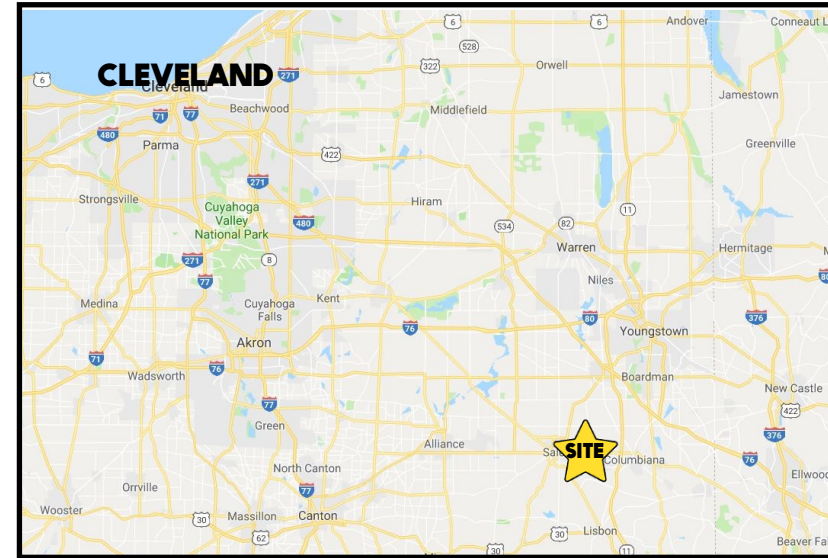


LOCATION

275 High St, Washingtonville, OH 44490



3D TOUR: [275 High](#)

HIGHLIGHTS

- Warehouse space with office in Washingtonville, OH
- 27,606 total SF with 1,649 SF office
- 1 dock and 2 drive-in doors
- Many updates in 2022 - recently repainted + new roof
- Access from SR 14

CONTACT

DON THOMAS

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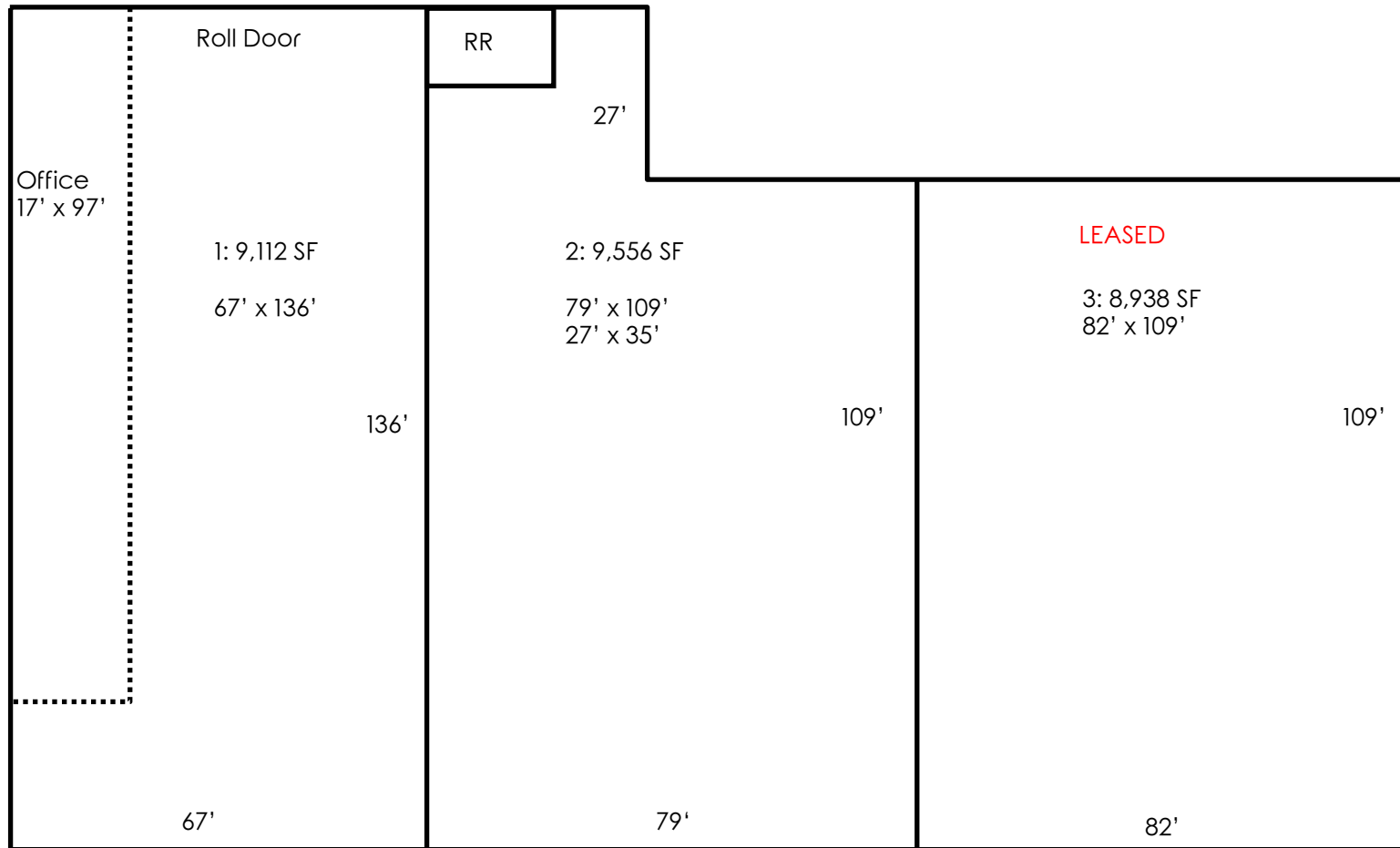
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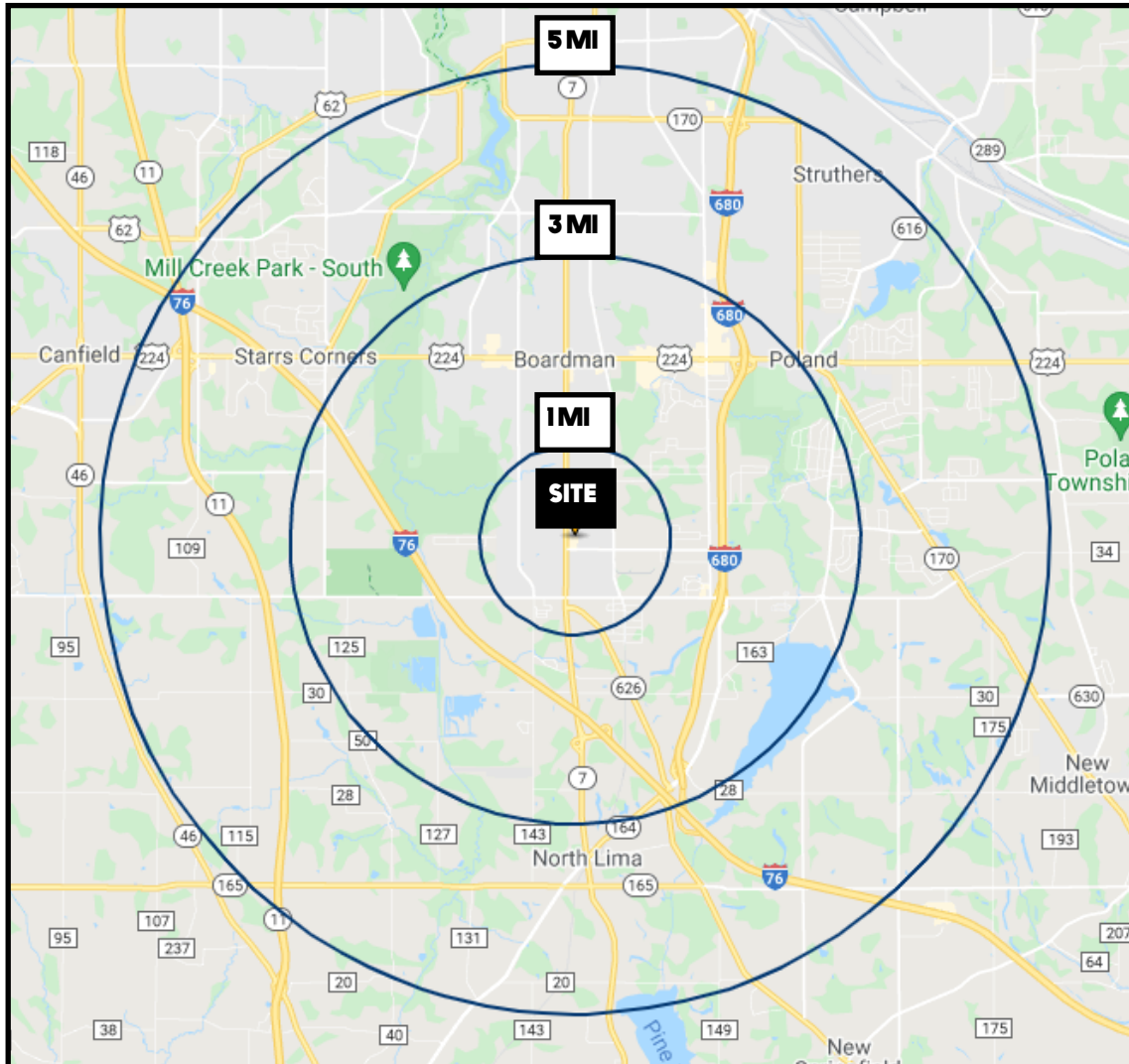
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	974	4,368	26,305
HOUSEHOLDS	375	1,687	10,973
MEDIAN AGE	43	44	45
AVERAGE HH INCOME	\$64,912	\$70,504	\$68,523

SITE INFORMATION

LOCATION	Green Township Mahoning County
PARCEL	11-002-0-113
SIZE	1.26 acres; Total 27,606 SF Warehouse can be subdivided 1: 9,112 SF with roll door and offices 2: 9,556 SF with restrooms 3: 8,938 (LL will add restrooms) LEASED
POWER	220 Single Phase; 208 3 Phase; 2000 amps
DOORS	1 dock door + 2 drive-in doors
ROOF	2022
RENT	\$5.25/SF \$3.50/SF Gross
PRICE	\$1,292,000 REDUCED! \$795,000

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