

INCOME PRODUCING INDUSTRIAL/WAREHOUSE OPPORTUNITIES



Real Estate Auction – May 5

Open house dates (4/16, 4/23, 4/30):

Center Rd 10 a.m. – 12 p.m. & North Ave 1 p.m. – 3 p.m.

117 North Ave, Youngstown OH:

- 167,366 SF, 5-story industrial warehouse building on 2.27 acres
- Recently replaced roof and updated fire suppression system
- Trucks docks, freight elevators, 18' ceiling height, additional land for storage/parking
- Net Income: \$240,000 with flexibility for redevelopment
- Bidding to commence at only \$675,000

6150 Center Rd, Lowellville, OH:

- 26,000 SF Industrial warehouse (5 buildings on 2.28 acres)
- Bldg 1: 12,000 SF with high ceiling, 5-ton crane and fenced yard for outdoor storage
- Bldg 2: New high bay 11,000 SF clear span facility w/25-ton crane
- Bldg 3: Small house converted into 1,000 SF office facility
- Bldg 4 & 5: Combined 3,000 SF storage garages
- Net Income: \$78,000
- Bidding to commence at \$375,00



CHARTWELL
REAL ESTATE AUCTIONS

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