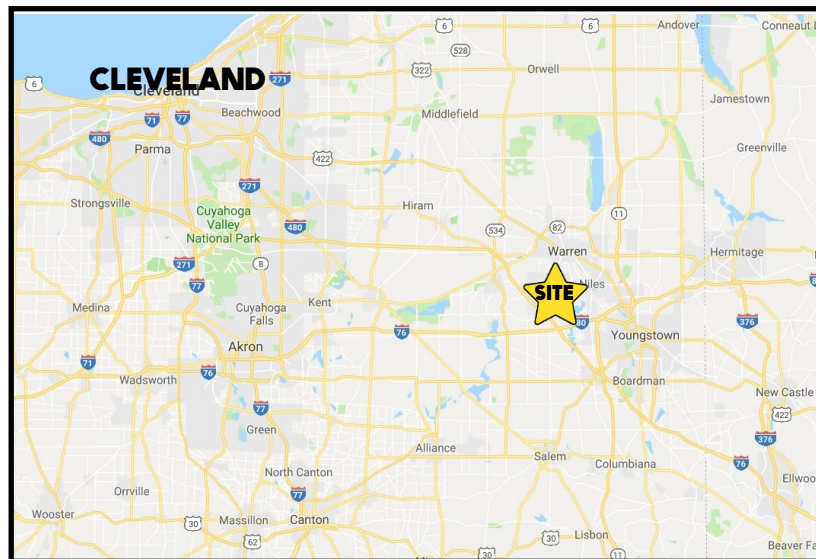


LOCATION

1871 Henn Parkway, Lordstown, OH 44481



HIGHLIGHTS

- Class A facility with high density sprinklers
- 6 docks with levelers + 1 drive-in door
- 5T bridge crane
- 8-12" thick floors + 24-30' ceilings
- Within 1,000 yards of Ultium Cells and FoxConn

TRAFFIC

Tod Ave = 6,770 VPD

CONTACT

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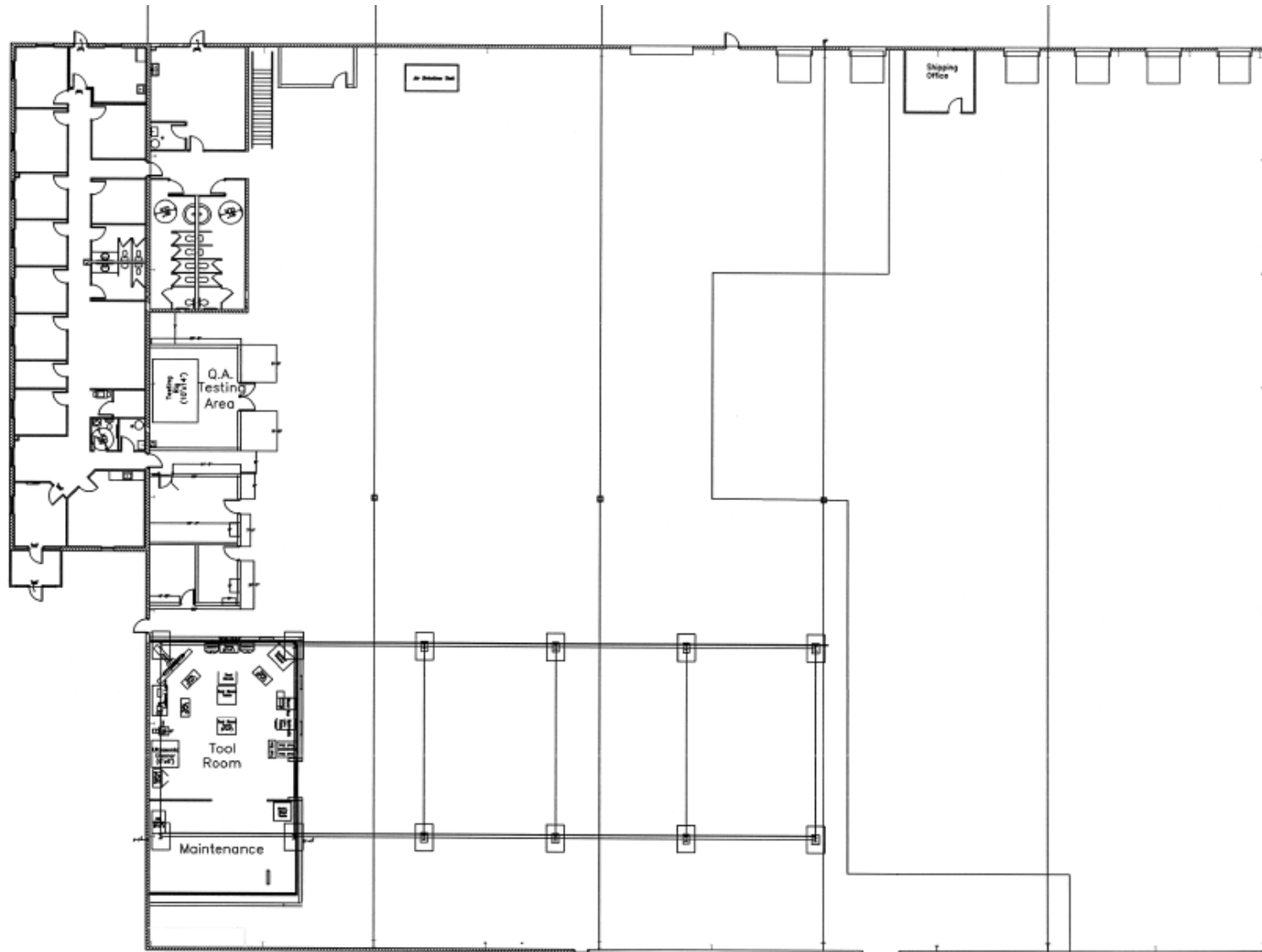
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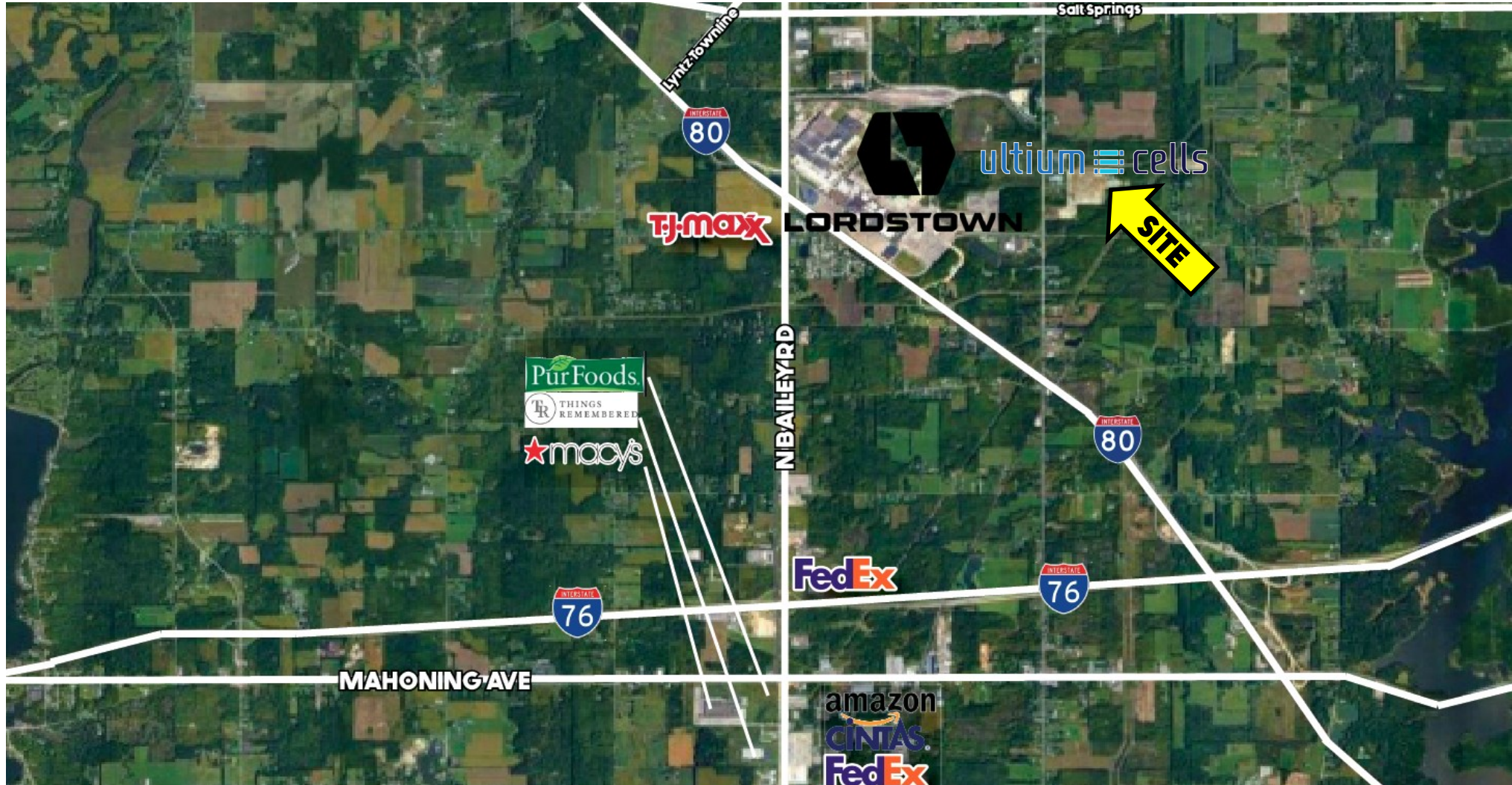
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LOCATION: Lordstown, Ohio. Immediately adjacent to Lordstown Energy Center, a 950Mw Combined Cycle Natural Gas Turbine (CCGT) power plant. It is within 200 yards of and adjacent to the Trumbull Energy Center, a 950Mw CCGT power plant to be operational in early 2026. A 345 KVa transmission line crosses near the rear of subject property, that will additionally be fed from TEC

THE BUILDING: A 53,360 SF building built in 2007 for vinyl extrusion operation. It is fully sprinkled, and built to dissipate heat. Has a dock side that opens to a large concrete truck receiving area, building could easily be added to in this area. The site is 15ac. There is adequate open land to build at least another 50,000 SF building if desired. Building currently has 480V 3ph 2000A service, full Village municipal water/sewers. There are great offices, shop offices and baths, plus a 5T overhead crane in production area.

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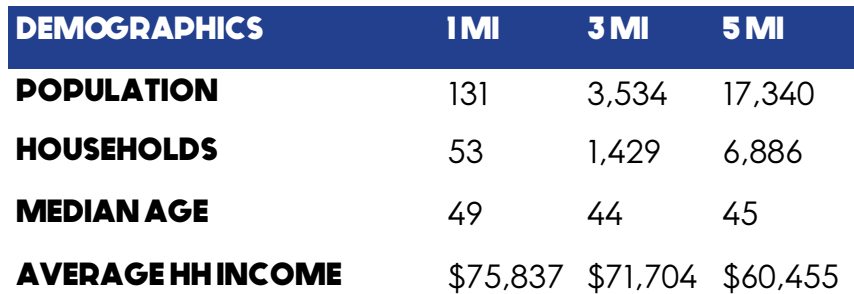
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LOCATION	Lordstown Village Trumbull County
PARCEL	45-904158
ZONING	Industrial
SIZE	53,360 SF on 15 acres
YEAR BUILT	2007
UTILITIES	480 V; 3 Phase; 2000 amp City Water 12" line 70+ PSI
REAL ESTATE TAXES	\$50,380/year
PRICE	\$5,500,000

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