIGHLIGHTS

- 2 warehouse buildings: 15,000 SF + 7,200 SF (leased)
- 15,000 SF: 3 offices + kitchenette, 10 ton crane, 18' drive-in
- 7,200 SF: 12' + 16' drive-in doors, LED lighting, radiant heat
- 240 V 3 phase electric
- Gravel turnaround has a large covered aggregate pit
- Additional lay down yard available

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EXTERIOR

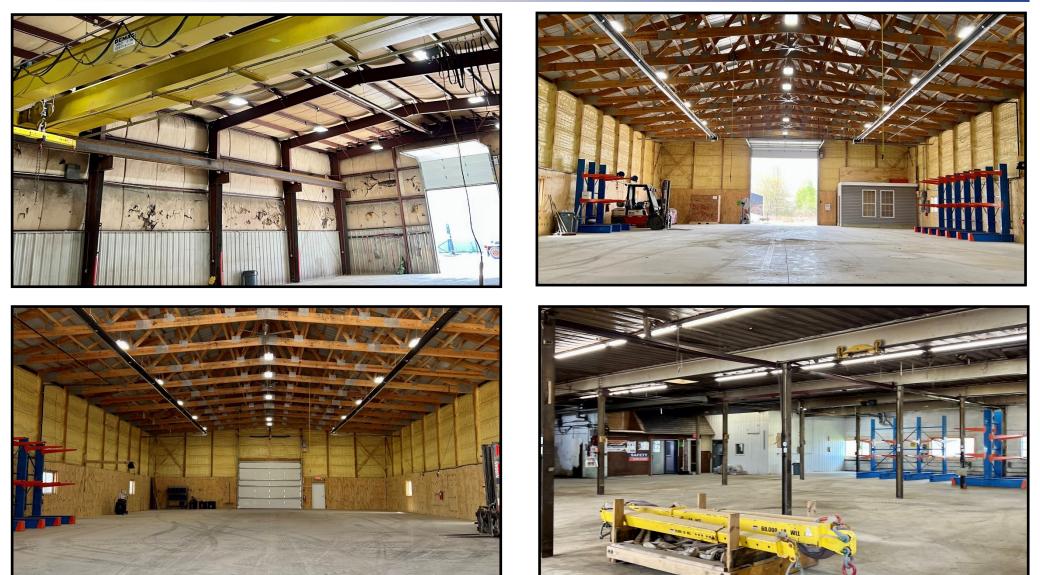


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INTERIOR



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70

136

iyra Diamond

field

Lake Milton

136

5 MI

158

51

SITE INFORMATION

DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	274	1,837	6,029
HOUSEHOLDS	107	716	2,385
MEDIAN AGE	50	50	50
AVERAGE HH INCOME	\$77,118	\$79,884	\$79,415

SITE INFORMATION

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3 IMI 73	
Berlin Center 224 Ellsworth	TIO
PROP	ER1
	IG
	ER
North Benton CEILIN	G
53 61 SI7F	
30 Patmos 30 Dila	
PRICE	
28 28 28 28 28	

SITEINFORMATION			
ATION PERTY TYPE	Berlin Township Mahoning County Warehouse		
IING	Light manufacturing		
VER	3 phase 400 amp 240 V		
ING	11'-18' ceiling		
	Front: 15,000 SF (vacant)		

\$1,250,000

Rear: 7,200 SF (leased)

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