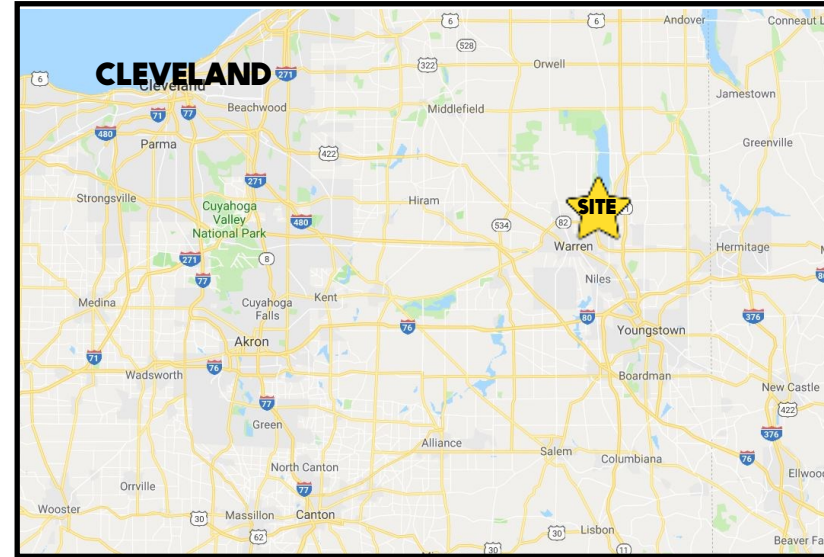


LOCATION

3801 Elm Rd, Howland Township, OH 44483



HIGHLIGHTS

- 22,500 SF warehouse with offices
- Includes a 4+ acre fenced yard
- Yard has outdoor concrete loading docks with electrical plugs for block heaters
- Close to the highway

TRAFFIC

Elm Rd = 18,961 VPD

North River Rd = 7,958 VPD

CONTACT

DAN CROUSE

330.647.0411

dan@themahoningvalley.com

Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

www.PLATZREALTYGROUP.com



Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

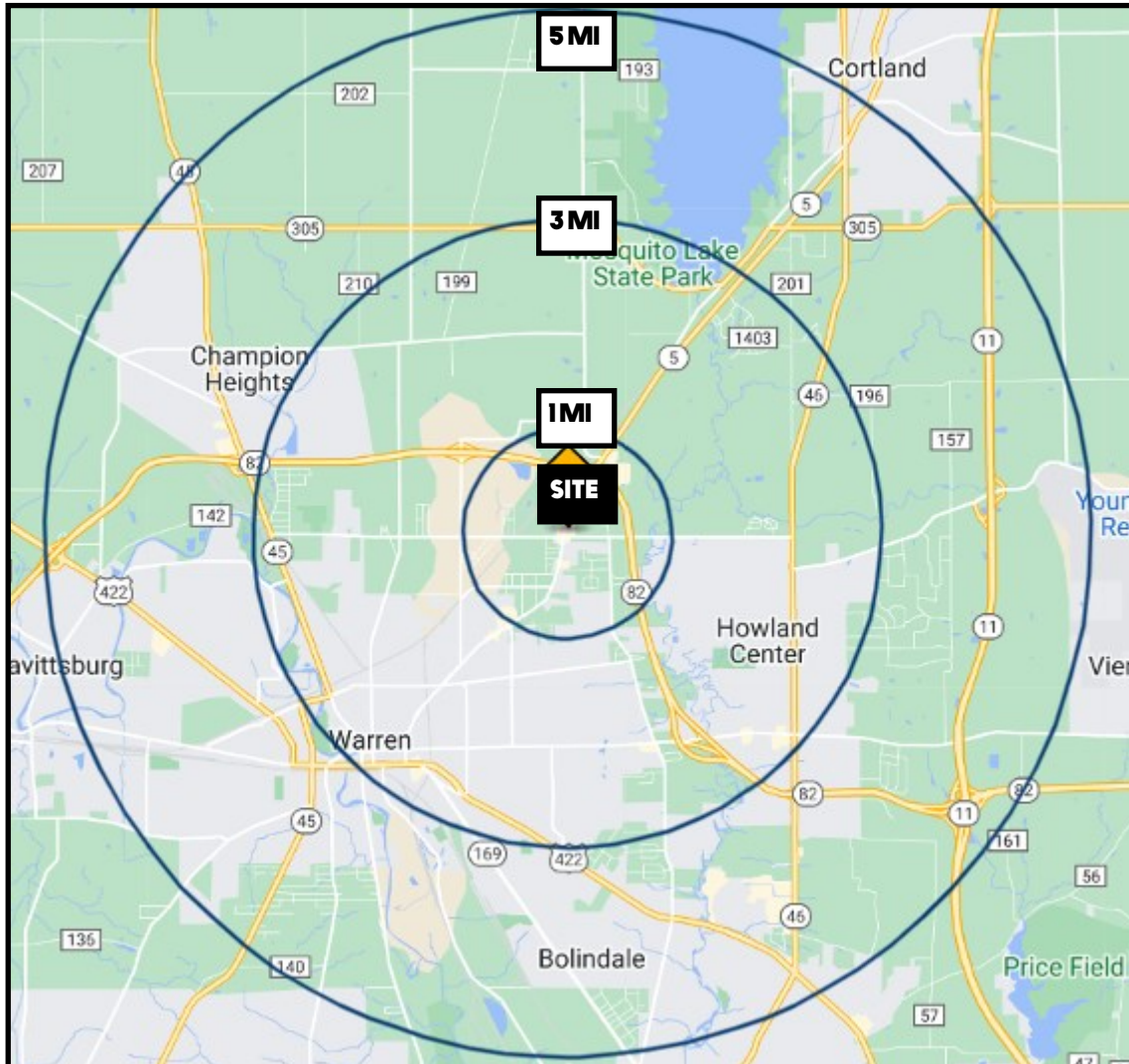
www.PLATZREALTYGROUP.com



Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

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.



DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	2,954	35,135	79,782
HOUSEHOLDS	1,296	14,266	31,893
MEDIAN AGE	49	45	44
AVERAGE HH INCOME	\$47,107	\$58,691	\$58,683

SITE INFORMATION

LOCATION	Howland Township Trumbull County
PARCEL	28-900375 - to be replatted
SIZE	22,500 SF
ACRES	5 acres with approximately 4 fenced acres - To be replatted without front acreage on Elm Rd
UTILITIES	All utilities
REAL ESTATE TAXES	To be determined
RENT	\$7.00/SF NNN

Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406