

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

- 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
Executive Vice Chairman
216.218.0259
Terry.Coyne@nmrk.com
Licensed Real Estate Broker

Terry **COYNE**.com

NEWMARK

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Muth Road | Lordstown, Ohio

Project Site



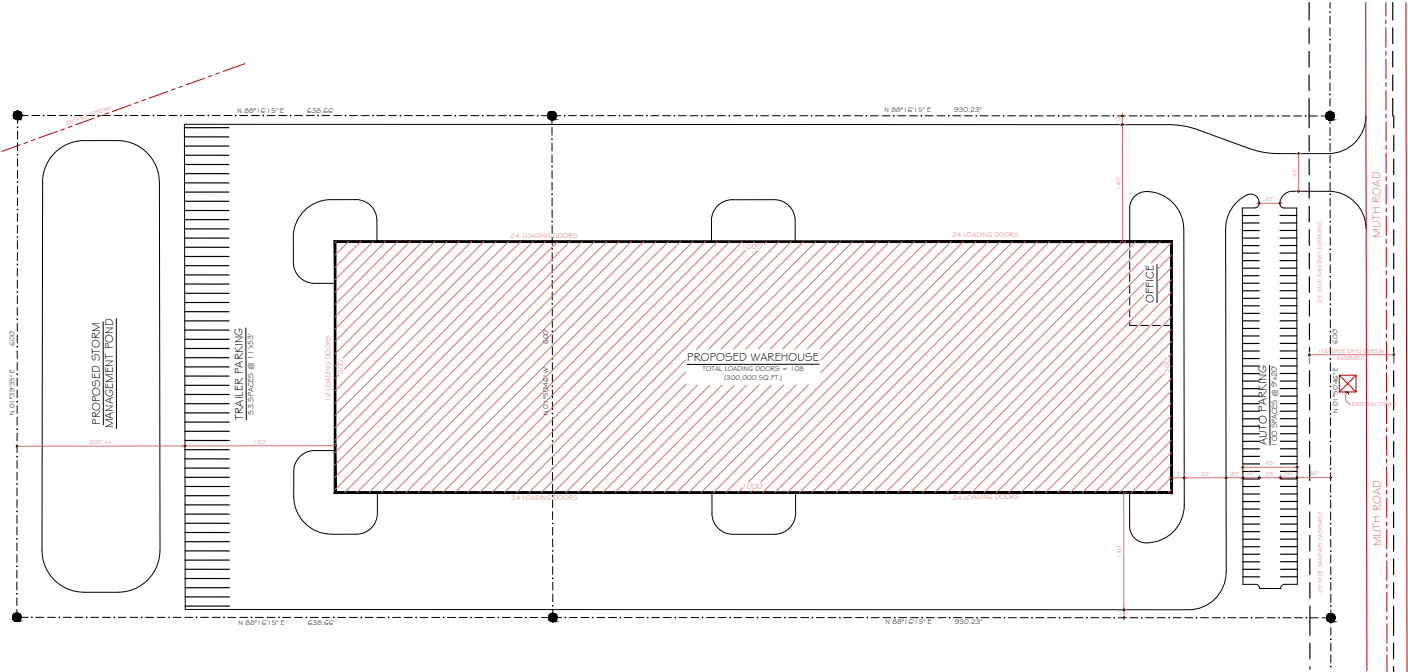
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Floor Plan



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Area Industrial Overview



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Location Map

