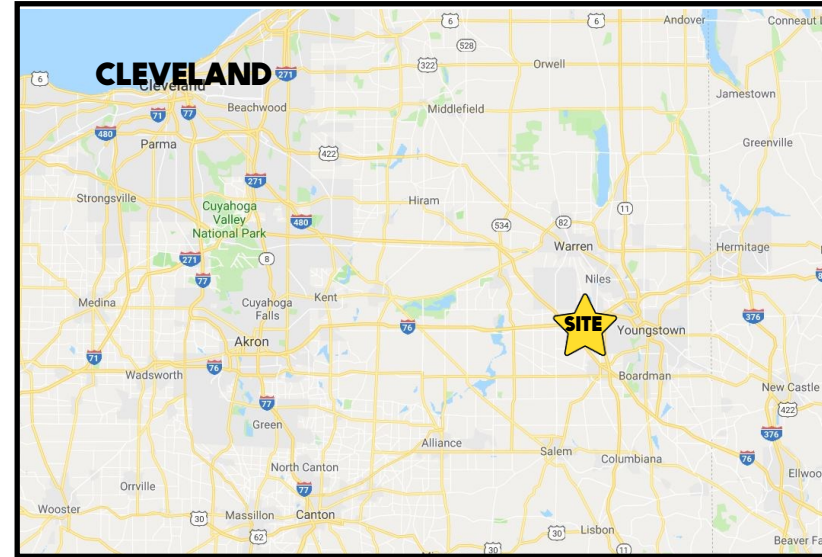


## LOCATION

4021 Mahoning Ave, Austintown, OH 44515



## HIGHLIGHTS

- 9,030 - 45,526 SF warehouse space
- 3 loading docks; 2) 8' x 10' + 1) 10' x 12'
- 3 drive-in bays: 16' x 14'; 10' x 12'; 8' x 6'
- 480 V 3 Phase power; 1600 amps
- Reznor heat in warehouse, forced air in office
- Freight elevator to second floor

## TRAFFIC

Mahoning Ave = 16,044 VPD

## CONTACT

### MATT WILSON

330.347.9677

[mwilson@platzrealtygroup.com](mailto:mwilson@platzrealtygroup.com)

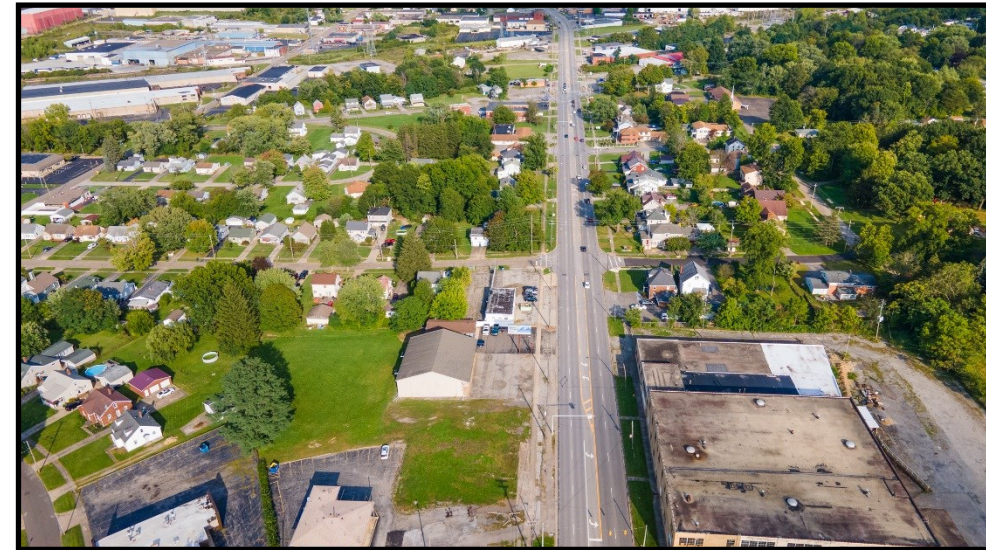
### DON THOMAS

501.269.3827

[dthomas@platzrealtygroup.com](mailto:dthomas@platzrealtygroup.com)

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

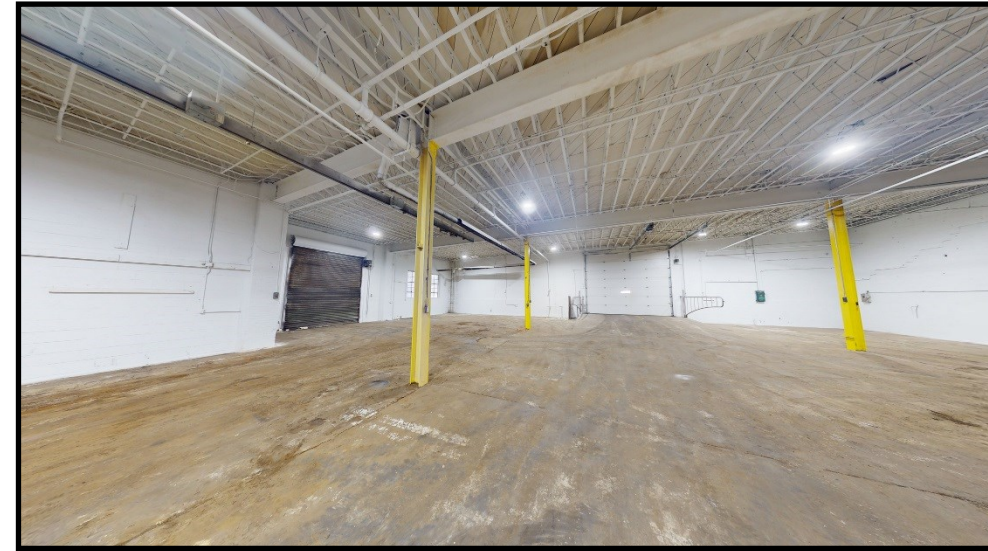
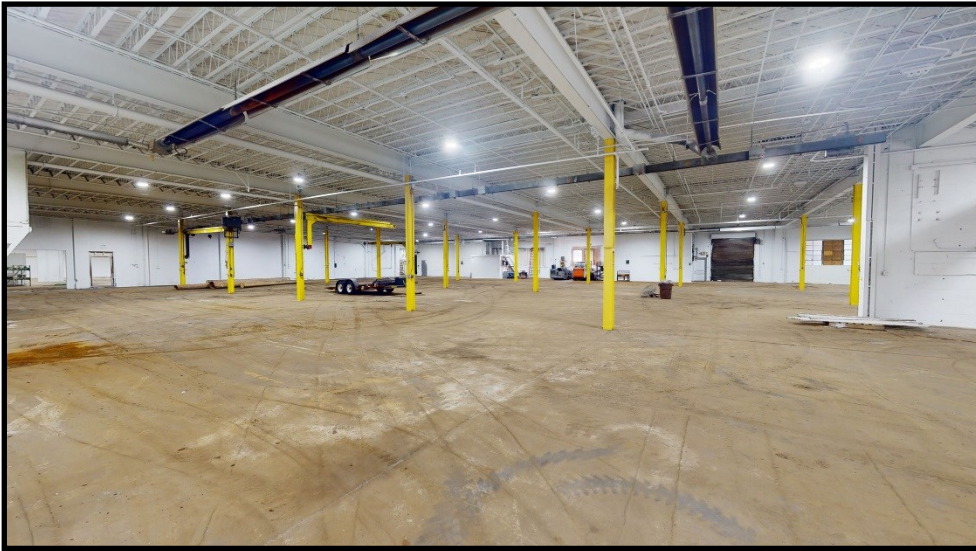
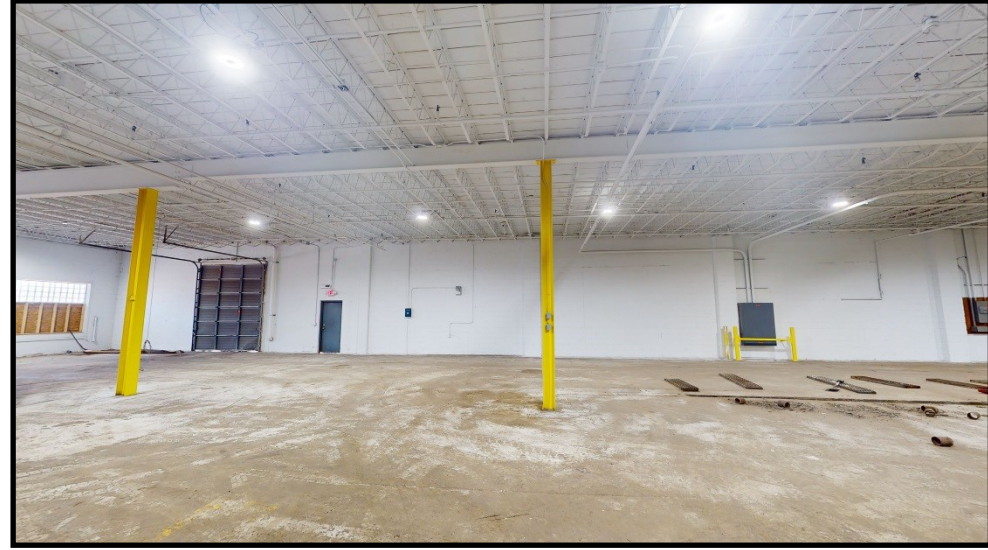
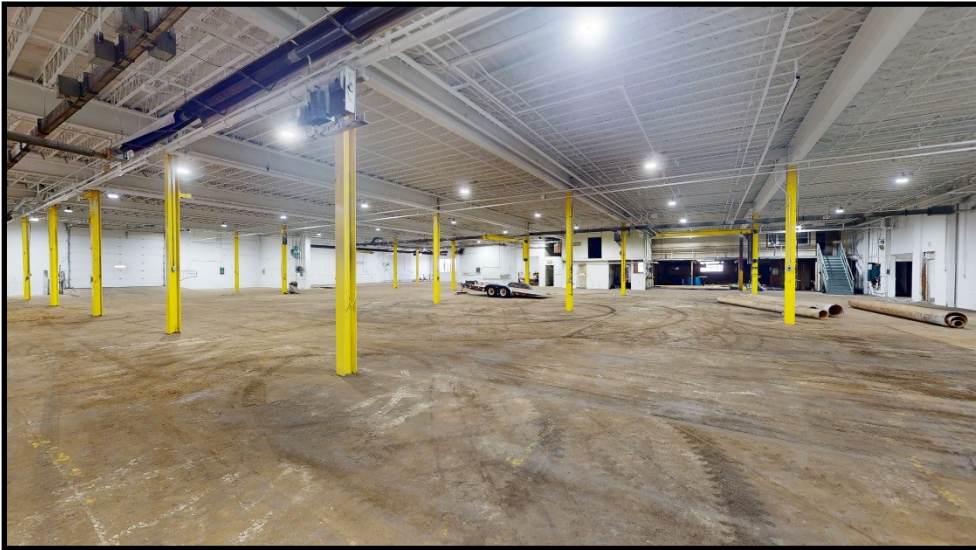
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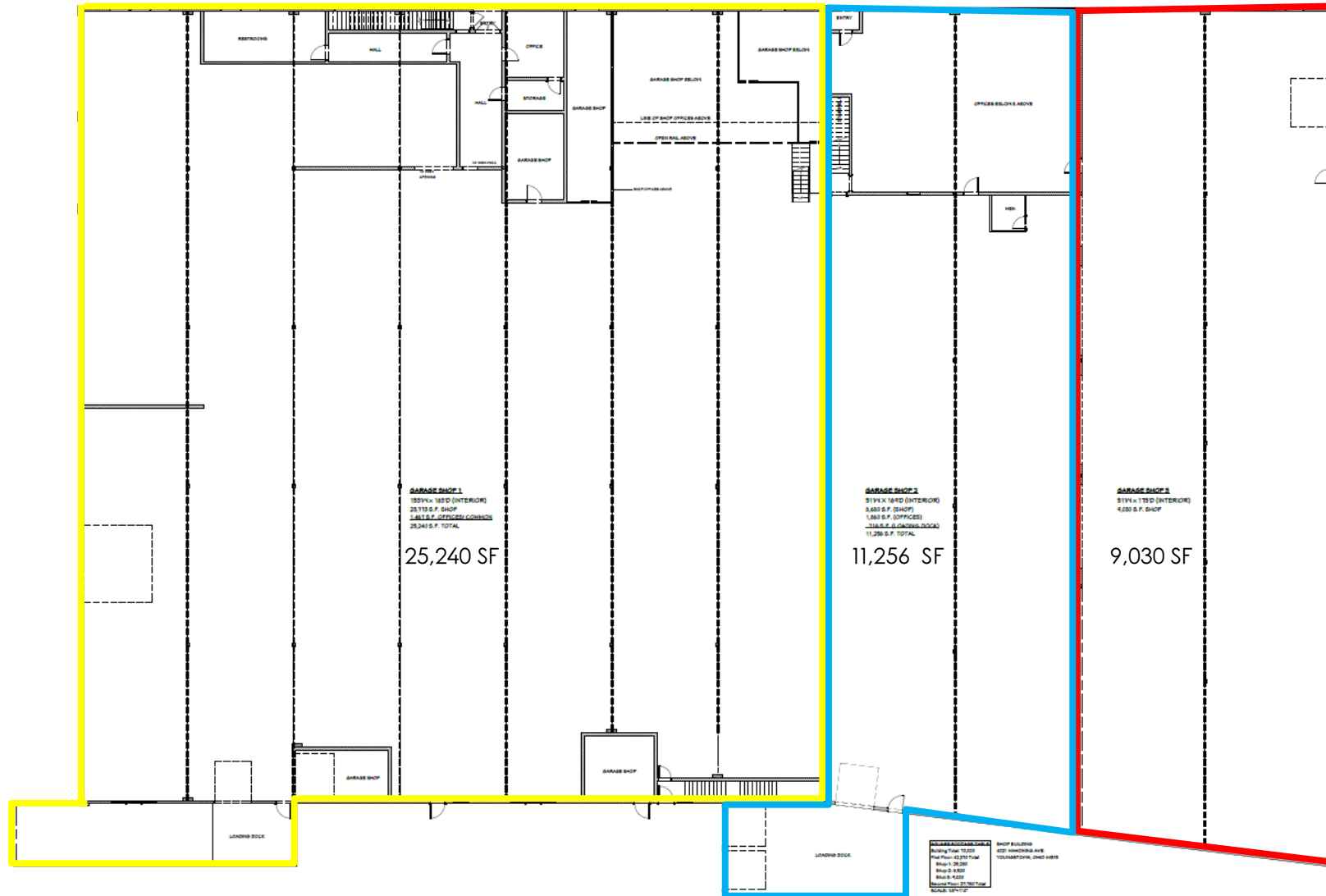
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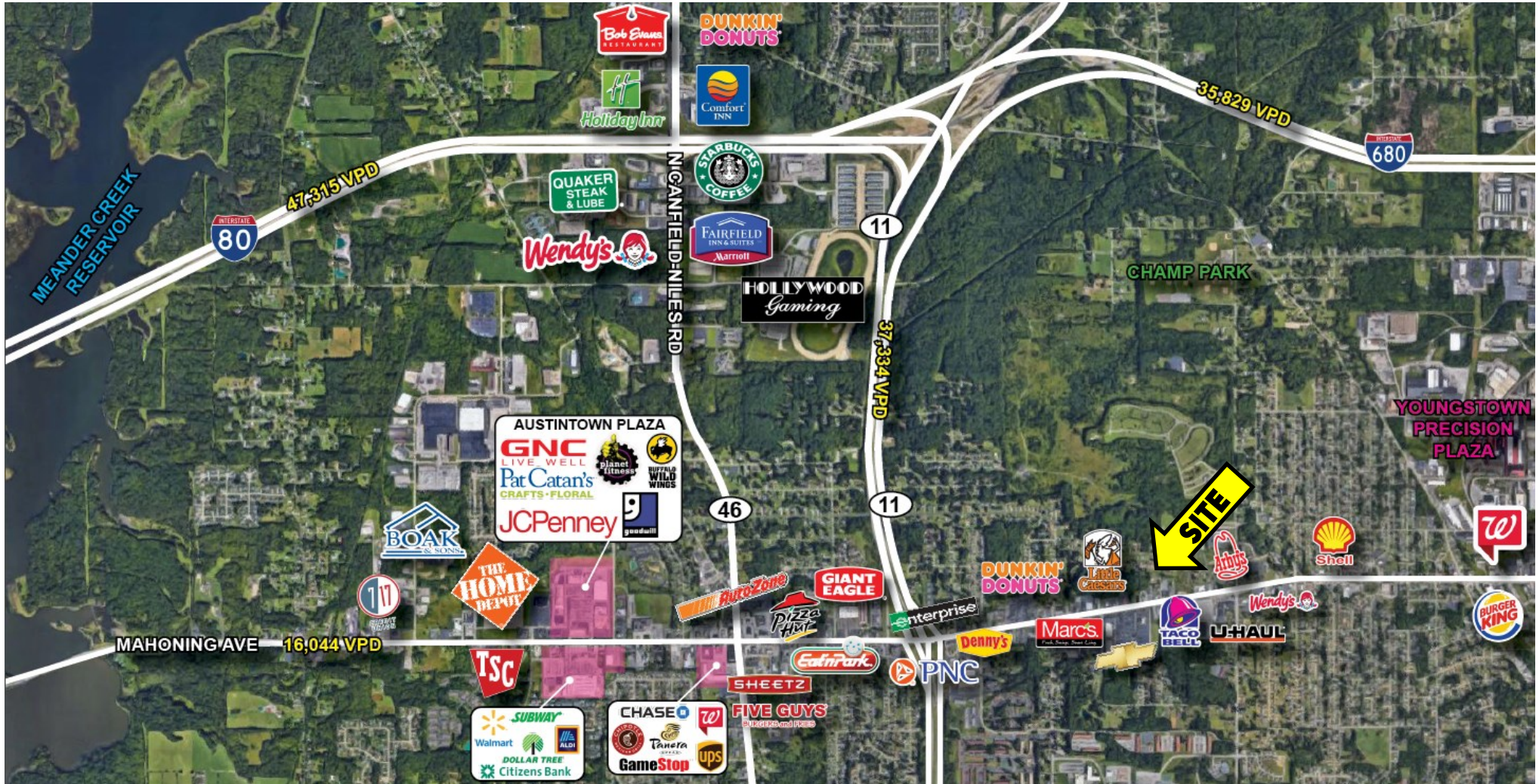
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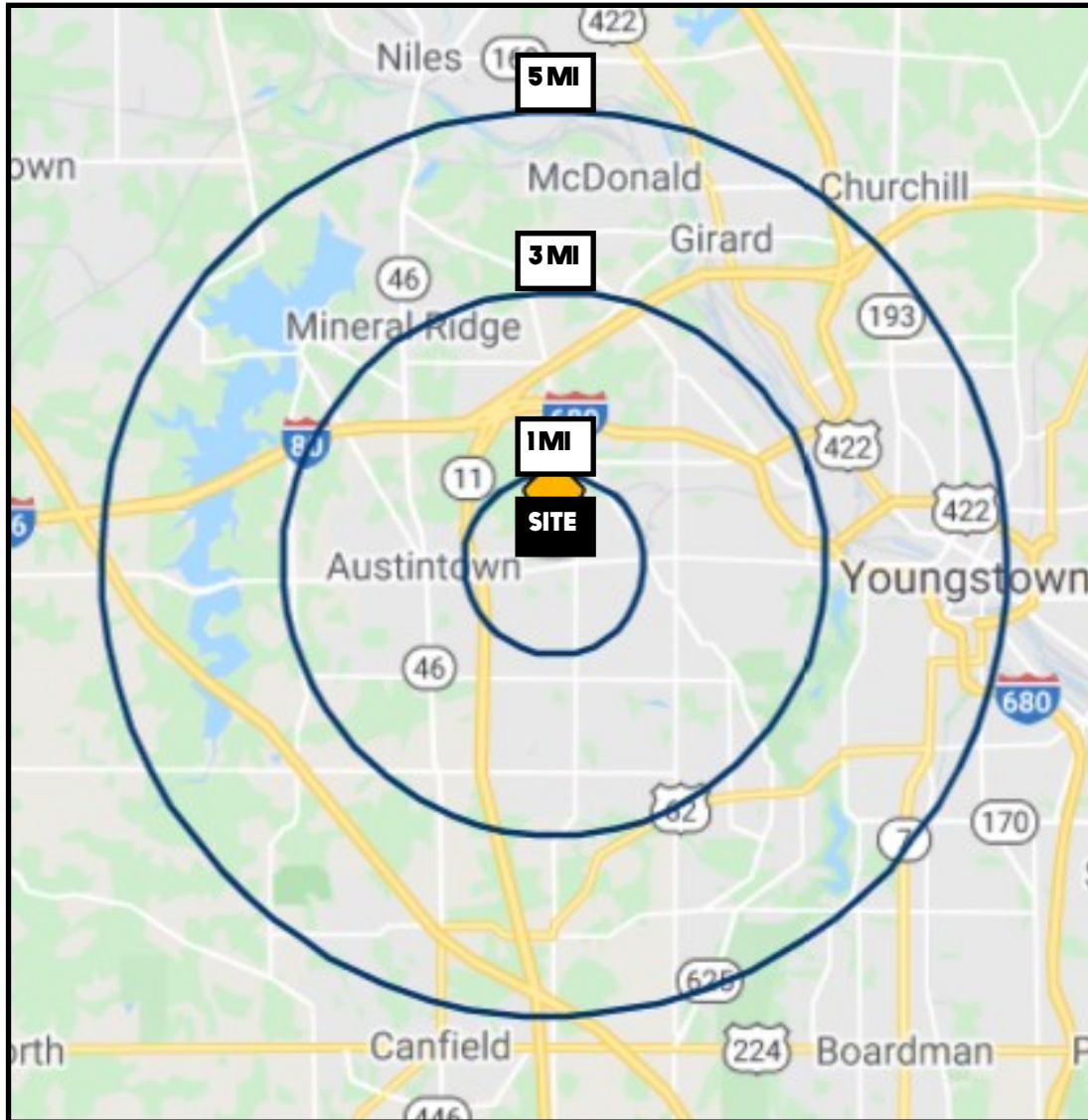
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DEMOGRAPHICS	1MI	3MI	5MI
<b>POPULATION</b>	8,578	48,063	103,709
<b>HOUSEHOLDS</b>	4,131	20,875	43,192
<b>MEDIAN AGE</b>	41	43	43
<b>AVERAGE HH INCOME</b>	\$49,044	\$57,421	\$59,436

**SITE INFORMATION**

<b>LOCATION</b>	Austintown Township Mahoning County
<b>ZONING</b>	B2 Business/R2 Residential
<b>SIZE</b>	First Floor: 45,526 SF Second Floor 27,730 SF = 70,000 SF  Garage 1: 25,240 SF Garage 2: 11,256 SF Garage 3: 9,030 SF
<b>ACRES</b>	3.2 total acres
<b>REAL ESTATE TAXES</b>	\$8,400/year
<b>RENT</b>	\$4.00/SF NNN "Extra Charges": \$1.00/SF

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