

**SELLER
FINANCING
AVAILABLE**

FOR SALE OR LEASE

504 Walnut Street SE Niles, Trumbull County, OH 44446

An approximately 186,450 SF heavy industrial building in the manufacturing district of Niles on some 11.01 acres of land.



Building description includes:

- Steel superstructure set in concrete foundations. Interior, mostly sprayed w/insulation. Center monitor windows throughout which have been recalked and glass replaced as needed.
- 12' to 17' clear span ceiling height.
- Mostly 40' x 20' column spacing.
- Floors are reinforced concrete.
- Lighting is LED.
- Heating is by overhead tubular style in some areas & gas fired overhead radiant units over specific areas.
- 5 interior tractor trailer docks
- 4 interior sunken docks for flatbed & Conestoga type trailers w/tarp.
- 9 overhead bridge cranes ranging in size from 3 ton to 10 ton. Combination of pendant & remote controlled operated. Maintained by Industrial Crane & Hoist of Akron.

CONTACT: Edward J. Lewis, Inc. (330) 746-6581
27 S. Hazel Street
Youngstown, OH 44503
Scott Lewis
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ejlewiscommercial.com

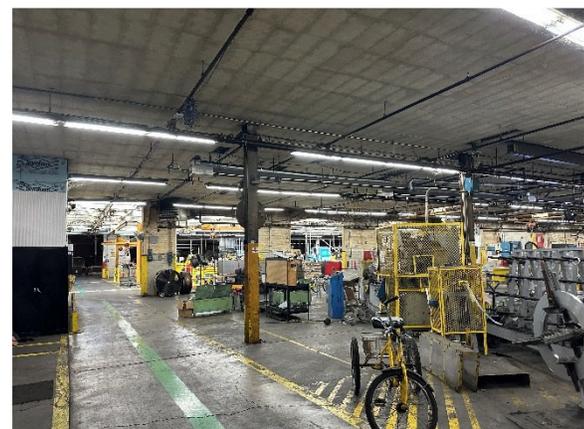
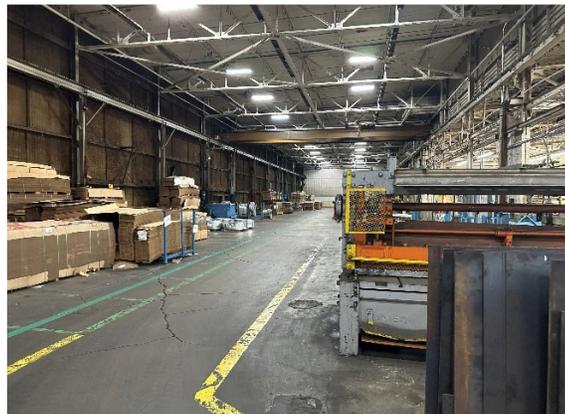
Lewis
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Utilities and Other Amenities.

Electrical: 480 Volt substation rebuilt by owner in 2014, 500 KVA w/1200 amp. Then a 240 Volt substation with 1000 KVA.

Utilities: Sewer, water & gas all public.

Office: Approx. 4,500 SF w/individual office space, open work areas, conference room, rest rooms and lunch/coffee area. Mostly 9"x 14" acoustical ceiling tile.

Office HVAC: Two gas operated boilers providing combination of some static and mostly forced air. There are two outside condenser units for a/c.

Sprinkler System: Dry system that provides fire protection for the majority of the building.

Environmental: Arcadis, VAP (air program) providing compliance with a mechanical rotation system to reduce potential trichloroethylene (TCE) contamination. The vendor providing the system maintenance and compliance is Arcadis of Akron. The expense is covered by a third-party company, National Gypsum.

Transite: There is a requirement to paint the exterior of the building every 10 years for environmental compliance of Transite. The last painting was reported in 2023.

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Aerial Location



Zoning Map



Trumbull County Parcel ID #'s:

25-69580 & 25-695300

Real Estate Taxes: tax year 2024 =
\$18,064.44

Zoning: City of Niles heavy manufacturing.

Roof: A majority portion of the roof was replaced in 2018. The topside material is TPO and EPDM. Much of the roof is with interior exposed fiber glass or foam ceiling, a gypsum layer covered by TPO or space in some areas EPDM.

Construction: Reportedly original construction with additions in years: 1910, 20, 30, 40, 50 & 1973.

Purchase Price:

REDUCED TO:

\$4,300,000

Lease Price:

**\$3.25 per square foot
triple net (NNN).**

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