

# AVAILABLE FOR LEASE

300,000 SF SPEC WAREHOUSE

MUTH ROAD, LORDSTOWN  
ACCESS TO  
OHIO TURNPIKE AND  
MAJOR INTERSTATES



**Lease Rates**  
Warehouse: \$8.00/SF NNN  
Office: \$15.50/SF NNN

**Estimated  
Operating Expenses**  
\$2.07/SF

## HIGHLIGHTS

- **Delivering November 2024**
- Minimum Divisible: **36,500 SF**
- **21.96 AC** Site
  - PPN 45-903688 (12.81 AC)
  - PPN 45-903689 (8.81 AC)
- Current Zoning: I-1 Industrial



**300,000 SF**  
WAREHOUSE BUILDING



**4 MINUTES**  
TO HIGHWAY ACCESS



**21.96 AC**  
SITE SIZE

**TERRY COYNE, SIOR, CCIM**  
Vice Chairman  
216.218.0259  
Terry.Coyne@nmrk.com  
Licensed Real Estate Broker

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**NEWMARK**

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# 300,000 SF SPEC WAREHOUSE

Muth Road | Lordstown, Ohio

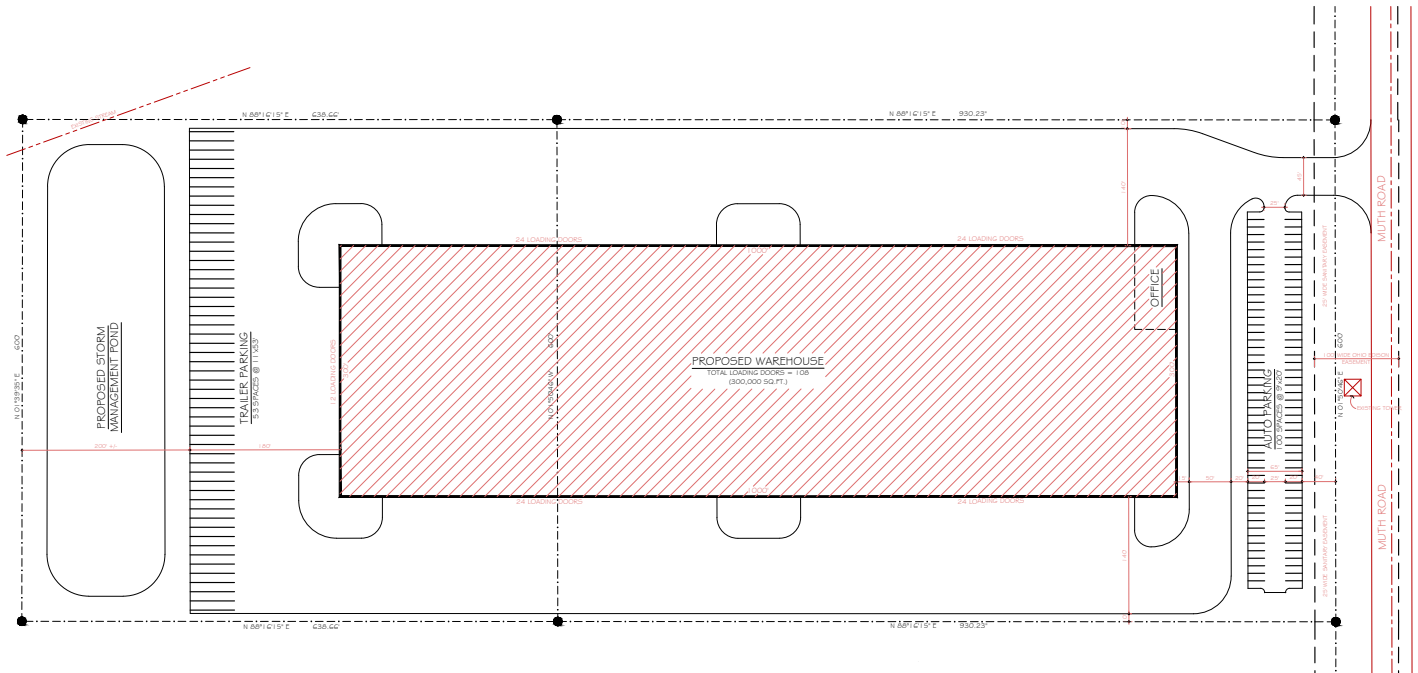
Project Site



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## Floor Plan



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Muth Road | Lordstown, Ohio

## Area Industrial Overview



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Location Map

