

FOR LEASE OR SALE

Multi-Purpose Commercial Warehouse

High Visibility

1251 West Market Street, Warren, OH 44485



- **Building Size: 21,760 SF**
- **Floor Plates: 10,880 SF**
- **Land Size: 1.06 Acres**
- **Excellent Location**

Parking:	Adjacent surface spaces
Includes:	1 Truck Dock
	2 Drive-In Doors
	Sprinkler System
	1 Freight Elevator
	480v/200Amps
Rent:	\$3.00/SF NNN
Sale:	\$325,000



Property Overview

1251 West Market Street is located in Warren, Ohio, and consists of 21,760 SF throughout this two story building. This building is set to benefit from the locations high traffic count, signalized corner, and over 350 ft of frontage.



Demographics

	<u>2 mile</u>	<u>5 mile</u>	<u>10 mile</u>
2023 Pop.	24,713	69,129	156,090
2023 HH	9,898	28,559	64,465
Med HH Inc	\$26,018	\$39,088	\$47,088
Day Employees	11,812	42,085	75,206

Daily Traffic: 12,380 vehicles

The information submitted herein is not guaranteed. Although obtained by reliable sources it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

