

# FOR SALE/LEASE

#### **LOCATION**

900 Pine Ave SE, Warren, OH



# CLEVELAND Beachwood Middlefield Strongsville Cuyahoga Valley National Park Falls Akron Wadsworth Boardman New Castle Columbiana Elivooc Morth Canton Orrville Wooster Massillon Canton Beaver Fa

#### **HIGHLIGHTS**

- Open floor plan with windowed offices
- Next to Kimberly Clark's future facility
- Ample on site parking
- ADA compliant
- Could be converted to testing or lab center

#### CONTACT

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# **EXTERIOR**









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## **INTERIOR**





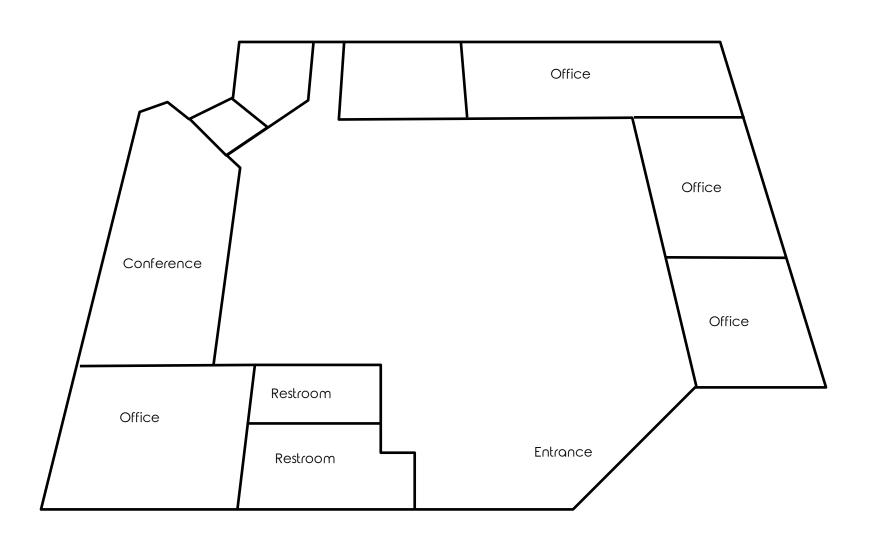




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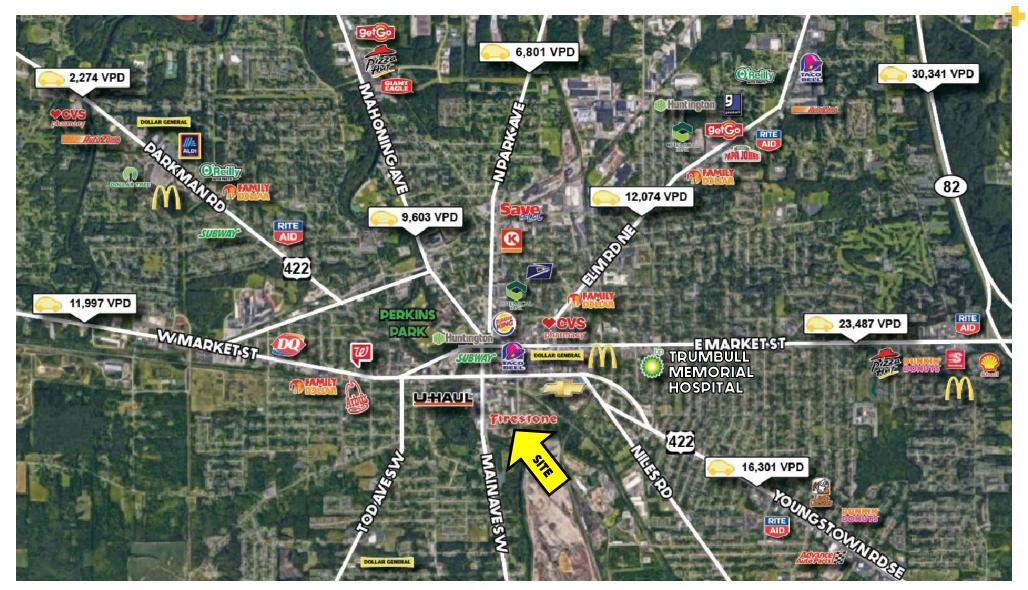




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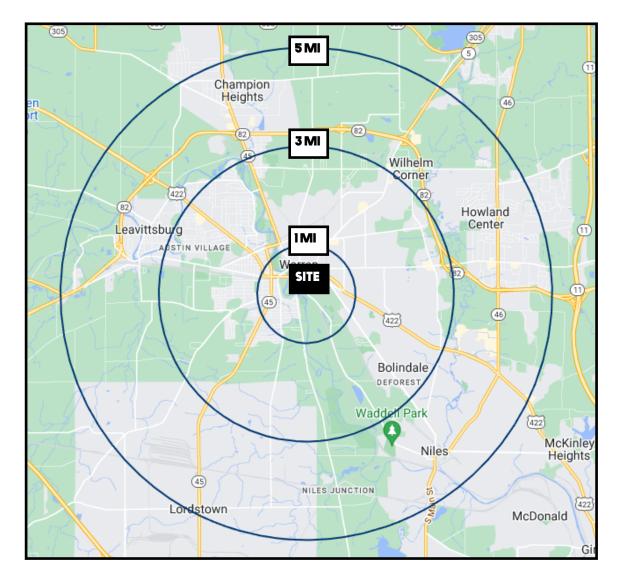
# **AERIAL MAP**



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# **SITE INFORMATION**



DEMOGRAPHICS	IMI	3 MI	5 MI
POPULATION	6,730	48,013	83,967
HOUSEHOLDS	2,713	20,393	36,033
MEDIAN AGE	36	40	42
<b>AVERAGE HH INCOME</b>	\$29,900	\$45,712	\$56,144

SITE INFORMATION		
LOCATION  PARCEL	Warren City Trumbull County 39-471501	
PROPERTY TYPE	Office	
ZONING	Manufacturing A	
YEAR BUILT	1974	
SIZE	3,903 SF on 1.21 acres	
REAL ESTATE TAXES	\$2,084/year	
PRICE	\$150,000 Lease Rate: TBD	

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