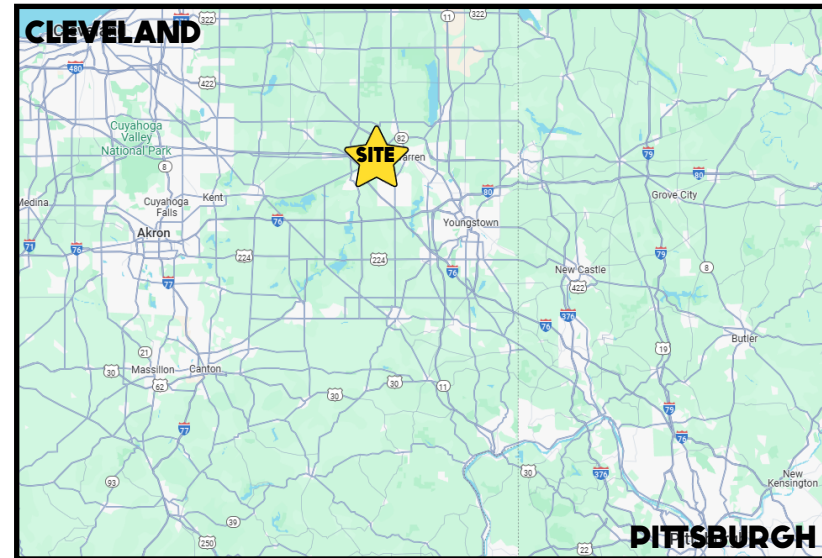


LOCATION

West Warren Industrial Park, Nevada Ave SW, Warren, OH



Phase 1: Available August 2025



[Property Video](#)

HIGHLIGHTS

- Brand new Class A warehouse in West Warren, OH
- 98,280 SF w/docks, drive-in doors, & 480V 3 Phase power
- Strategically placed within 7 miles of the county's largest "Job Hubs"; including Aptiv, TJX, Ultium Cells, Kimberly Clark, FoxConn, etc.
- 12-76 acre sites available

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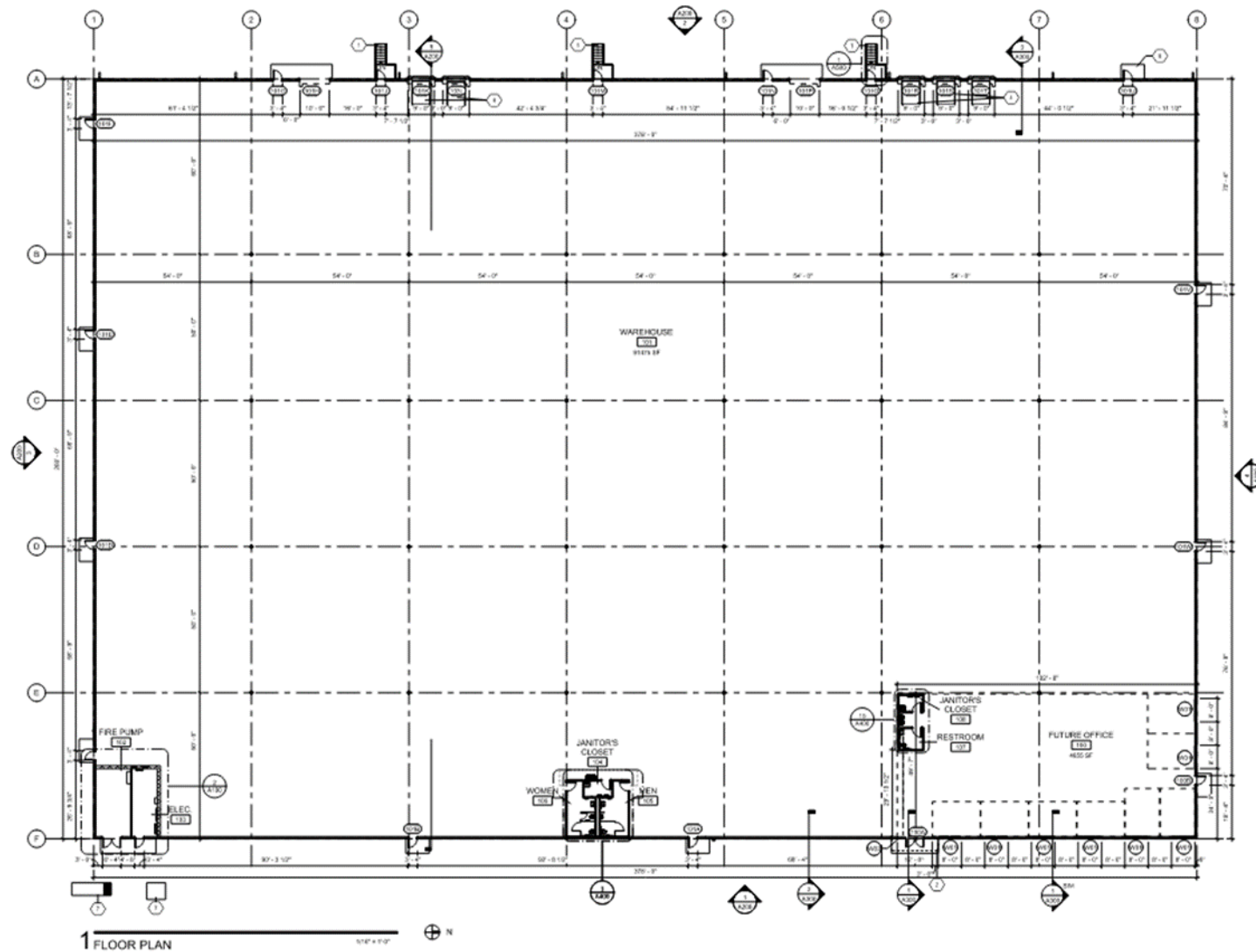
- Phase IV & V: 25.57 acres
- Phase III: 32.15 acres
- Phase II: 11.49 acres
- Phase I: 9.85 acres

Acreage available for sale:
12-76 acre sites: \$40,000/acre

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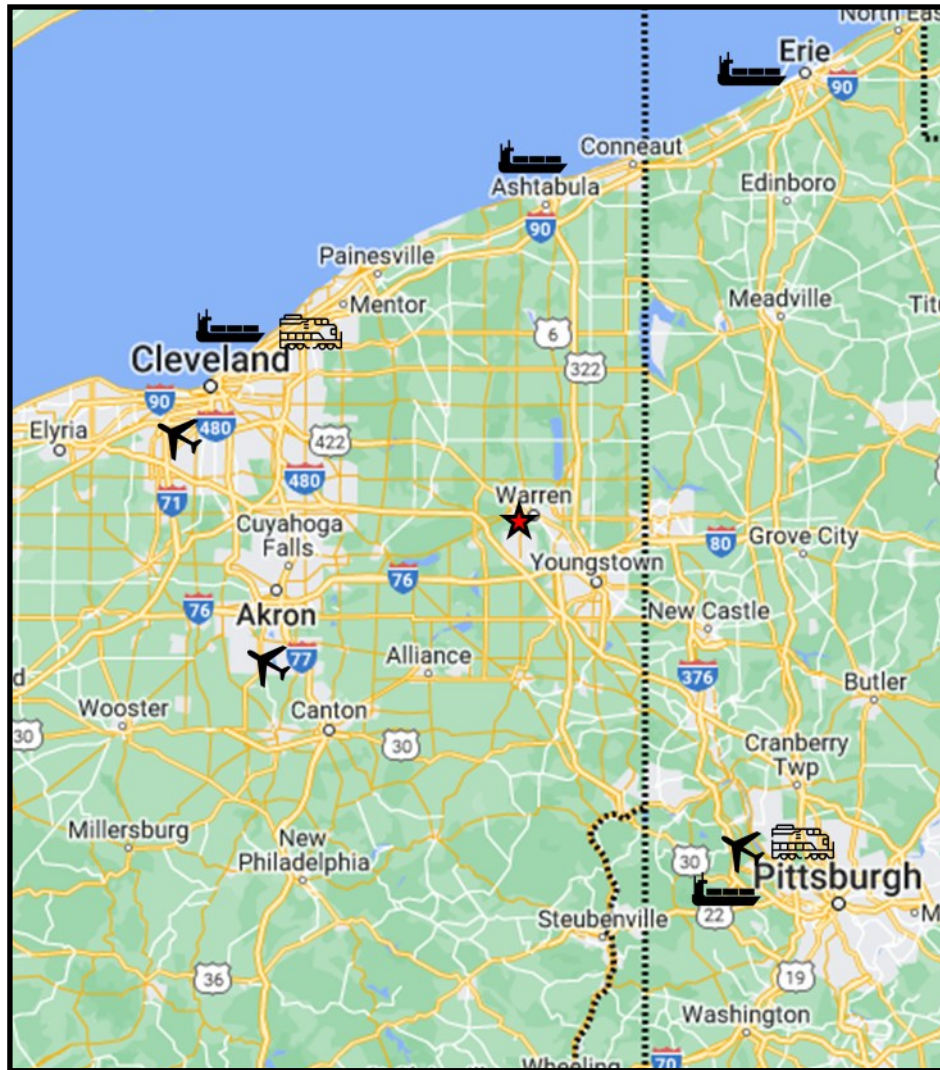
Phase 1



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**Transit Analysis from
West Warren Development**

Cities	Distance (mi.)	Time (est.)
Akron, OH	42	50 min
Canton, OH	48	1hr, 5 min
Cleveland, OH	56	1 hr
Erie, PA	96	1 hr, 43 min
Pittsburgh, PA	82	1 hr, 20 min
Youngstown, OH	19	30 min

Ports and Foreign Trade Zones

Port of Cleveland	FTZ 40
Port of Ashtabula	FTZ 181
Port of Erie	FTZ 247
Port of Pittsburgh	FTZ 33

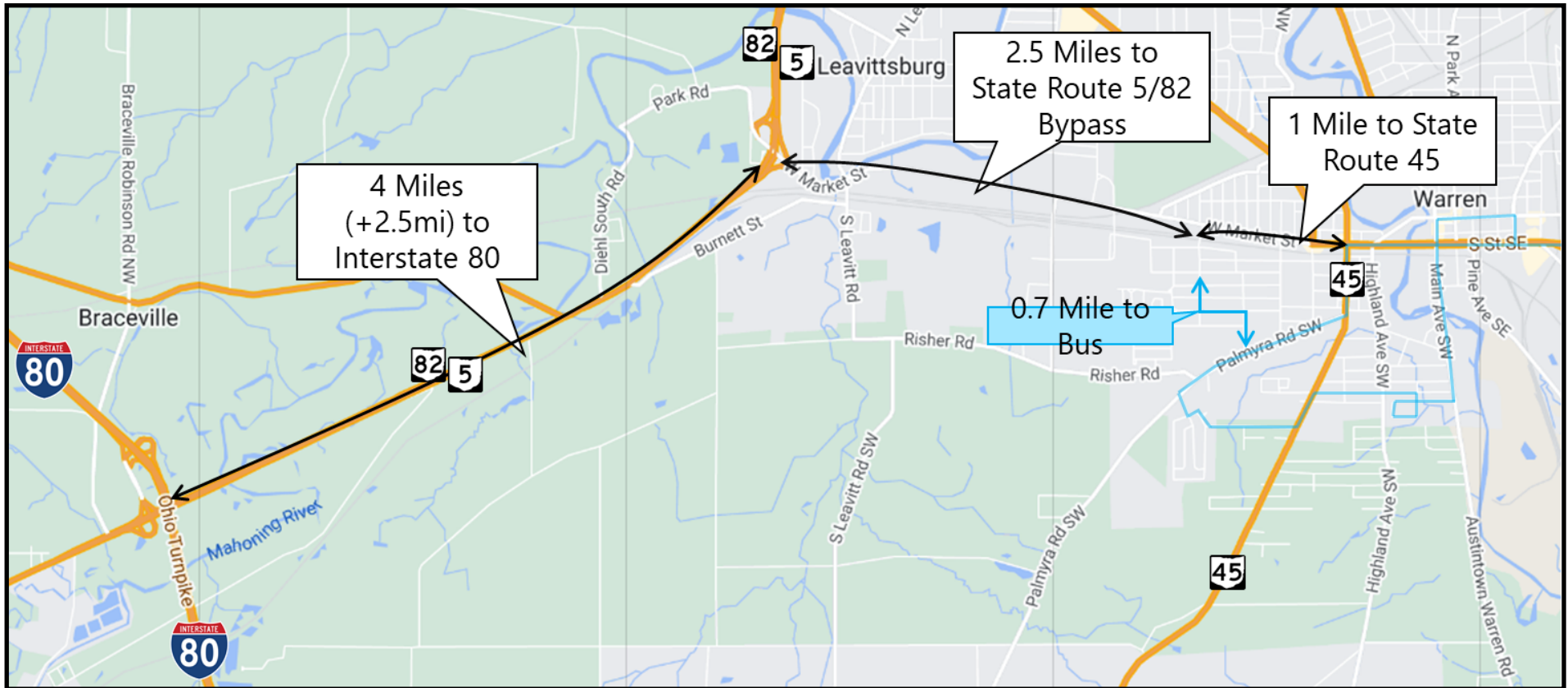
International Airports

- Akron-Canton Airport
- Cleveland-Hopkins Airport
- Pittsburgh Airport

**CSX Intermodal Transportation
Terminals**

- Cleveland, OH
- Pittsburgh, OH

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Highway Access

- 5 minutes from Route 5 / Route 82 Warren Outerbelt
- 10 minutes from I-80

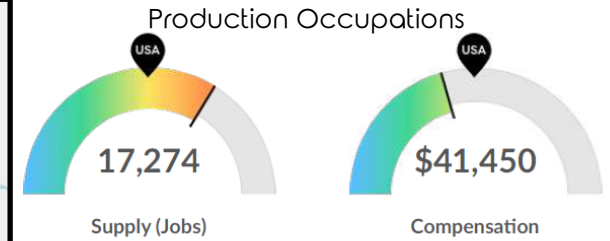
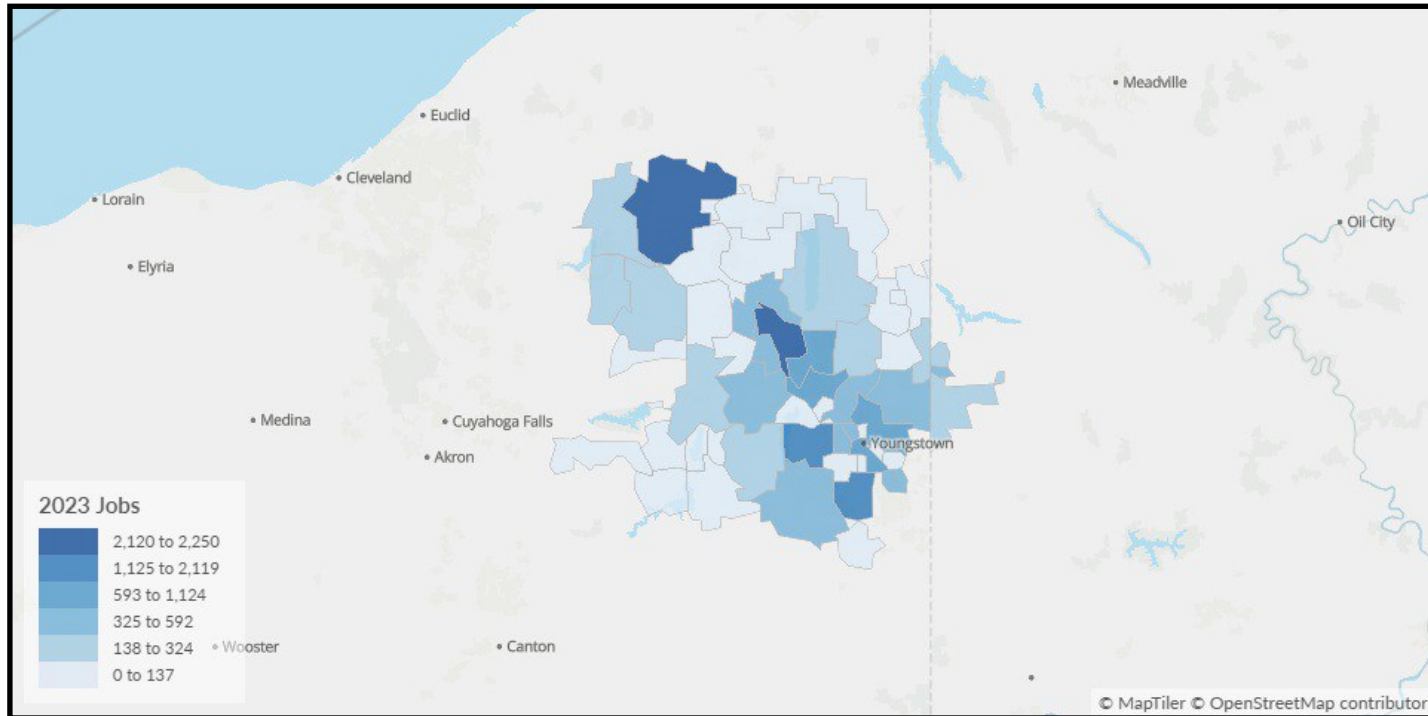
Airport Access

- 20 Minutes from Youngstown/Warren Regional Airport

Metro Bus Access

- 10-minute walk to Palmyra Rd. & York Ave. Bus Stop
 - City may work with large employers if a new stop is required
- 28 Warren Express (WRTA) starting at Federal Station in Youngstown
 - Serves approximately 1.5m passengers annually

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Your area is a hotspot for this kind of talent. The national average for an area this size is 10,661* employees, while there are 17,274 here.

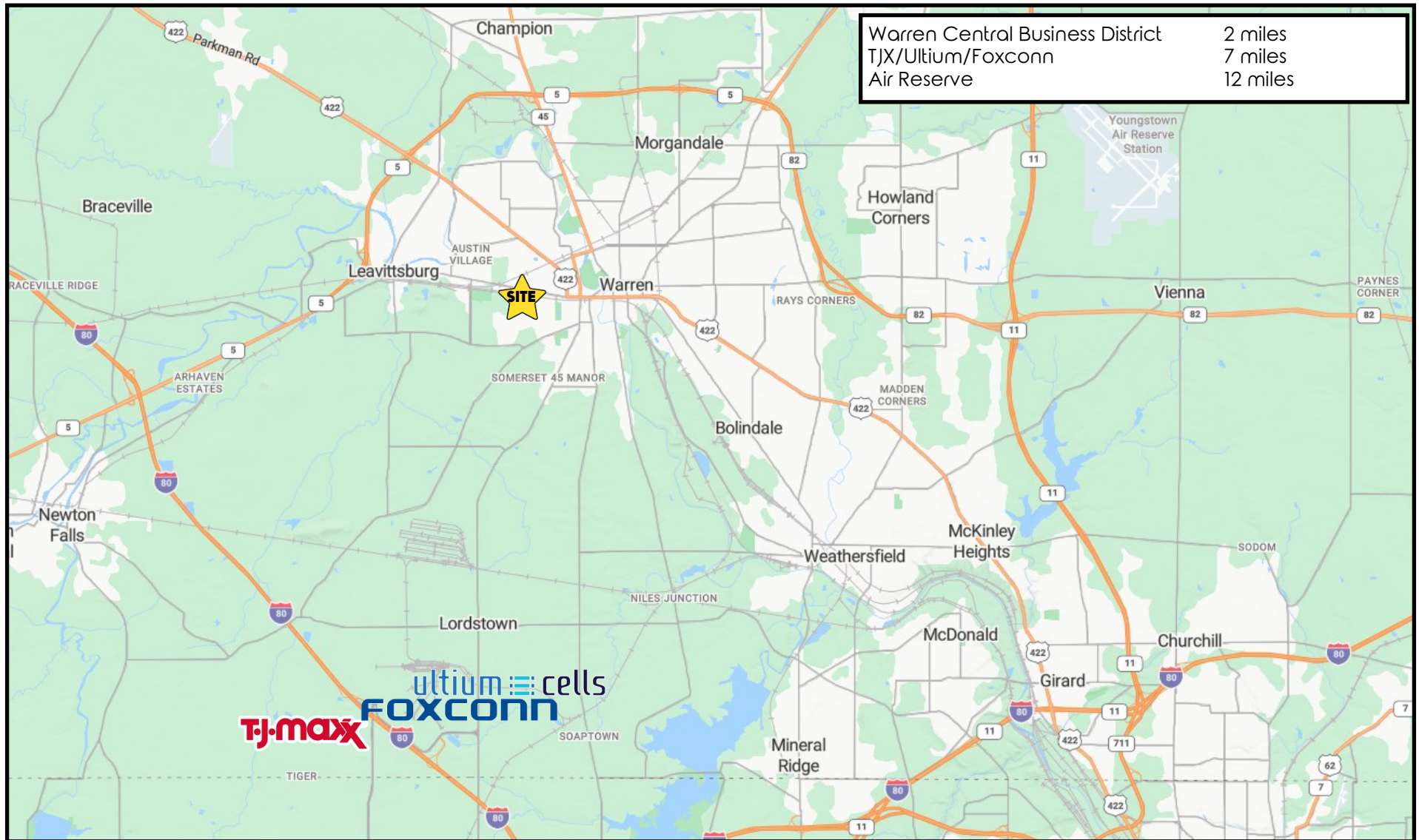
The cost for talent is about average in your area. The national median salary for Production Occupations is \$42,567, while you'll pay \$41,450 here.

*National average values are derived by taking the national value for Production Occupations and scaling it down to account for the difference in overall workforce size between the nation and your area. In other words, the values represent the national average adjusted for region size.

Lake to River Economic Development Youngstown Warren Area Largest Employers List

Mercy Health	Multi-County	Youngstown OH	Hospital Services	4,300
Ultium Cells LLC	Trumbull	Lordstown OH	Automotive EV Batteries	2,000
AIM NationalLease	Trumbull	Girard OH	Trucking	1,000
Mahoning County	Mahoning	Youngstown OH	County Government	1,600
Southwoods Health	Multi-County	Boardman	Health Care Hospitals	1,000
Trumbull County	Trumbull	Warren OH	County Government	1,280
Windsor House	Multi-County	Various locations	Nursing Homes/Assisted Living	1,500
Air Reserve Station	Trumbull	Vienna OH	Military	1,792
Youngstown State University	Mahoning	Youngstown OH	Higher Education	1,200
Akron Children's Hospital	Mahoning	Boardman OH	Hospital Services	800
Steward Health System	Multi-County	Youngstown, OH	Hospital Services	800
TJX Companies	Trumbull	Lordstown, OH	Household Goods Distribution	800
Wal Mart	Multi-County	Various locations	Retail Chain	842

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PHASE I	
LOCATION	Warren City; Trumbull County
YEAR BUILT	Scheduled for completion 8/2025
RENTABLE AREA	98,280 SF +/-
SITE AREA	9.85 acres
BUILDING DEPTH	378'
CLEAR HEIGHT	32'
COLUMN SPACING	Typical Bay: 54' x 50' Speed Bay: 54'x 60'
SPRINKLERS	ESFR
LIGHTING	High bay LED
DOORS	5 dock doors + 2 drive-in doors; rear dock
TRUCK COURT	185'
TRAILER PARKING	27
CAR PARKING	48
RENT	\$8.00/SF NNN
PRICE	\$12,000,000

DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	9,105	45,519	67,959
HOUSEHOLDS	3,545	16,870	28,863
MEDIAN AGE	38.8	38.5	41.4
AVERAGE HH INCOME	\$34,884	\$41,916	\$51,078

UTILITIES	
GAS	On the IP pipelines a total of around 45 mcfh is available without any betterments. The 3" IP on Victoria could support 30 of the 45 mcfh without betterments.
ELECTRIC	800A 3 Phase / 5MW
WATER	14" main from front street heading south 10" water main to the proposed pump house across Victoria St.
SEWER	10"
INTERNET	Fiber (Brightspeed)

LAND
12-76 acre sites available: \$40,000/acre

INCENTIVES
Local tax abatements and State grants and financing available upon request

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