

LOCATION

4030 Simon Rd, Boardman, OH

**HIGHLIGHTS**

- Industrial warehouse opportunity!
- Can be used by a single user or as a multi-tenant investment
- 2 drive-in doors and 1 dock door
- 15' ceiling height
- 480 V / 3 phase power
- Neat, clean, well cared for space

**3D TOUR** [Tour](#)**CONTACT****GARY LASKO**

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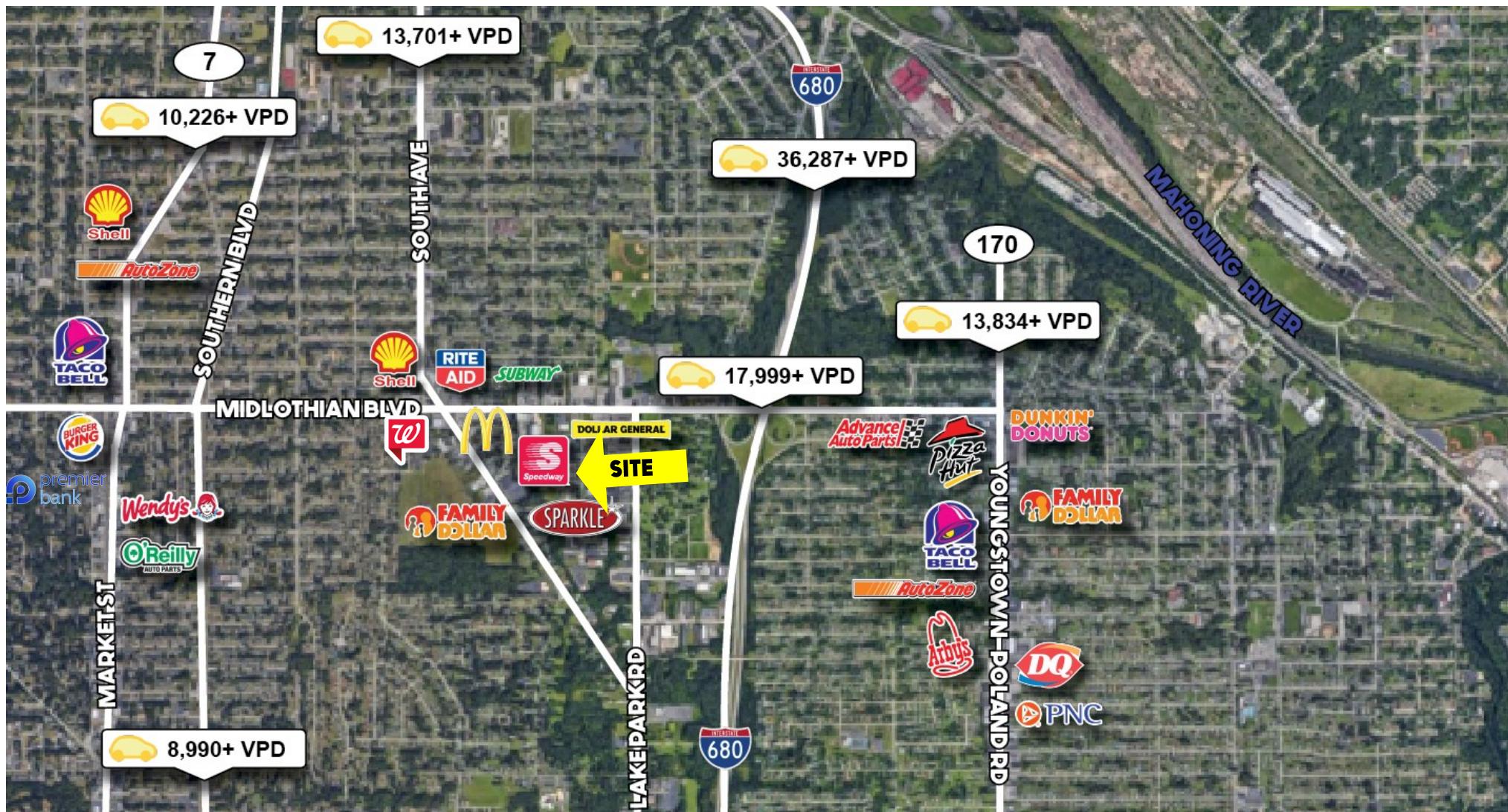
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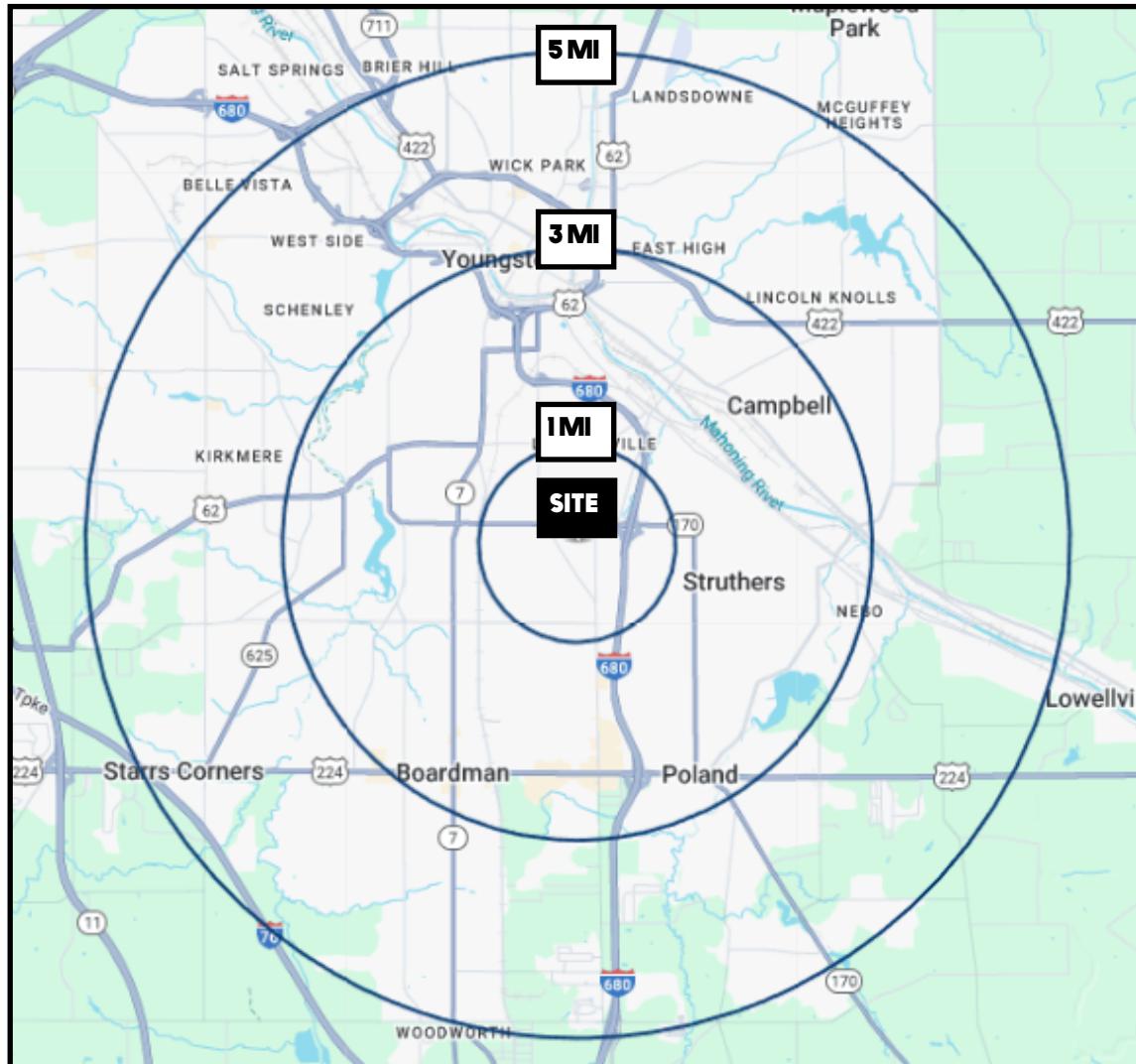
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	10,218	68,838	140,514
HOUSEHOLDS	4,286	29,413	60,055
MEDIAN AGE	39	41	42
AVERAGE HH INCOME	\$51,481	\$56,555	\$62,375

SITE INFORMATION

LOCATION	Boardman Township Mahoning County
PROPERTY TYPE	Warehouse
ZONING	Industrial
CEILING HEIGHT	15' at the center
POWER	480 V / 3 Phase
YEAR BUILT	1953 and 1990
SIZE	28,460 SF
PRICE	\$1,480,000

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