

INDUSTRIAL PROPERTY - FOR LEASE OR SALE

265 State Street, Leetonia Ohio 44431

46,126 square feet on 7.6 acres



For further details contact: Jim Grantz, SIOR – 330-518-7900
grantz.james@gmail.com

ALL INFORMATION BELIEVED TO BE CORRECT BUT NOT GUARANTEED.

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PRICE: For Sale - \$500,000.

For Lease - \$2.50 per square foot plus real estate taxes and building insurance.

LAND: 7.6 acre total land area.

POWER: 3-ph, 800 amp service.

BUILDING: 46,126 square feet constructed in 1945.

REAL ESTATE TAXES: \$4,683.70 annual, 2024 tax year. 2 parcels #58-0076 and 58-00054

LOCATION: Leetonia, Columbiana County, Ohio.

DEMOGRAPHICS: 1 Mile 3 Miles 5 Miles

Population	1,877	5,211	21,771
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Households	732	2,050	9,123
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Average HH \$	\$71,619	\$74,441	\$72,398
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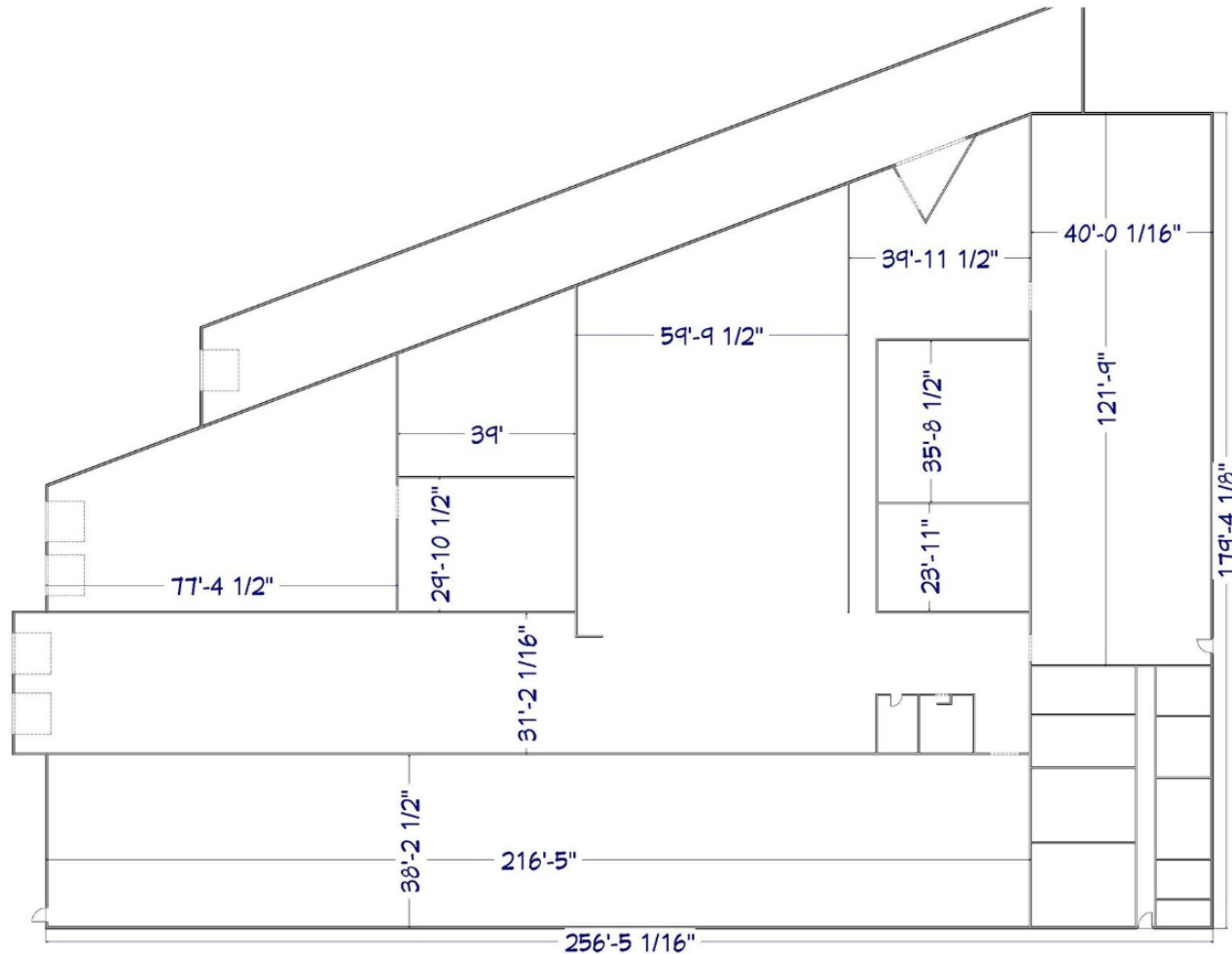
MODIFICATIONS: Owner is willing to improve property for a minimum 3 to 5 year lease term.



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Lewis
Edward J. Lewis, Inc.

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