

WESTERN RESERVE INDUSTRIAL PARK

DEVELOPMENT OPPORTUNITY

2001 Victoria Street | 98,280 SF

Build-to-Suit | 40,000 SF - 611,000 SF

Industrial Land | Warren, Ohio



WesternReserve
INDUSTRIAL PARK

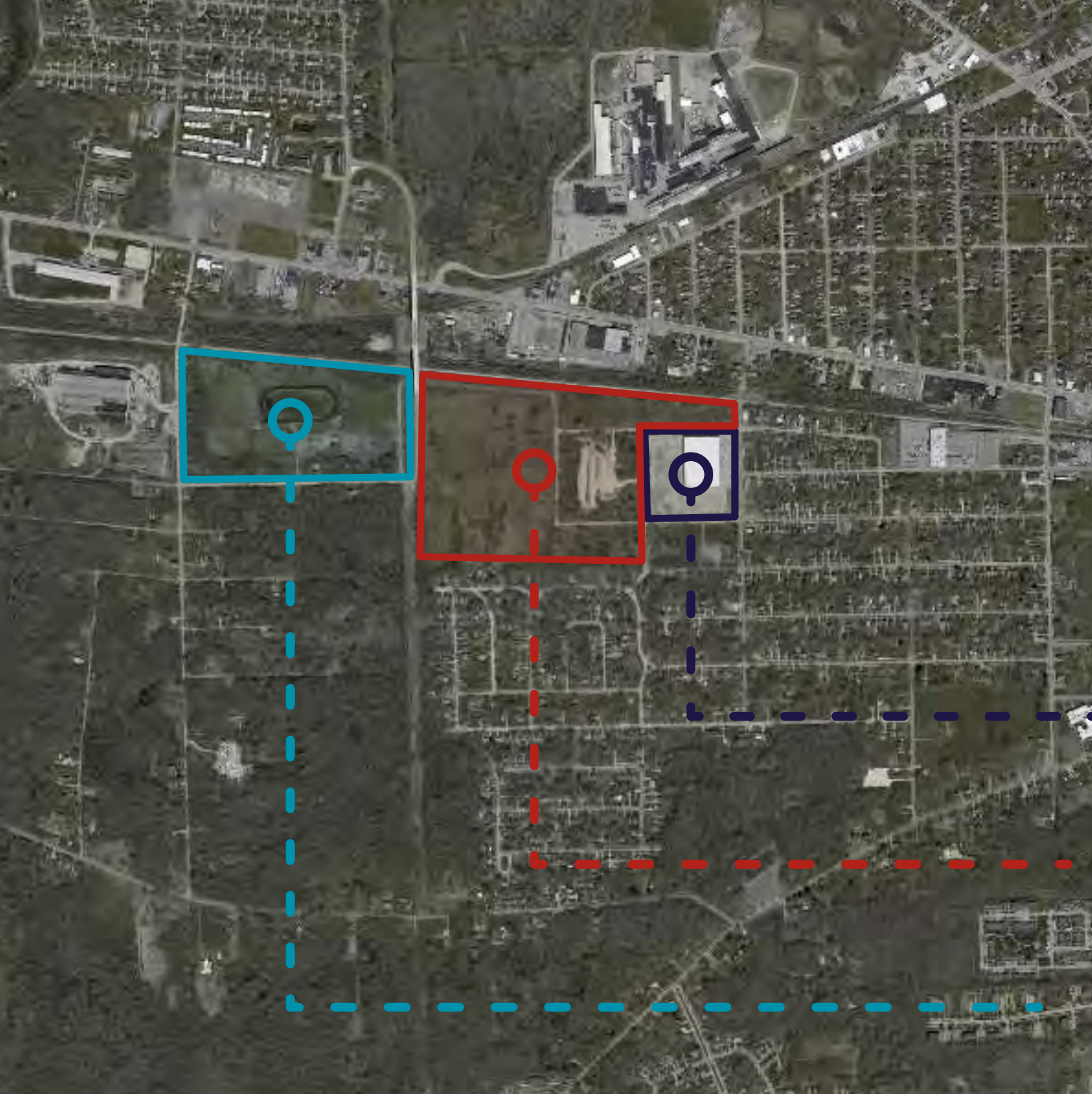


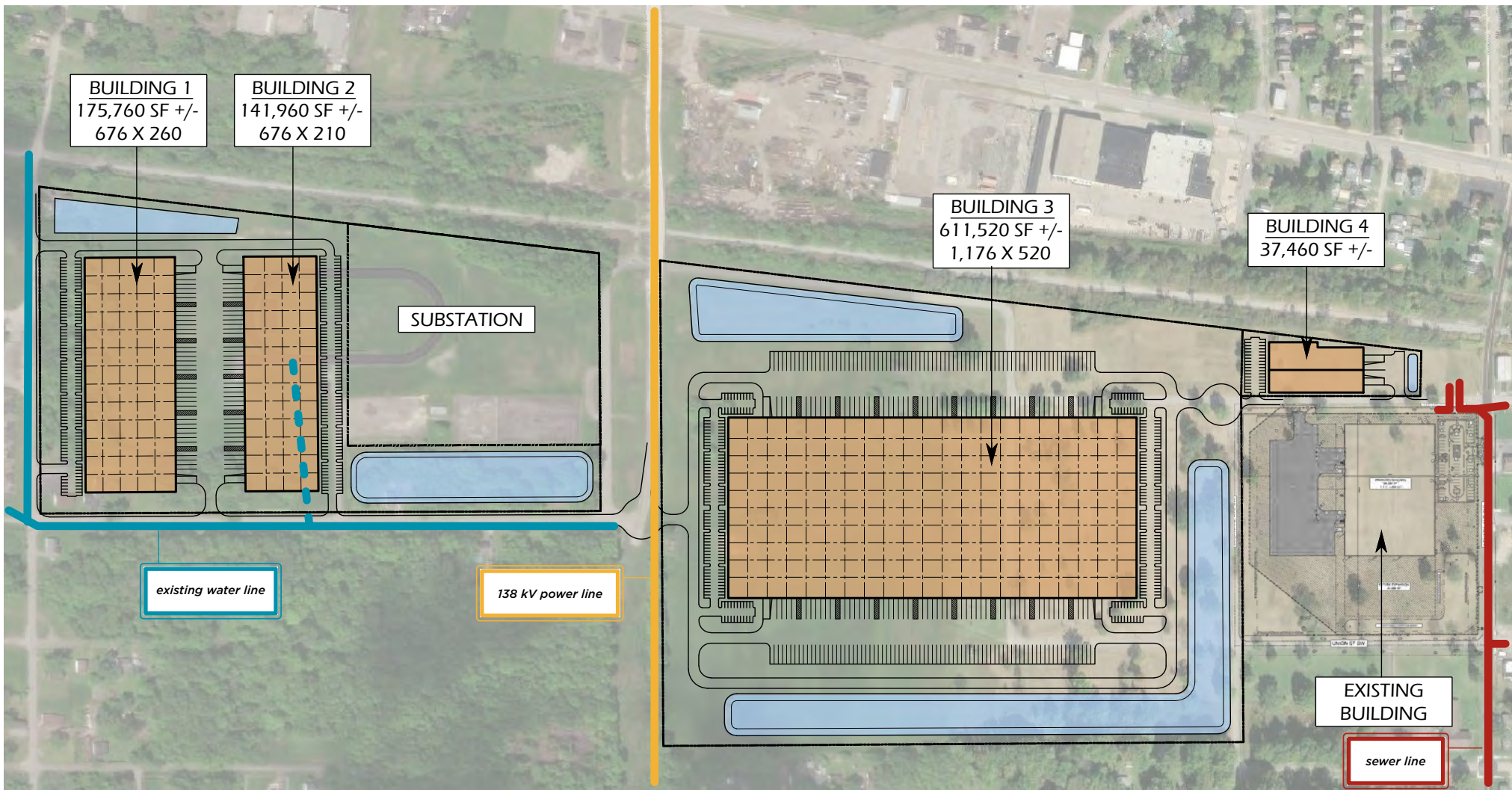
**CUSHMAN &
WAKEFIELD**

CRESCO
Real Estate



Western Reserve
INDUSTRIAL PARK

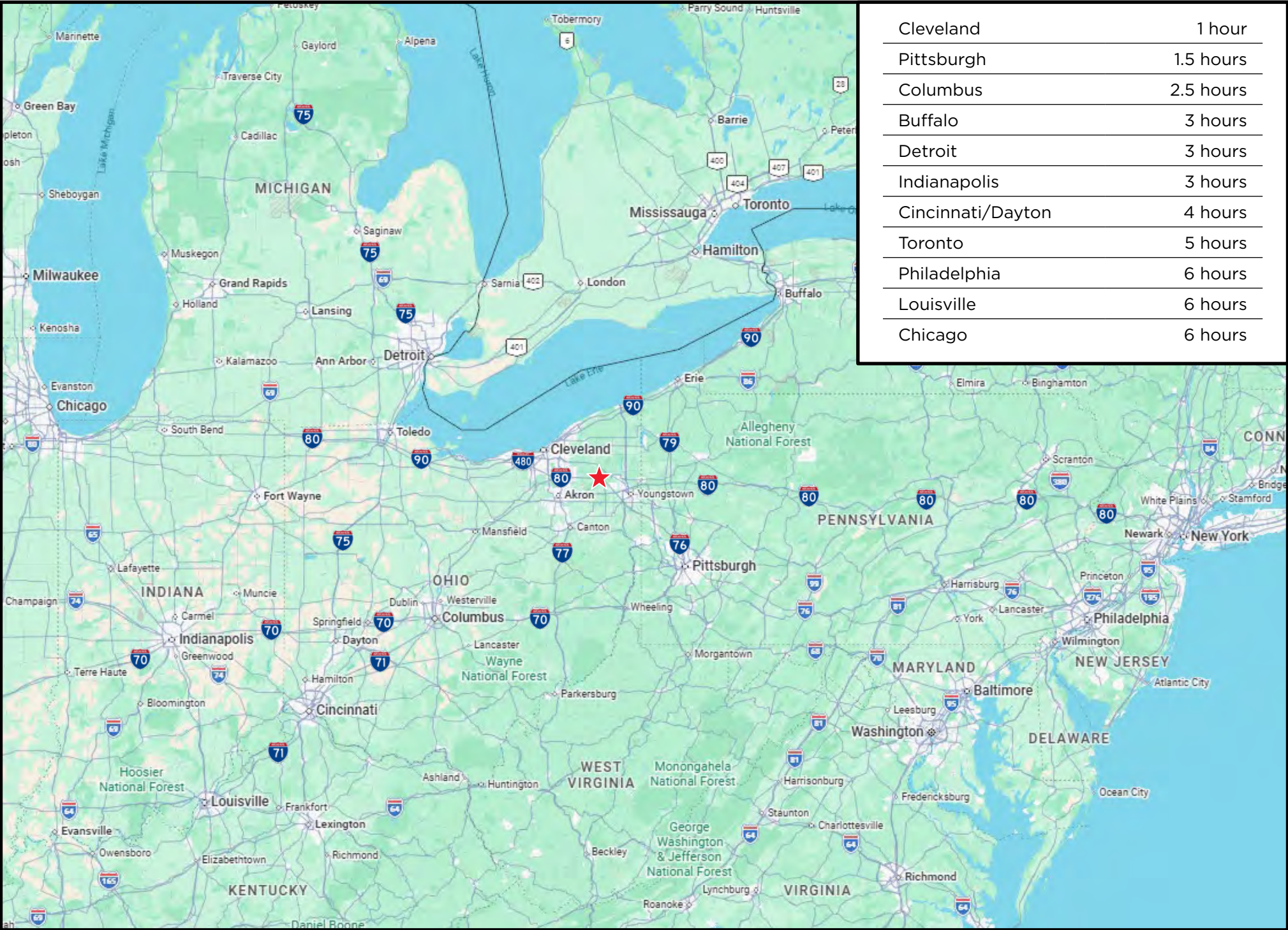




Property Highlights

- **Rare industrial park opportunity in Warren, Ohio** offering an existing Class A facility, build-to-suit options, and 73+ acres of industrial land.
- **Immediate occupancy and future expansion potential** with a newly constructed 98,280 SF building and conceptual park buildout up to approximately 850,000 SF.
- **Strategic Northeast Ohio location** with convenient access to Route 82, Route 45, Route 422, and I-80 / Ohio Turnpike.
- **Strong regional reach** to Cleveland, Akron, Youngstown, Pittsburgh, and broader Midwest / Northeast markets.
- **Located in the Mahoning Valley industrial corridor**, supported by a skilled manufacturing workforce and nearby advanced manufacturing employers.
- **Ideal for manufacturing, warehousing, logistics, assembly, e-commerce, and regional distribution users.**
- **Power-ready industrial setting** with up to 15 MW available on site and proximity to active freight infrastructure.
- **Local and state incentive programs available for qualifying users.**
- **Ample land, parking, and truck circulation** to support industrial operations, fleet activity, and phased growth.

Connectivity



REGIONAL CONTEXT & KEY FACTS

WESTERN RESERVE INDUSTRIAL PARK

The Kimberly-Clark Story

- Kimberly-Clark is constructing a 1 million+ SF manufacturing facility on 560 acres in Warren/Howland Township — currently under construction ([Business Journal Daily](#))
- Part of a \$2B+ North American expansion — the company's largest domestic investment in over 30 years ([PR Newswire](#))
- Kimberly-Clark is now also considering a \$160M regional distribution center adjacent to the manufacturing plant ([Business Journal Daily](#))

Labor Cost Advantage

- Average hourly wage in the Youngstown-Warren MSA is **\$25.03** — compared to the national average of **\$32.66** — a roughly **23% labor cost savings** vs. the U.S. average ([Bureau of Labor Statistics](#))
- Kimberly-Clark's own entry-level operator wages at similar facilities start around **\$21/hour** — reflecting the competitive, affordable manufacturing labor rates in this market ([Yahoo!](#))

Manufacturing Talent

- Strong advanced manufacturing workforce supported by **15+ trade and technical training facilities and 70+ colleges and universities within 75 miles** ([Lake To River Ohio](#))
- Regional strengths in **metal fabrication, plastics, and industrial machinery** — with an innovation ecosystem anchored by America Makes (the nation's leading additive manufacturing institute, headquartered in Youngstown) and BRITE Energy Innovations ([Lake To River Ohio](#))

Highway & Logistics Access

- Direct access to **5 interstate highways and 2 Class I railroads** — positioned as the midpoint between New York and Chicago ([Lake To River Ohio](#))
- **I-80 (Ohio Turnpike)** runs directly through Trumbull County, connecting to I-76, I-680, and SR-11 near Youngstown — providing seamless east-west freight movement ([Wikipedia](#))
- **12 of the top 30 U.S. markets** reachable within a single day's drive ([Lake To River Ohio](#))
- More than **half the U.S. population** within a day's drive — a cited factor in Kimberly-Clark's site selection decision ([Ohio](#))

AVAILABLE INCENTIVES

Local — City of Warren

- [Enterprise Zone or CRA Tax Abatement](#): real property tax abatement on new improvements, up to **100% for 10 years** (abatements over 75% require school board approval) Warren
- [City of Warren Property Investment Reimbursement](#): 10-year credit on new withholding taxes, based on employment and investment formula; minimum \$25,000 investment required Warren
- [Warren Profits Tax Credit](#): credit against increased company profits; requires minimum \$150,000 investment; full credit for first 5 years, phased out over next 5 Warren

State — Ohio / JobsOhio: A variety of grants and loans for job creators

- [New Markets Tax Credit \(NMTC\)](#): the region qualifies as a distressed census tract, making projects eligible for a **39% tax credit over 7 years** on qualified equity investments.

Federal

- [Qualified Production Property \(QPP\)](#): allows companies that build or substantially renovate facilities used in manufacturing, production, or refining tangible products to deduct 100% of the cost of those facilities in the year they're placed in service.

Warren, Ohio



\$56,703

Median Household Income
(2025 | Trumbull County)

42.9

Median Age
(2025 | 10 Miles)

148,991

Population
(2025 | 10 Miles)

78%

Education: Associates
Degree or Less
(2025 | 10 Miles)

64,142

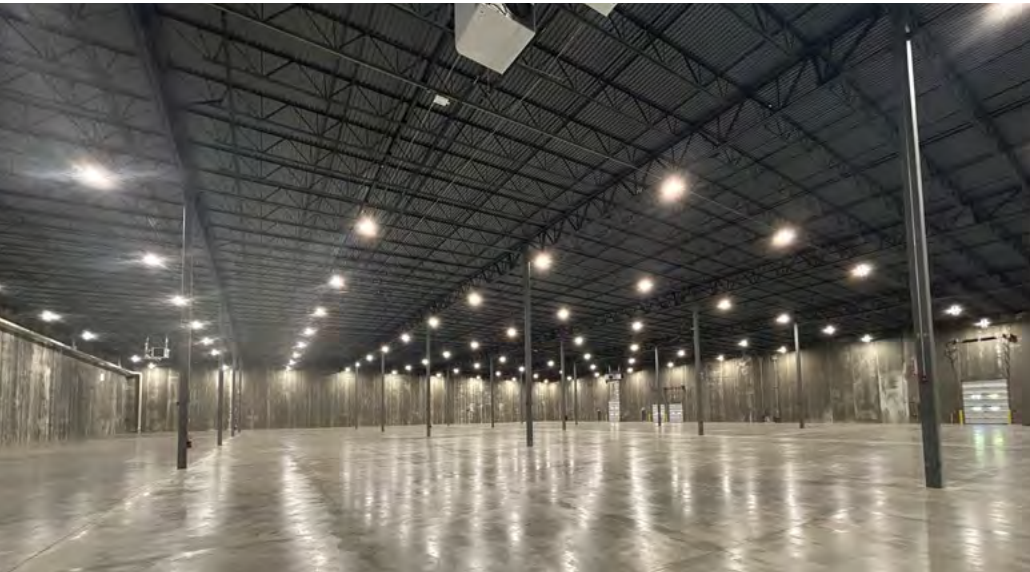
Households
(2025 | 10 Miles)

INDUSTRIAL ZONED BUILDING

2001 Victoria Street

Warren, Ohio 44483





2001 Victoria Street

Warren, Ohio 44483

39-003058

Parcel #

9.86 AC

Land Area

2025

Year Built

98,280 SF

Building Size

Comments

- **New 98,280 SF Class A industrial facility** built for modern manufacturing, warehouse, and distribution users.
- **Modern construction** with 32'-34' clear height, efficient column spacing, LED lighting, ESFR sprinkler system, and concrete construction.
- **Five dock doors and two drive-in doors support flexible shipping, receiving, and production operations.**
- **Heavy power capacity** with active 800A, 480V / 3-phase service and up to 15 MW available on site.
- **Ample parking and truck circulation** designed to accommodate industrial users and fleet operations.
- **Located minutes from major regional routes** including Route 82, Route 45, Route 422, and I-80 / Ohio Turnpike.
- **Strong fit for manufacturing, light assembly, warehousing, logistics, and flex industrial operations.**



SALE PRICE: \$11,500,000
LEASE RATE: \$7.50/SF NNN



Quick Stats

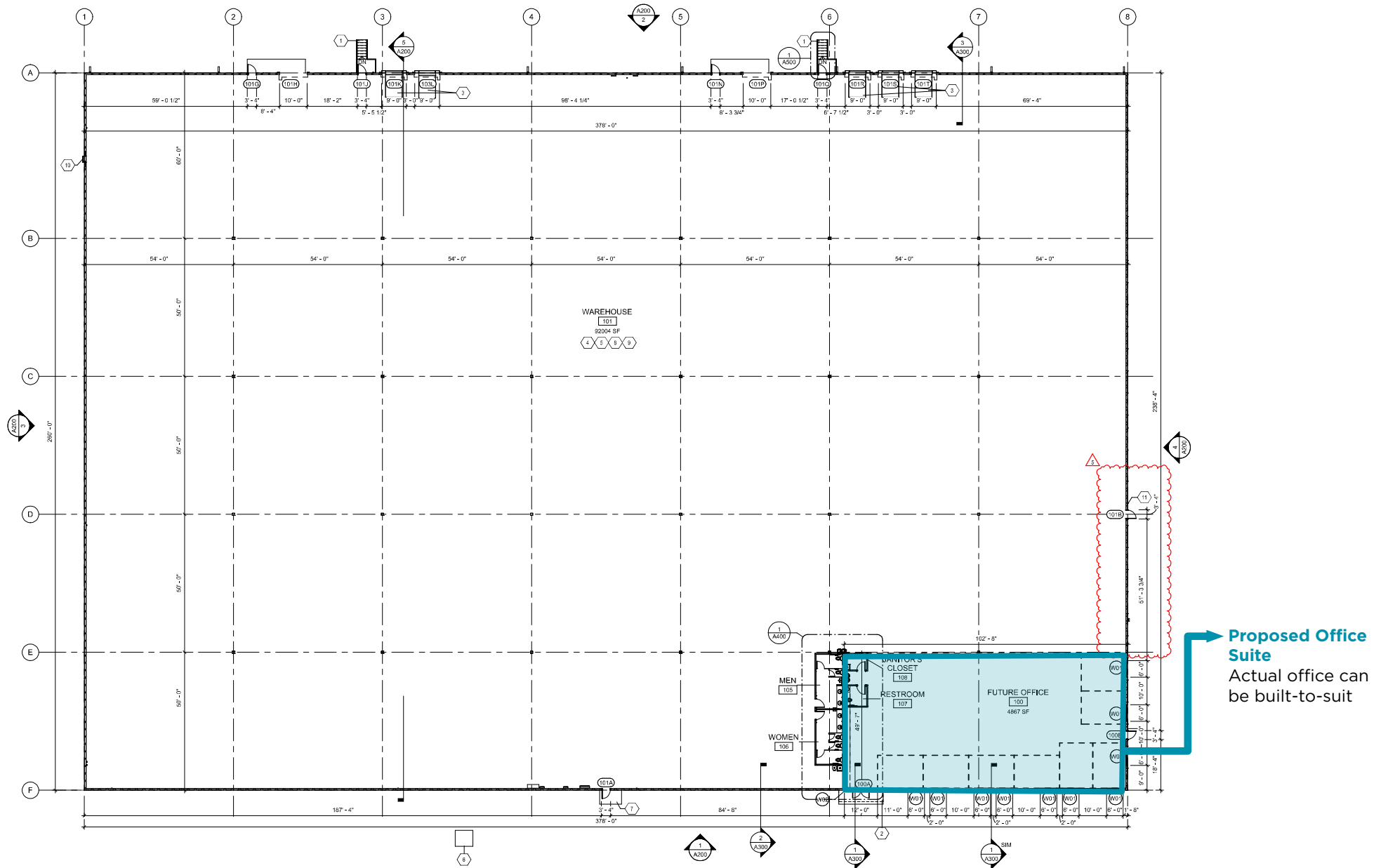
Building SF	98,280 SF
Office SF	BTS
Building Class	A
Year Built	2025
Zoning	Industrial
Land Area	9.86 AC
Parking Spaces	54' x 50' 54' x 60'
Clear Height	32' - 34' 38' at Centerline
Column Spacing	54' x 50'
Dock Doors	5
Drive-In Doors	2
Power	800A, 480V / 3P Up to 15 MW available on site
Construction Type	Concrete/Metal
Exterior Type	Concrete
Roof Type	Pitched
Deck Type	Metal
Floor Type	Concrete
Lighting	LED
Heat	Overhead Gas Unit
Sprinkler	ESFR

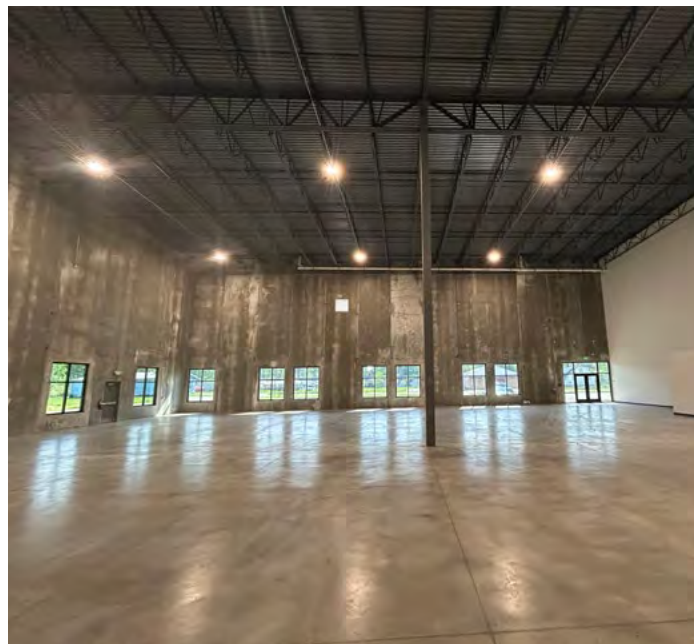
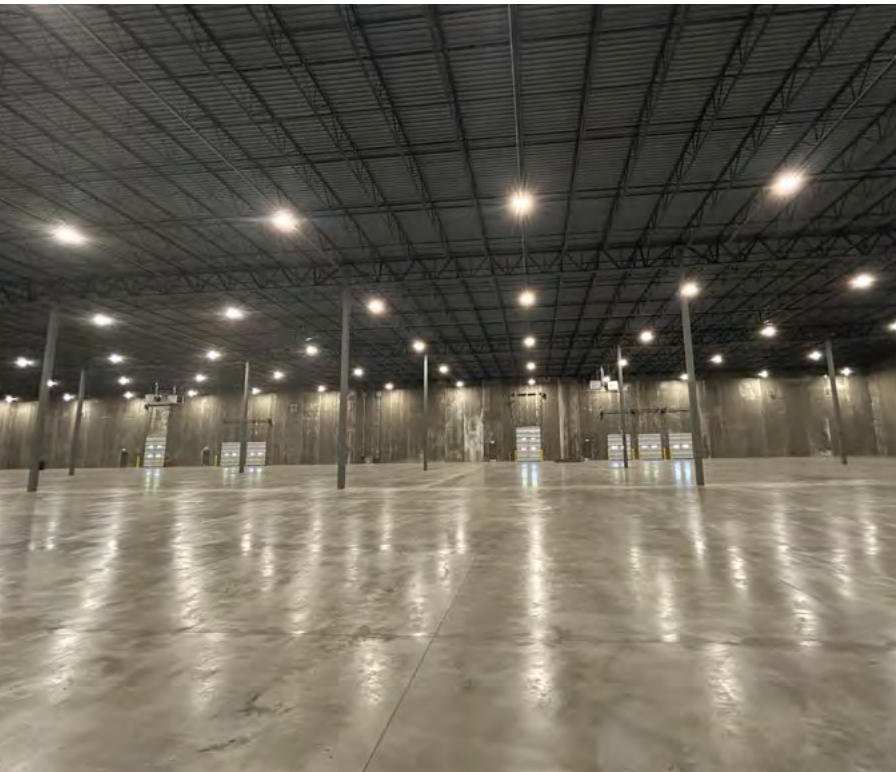


WesternReserve
INDUSTRIAL PARK

2001 Victoria Street
Warren, Ohio 44483

Site Plan







WESTERN RESERVE INDUSTRIAL PARK

DEVELOPMENT OPPORTUNITY

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INDUSTRIAL PARK



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