



**1400 Front Street, Warren Ohio**

**INDUSTRIAL PROPERTY AVAILABLE | 126,046 SF on 5 ACRES**



**BUILDING OVERVIEW – Manufacturing and distribution facility**

- Zoning - Industrial
- 126,046 SF of which 23,130 SF is high bay and 2,000 +/- sf is office
- 1600 amp 480 / 3 phase electric service installed about 4 years ago.
- The building is designed for heavy industrial manufacturing.
- Surfaced, fenced and security lighted yard space.
- Eight loading docks with levelers are located for throughput receiving and distribution.
- Four semi loading drive in bays with doors.
- Most of the building is equipped with LED lighting.
- Restrooms were updated approximately four years ago.
- Fully sprinkled.

**FOR INFORMATION CONTACT:**

**EDWARD J. LEWIS, INC. | 27 S HAZEL ST, YOUNGSTOWN, OH 44503 | 330-746-6581**



Office space includes private offices, bullpen area, restrooms, breakroom, conference room and reception area.

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Loading docks and drive in doors on either end of the building allow for product throughput. All loading docks include load levelers.



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**INFORMATION CONTAINED HEREIN IS OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE, BUT NOT GUARANTEED**

To discuss this property and other available Industrial properties, please contact:

**Lewis**

**Edward J. Lewis, Inc.** 330-746-6581 OFFICE

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