



Industrial | **For Sale or Lease**

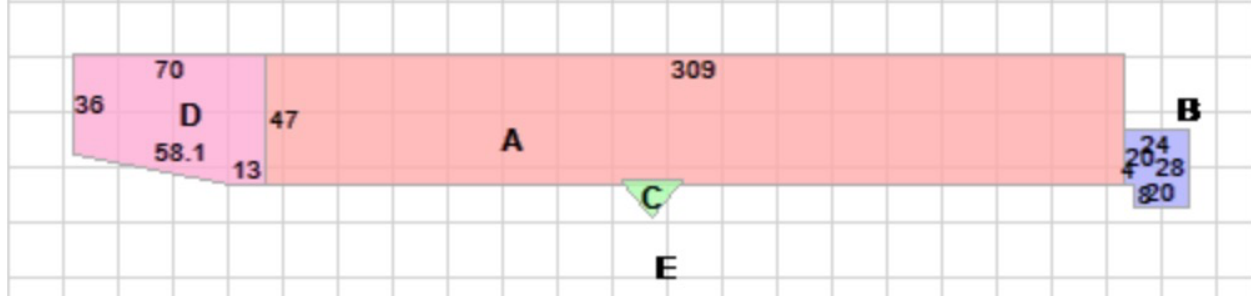
58 Hubbard Road, Youngstown OH 44505



ALL INFORMATION BELIEVED TO BE CORRECT BUT NOT GAURANTEED

10/2024

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OVERVIEW

- Loading docks and drive in doors. Cross dock capability. Loading platform.
- Terrific regional access via nearby Routes 62, 422, 680 & I-80.
- Yard space available.
- 18,140 square feet on almost 2.9 acres.
- Rent = \$4.50 per square foot for 15,173 square feet sections A & B.
- Real Estate Tax = \$4,149.95 per year, 2023 figure.
- For Sale - \$450,000.00.
- Income from section D lease and yard space lease = \$1,825 per month total.

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