

CORPORATE SELLER ORDERS IMMEDIATE SALE!

1,200,000+ SF OF INDUSTRIAL WAREHOUSE SPACE ON 184 ACRES

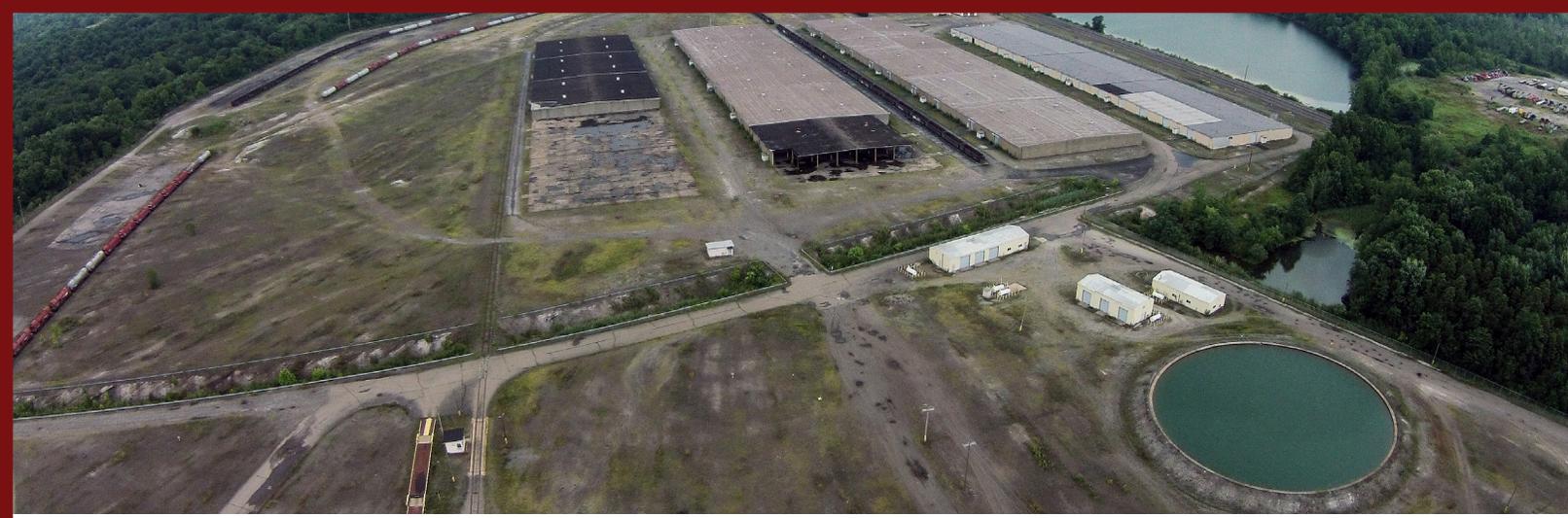


1590 Warren Ave., Niles, OH 44446 (60 mi. from Cleveland, 47 mi. from Akron & 13 mi. from Youngstown)

OFFERED FOR SALE AT \$3,425,000



Incredible opportunity for a variety of possible uses. 7 industrial warehouse facilities totaling 1,236,125 SF. Buildings range from 120,000 SF to 200,000 SF each. 16'-18' clear hts. with 12-30 drive-in doors each. Front guard house, pump house and two (2) maintenance garages on site. Active Rail Service by Norfolk Southern Rail Line with 5 rail spurs. Entirely fenced compound. 12" water line, fire hydrants & water reservoir on site. Diesel fuel tanks throughout site to provide heat to warehouse buildings. First Energy Power, City of Niles water and septic system on site. Building #5 (200,000 SF) is leased for 10 more years with over \$115,000 in Net Annual Income.
*** 2017 RE TAXES: \$79,073**



BUILDING SPECIFICATIONS

	TOTAL SF	OFFICE SF	CLEAR HT.	DRIVE-IN DOORS	COLUMN
1	153,125 SF	3,000 SF	14'	30 (12' x 12'6")	24' x 20'
2	200,000 SF	- 0 -	15'9" - 18'	20 (10' x 11')	25' x 25'
3	160,000 SF	- 0 -	15'9" - 18'	16 (10' x 11')	25' x 25'
4	120,000 SF	- 0 -	15'9" - 18'	12 (10' x 11')	25' x 25'
5	200,000 SF	- 0 -	15'9" - 18'	20 (10' x 12')	25' x 25'
6	200,000 SF	- 0 -	15'9" - 18'	20 (10' x 12')	25' x 25'
7	200,000 SF	- 0 -	15'9" - 18'	20 (10' x 12')	25' x 25'

- **Front Guard House** is 2,562 SF first floor and 1,554 SF second floor with 2 drive-in doors, available power and radiant heat
- **Office Trailer** is 600 SF with available power
- **Pump House Building 10** is 1,950 SF with 1 drive-in door and available power
- **Maintenance Building 11** is 3,000 SF with 3 drive-in doors, available power
- **Warehouse Building 12** is 1,950 SF with 3 drive-in doors, available power

