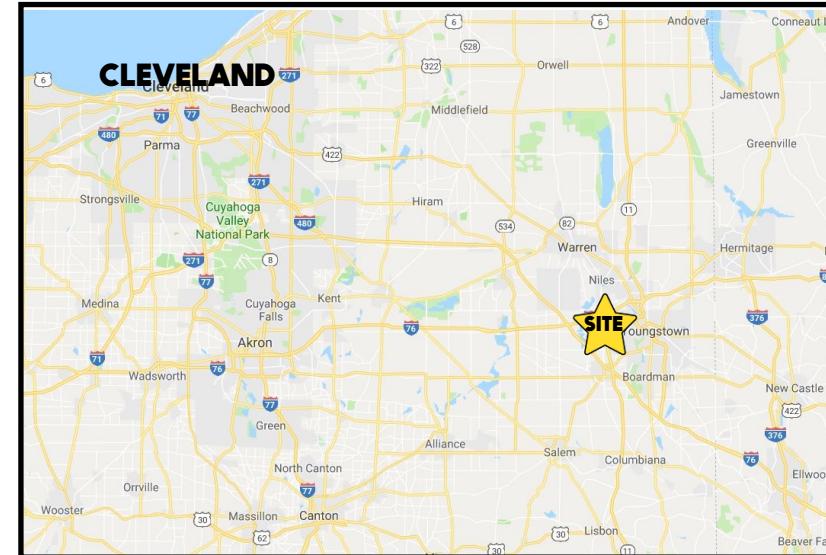


**LOCATION**

3700 Oakwood Ave, Building 4, Youngstown, OH 44515

**HIGHLIGHTS**

- 8,400 SF warehouse building in Austintown, OH
- Four drive-in doors (3 on the front, 1 on the side)
- Interior truck well
- Just west of Meridian Rd
- Close to I-680 and Mahoning Ave

**3D TOUR:** [3700 Oakwood](#)

**CONTACT****DON THOMAS**

501.269.3827

dthomas@platzrealtygroup.com

Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

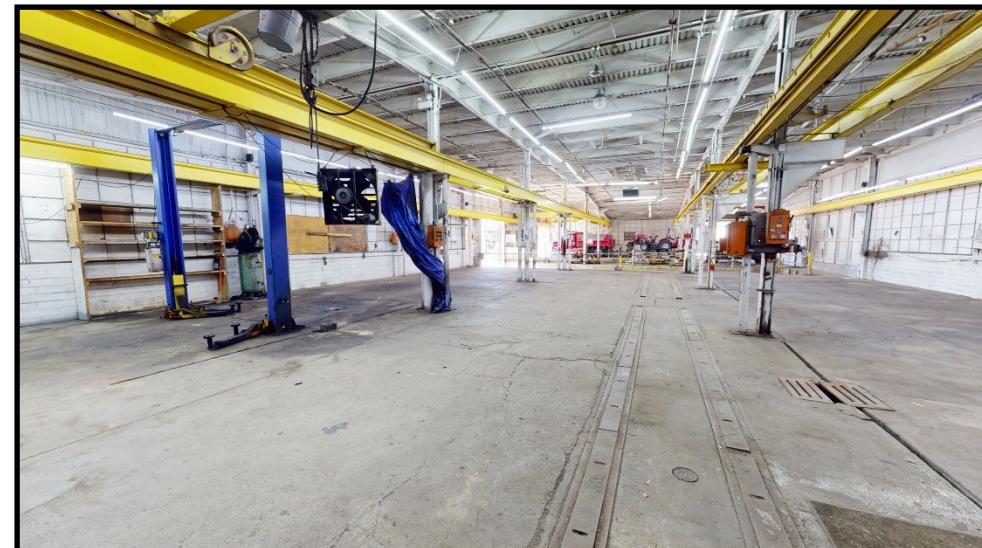
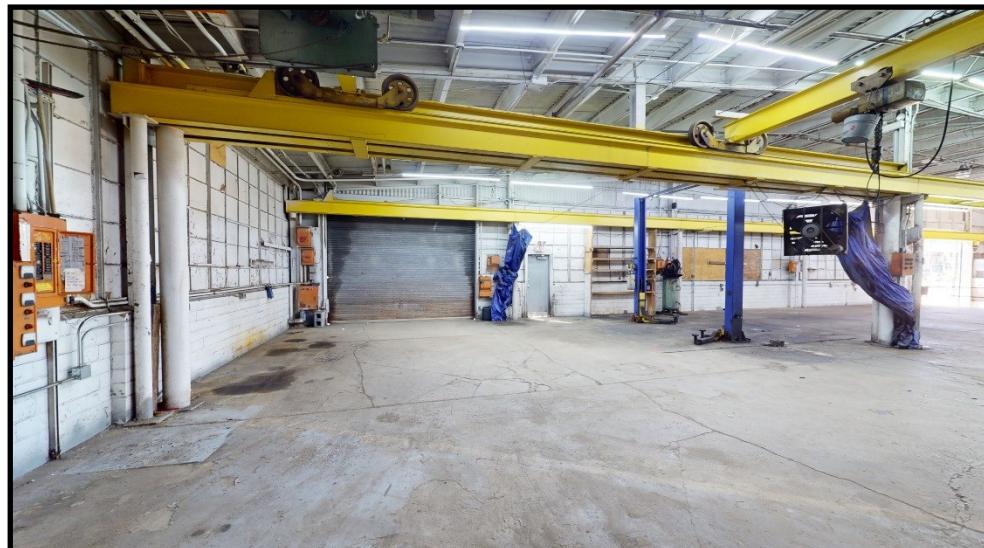
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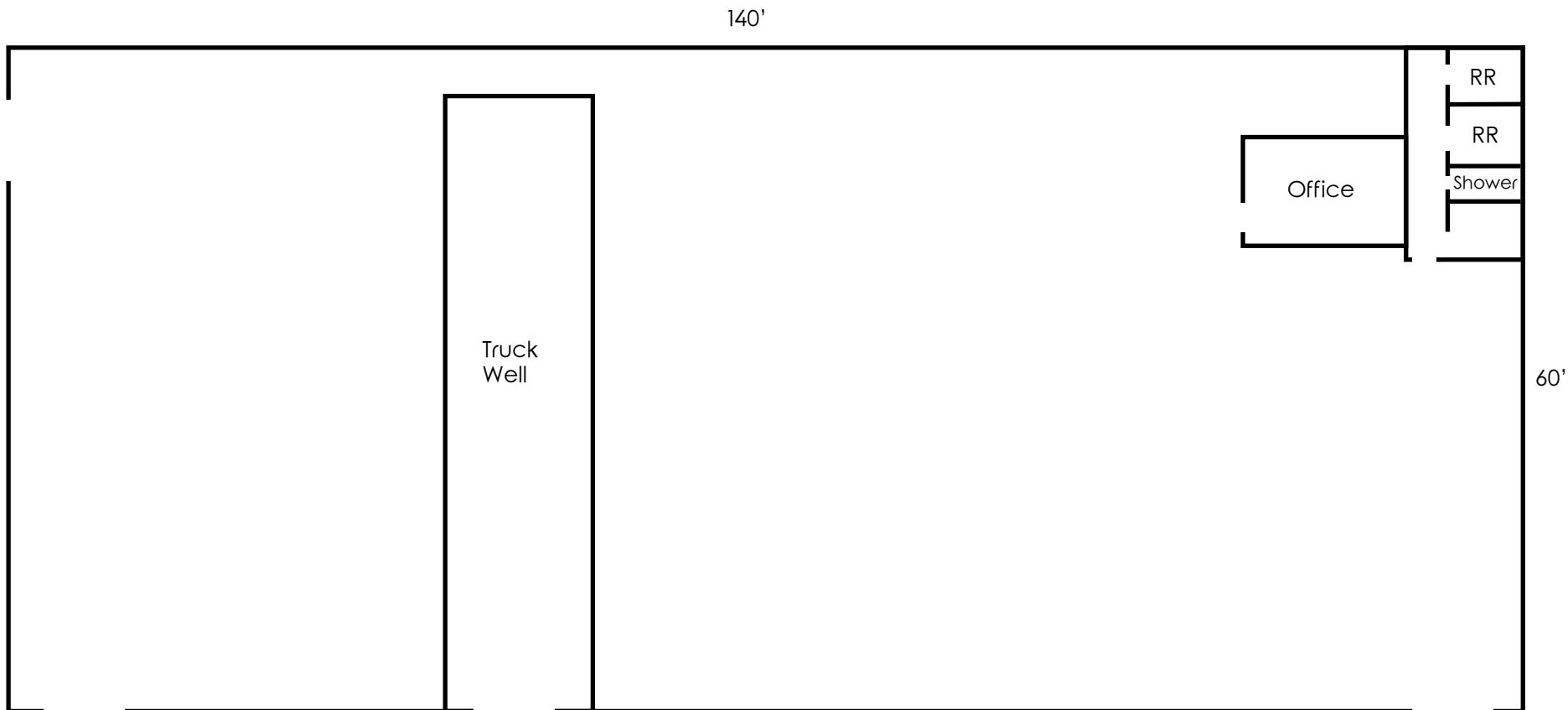
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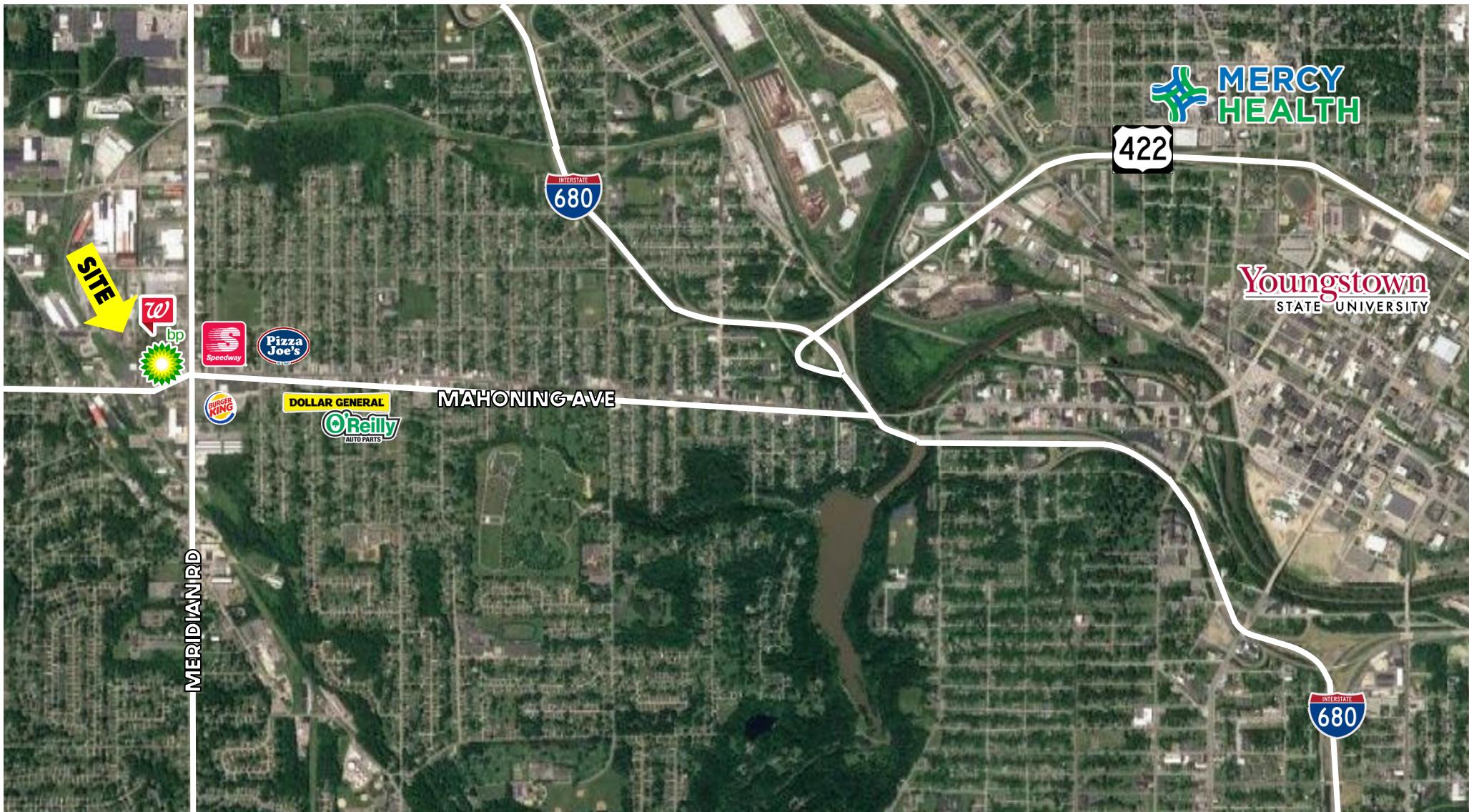
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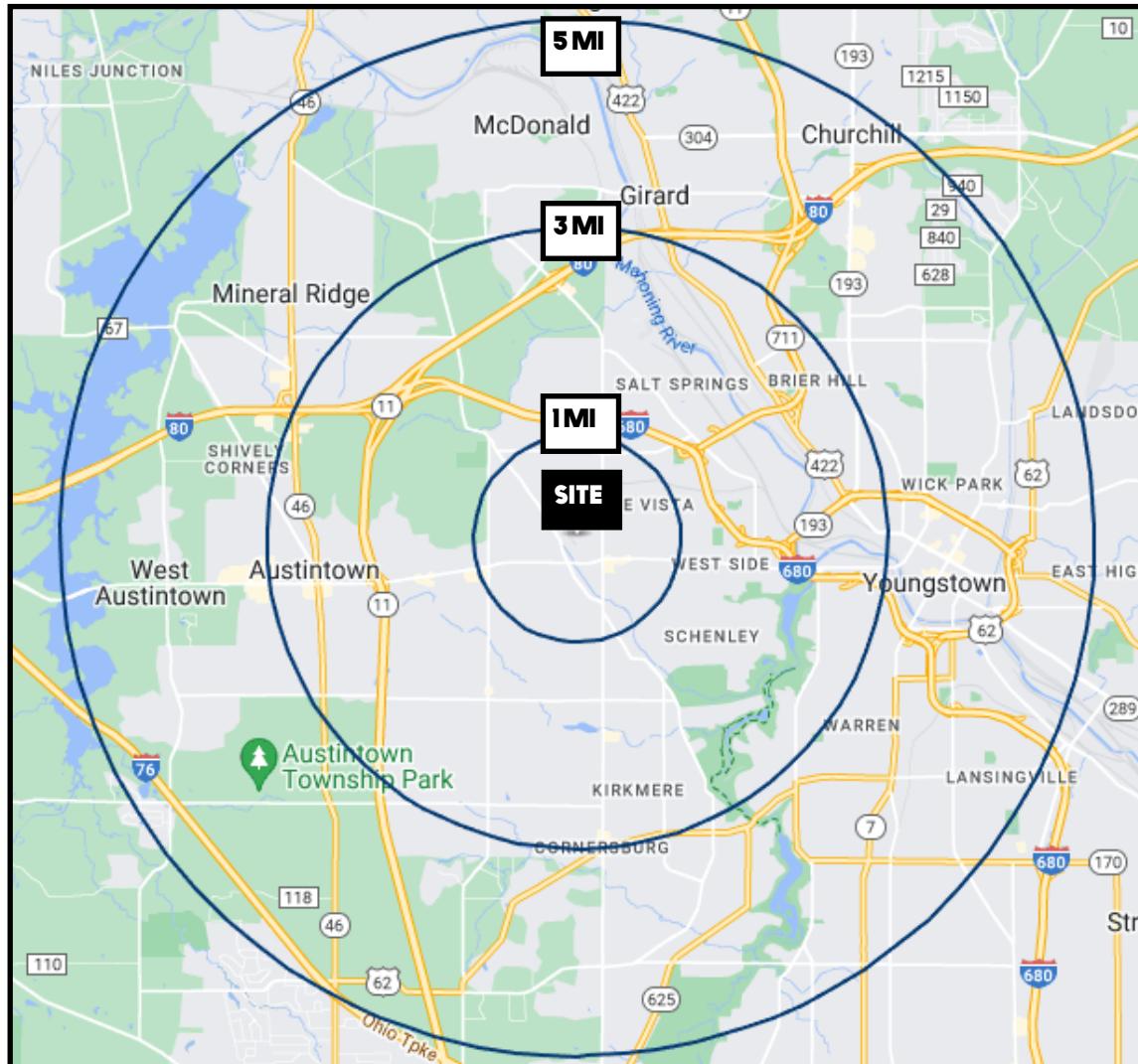
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DEMOGRAPHICS	1 MI	3 MI	5 MI
<b>POPULATION</b>	7,846	49,175	122,207
<b>HOUSEHOLDS</b>	3,365	21,265	50,058
<b>MEDIAN AGE</b>	41	42	42
<b>AVERAGE HH INCOME</b>	\$48,125	\$52,973	\$57,909

## SITE INFORMATION

<b>LOCATION</b>	Austintown Township Mahoning County
<b>PROPERTY TYPE</b>	Warehouse
<b>DOORS</b>	4 drive-in doors w/ 1 truck well
<b>ZONING</b>	Industrial
<b>SIZE</b>	8,400 SF
<b>BASE RENT</b>	\$6.50/SF
<b>CAM CHARGES</b>	\$1.00/SF

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