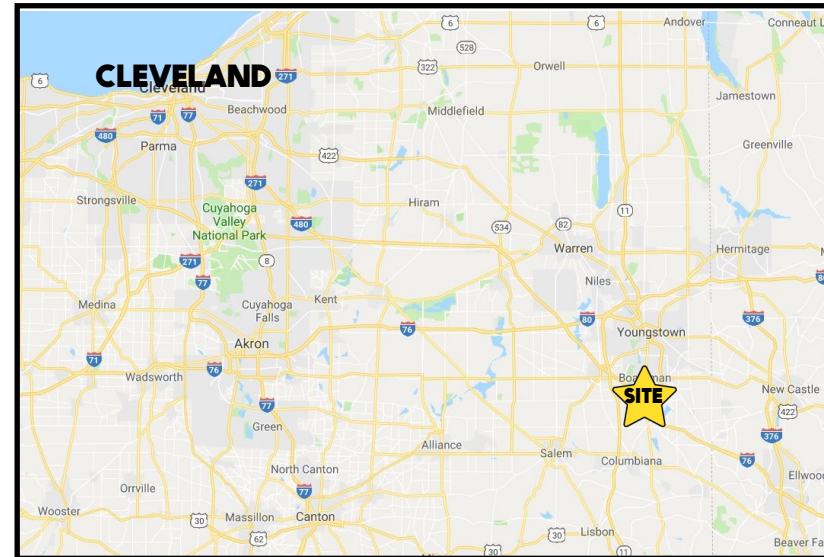


LOCATION

85-95-97 Karago Ave, Boardman, OH 44512



HIGHLIGHTS

- Just off State Route 7 (Market St)
- 2 miles from OH Turnpike & I-680
- Available 2026: 85) 11-12: 7,400 SF with 2 drive-in doors
- Available 2026: 97-7: 2,400 SF with dock + drive-in door
- Available 10/2026: 97-8: 2,400 SF with dock + drive-in door
- Rent includes water / gas; Tenant pays electric

TRAFFIC

Market Street = 13,122 VPD

CONTACT

BILL KUTLICK

330.565.5701

bkutlick@platzrealtygroup.com

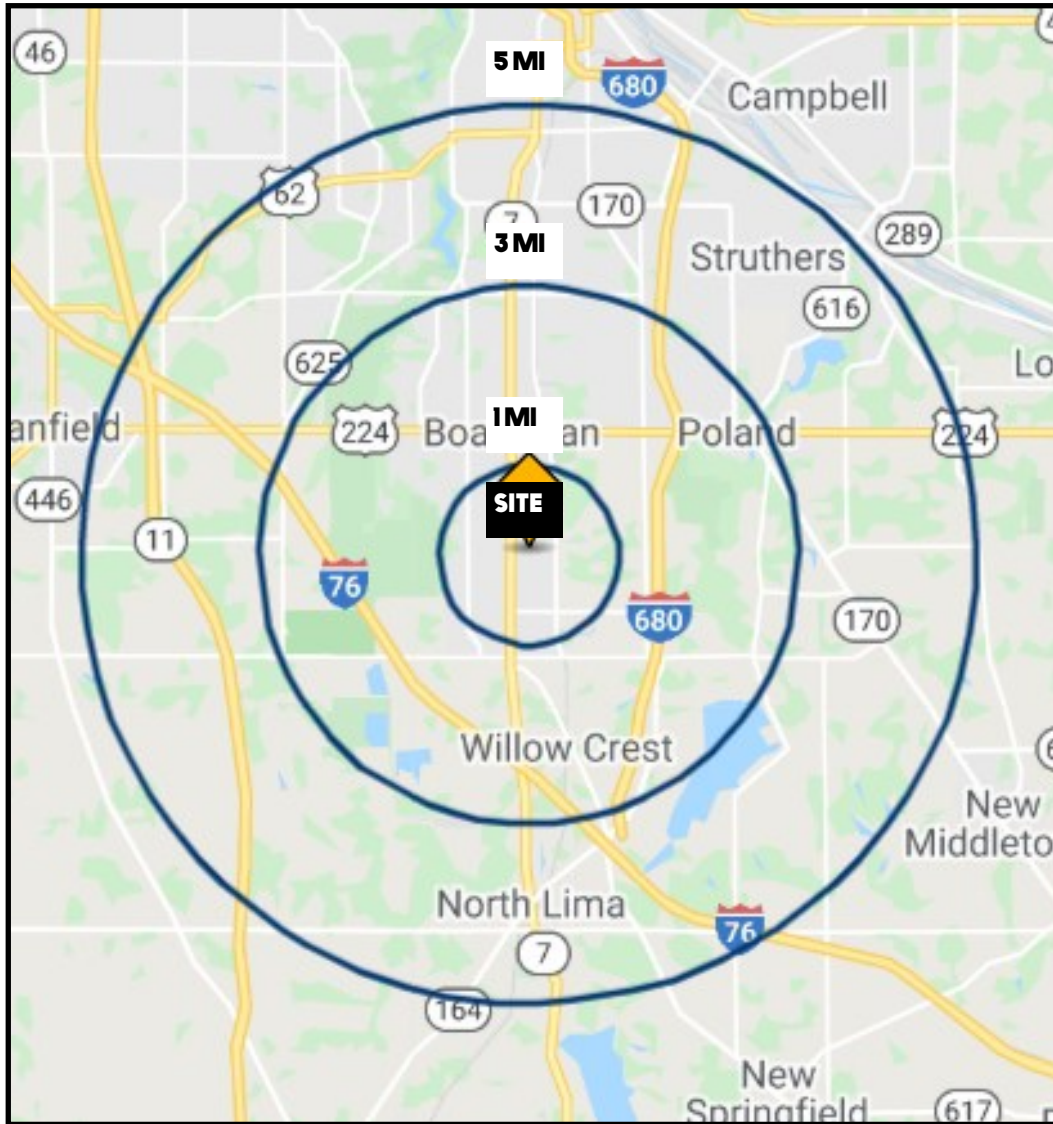
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	3,996	34,746	95,307
HOUSEHOLDS	1,863	15,120	40,222
AVERAGE AGE	45	44	43
MEDIAN HH INCOME	\$69,835	\$66,440	\$55,974

SITE INFORMATION

LOCATION	Boardman Township; Mahoning County
PROPERTY TYPE	Warehouse/ Office/Flex Space
PARKING	Ample parking available
UTILITIES	Water and gas included in rent
AVAILABLE UNITS	18' ceiling 85) 11-12 7,400 SF + 2 drive-in doors 97)7: 3D Tour 2,400 SF, dock + drive-in door 97)8 Available 10/2026 2,400 SF, dock + drive-in door Rent: \$7.00/SF Gross - Tenant pays electric

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