

# 1617 Warren Ave

1617 Warren Ave, Niles, OH 44446

Presented by  
Rachel Stahlman Realtor

Price: \$1,400,000



# 1617 Warren Ave

1617 Warren Ave, Niles, OH 44446



Prime investment opportunity or owner operated business. Currently used as a Trucking company. Two Large buildings with 10.81 acres all under gravel. Office building was built in 1986 and has 4000sq ft of space with 6 separate offices, kitchenette, restrooms , lots of storage, showroom and a conference room/break room. New hot water heater, security system, glass block widows, some flooring, lighting and of the three electric heat pump one new one and much more. Zoned as Truck Terminal. City Water and septic.

Larger warehouse building built in 1966 with 11,200 sq ft. Six 14ft high by 12ft drive in Five electric doors. Two drive through with floor drains. 15 ton/30,000lbs over head crane.

Used Oil burner for heat. New LED lights. Includes Restroom, Office and breakroom. 880 sq ft Locked Tool and parts room in back. Commercial air compressor. 3 new garage door openers with two new doors. Near new construction, Industrial park and close to route 422 and the Ohio turnpike. This versatile commercial property offers endless possibilities for a variety of business uses.

**Rachel Stahlman**

[aff.corner@gmail.com](mailto:aff.corner@gmail.com)

(330) 978-7750

**Rachel Stahlman Realtor**

10.81 acres under gravel

Office space 4000 sq ft with 6 offices Warehouse/Shop 11,200 sq ft

over head crane 15 ton

Six 14ft garage doors

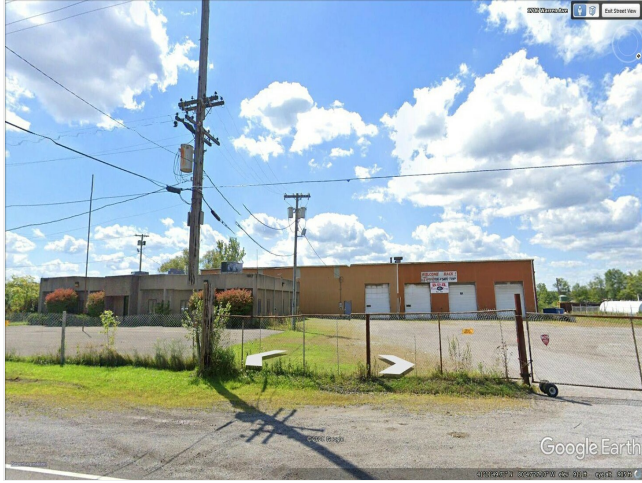
Two pull through doors with floor drains

# 1617 Warren Ave

1617 Warren Ave, Niles, OH 44446

# 1617 Warren Ave

1617 Warren Ave, Niles, OH 44446



Primary Photo



IMG\_6766

## Major Tenant Information

Tenant	SF Occupied	Lease Expired
Higg Trucking	-	

# 1617 Warren Ave

1617 Warren Ave, Niles, OH 44446

## Property Photos



IMG\_6786



IMG\_6783

# 1617 Warren Ave

1617 Warren Ave, Niles, OH 44446

## Property Photos



IMG\_6797



IMG\_6793

# 1617 Warren Ave

1617 Warren Ave, Niles, OH 44446

## Property Photos



IMG\_6758



IMG\_6757

# 1617 Warren Ave

1617 Warren Ave, Niles, OH 44446

## Property Photos



IMG\_6818



IMG\_6817

# 1617 Warren Ave

1617 Warren Ave, Niles, OH 44446

## Property Photos



IMG\_6815



IMG\_6811

# 1617 Warren Ave

1617 Warren Ave, Niles, OH 44446

## Property Photos



IMG\_6805



IMG\_6802

# 1617 Warren Ave

1617 Warren Ave, Niles, OH 44446

## Property Photos



IMG\_6801



IMG\_6808

# 1617 Warren Ave

1617 Warren Ave, Niles, OH 44446

## Property Photos



Building Photo

# 1617 Warren Ave

1617 Warren Ave, Niles, OH 44446

## Location

