

FOR SALE



Flex Space Condo

493 Bev Road, Unit 4 Building A
Youngstown, OH 44512

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Section 1

Property Information



Property Summary

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PROPERTY HIGHLIGHTS

- Prime Boardman/Youngstown industrial location with immediate access to I-680 and major logistics corridors, surrounded by thriving businesses and strong industrial demand.
- Flexible 7,200 SF industrial condominium with a customizable layout, 10' drive-in door, multiple access points, abundant parking, and efficient mechanical systems.
- Exceptionally well-maintained property with zero major repairs needed in the last three years; ideal for service companies, distributors, trades, or office/warehouse users seeking a low-capex facility.
- Comprehensive Condominium Association covering snow removal, landscaping, trash, parking lot upkeep, and all exterior building maintenance—including roof, windows, siding, and doors—providing predictable operating costs and minimal ownership responsibilities.

OFFERING SUMMARY

Sale Price:	\$750,000
Price Per SF	\$104.16
Building Size:	7,200 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	18	230	1,014
Total Population	36	465	2,071
Average HH Income	\$107,103	\$94,975	\$85,752

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Property Description

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PROPERTY DESCRIPTION

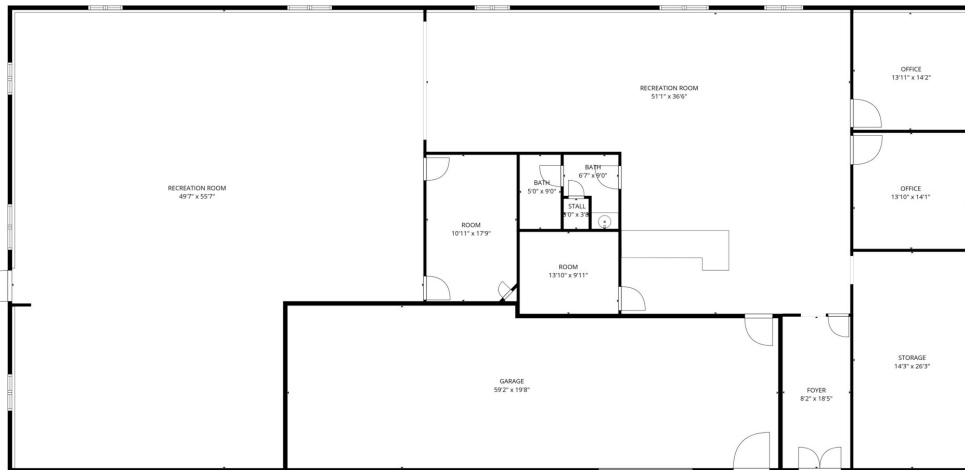
This versatile 7,200 SF industrial condominium offers a rare blend of functional space, low-maintenance ownership, and exceptional flexibility for a wide range of business uses. Located within a well-managed and highly regarded industrial condo development, this property has been meticulously maintained and offers an ideal environment for service companies, distributors, trades, light industrial users, or any business seeking an efficient headquarters with minimal operational overhead.

The space is currently occupied by H&M Distribution, who have operated here successfully for the past three years and are relocating to a different city. During their ownership, the property required no major repairs—highlighting the building's solid condition and the strength of the HOA's preventative maintenance program. The only upgrade completed during their tenure was the installation of a tankless water heater, adding efficiency and convenience for the next occupant.

Inside, the building layout is extremely customizable, featuring two front offices and wide-open storage/warehouse space that can be easily adapted to fit more office build-out, production areas, showroom concepts, or specialized industrial use. The building's simple structural design makes renovation cost-effective, and the clear, rectangular floor plan allows new users to design the space with maximum efficiency.

The property includes two front entrances and two rear entrances, as well as a 10-foot-wide drive-in bay, allowing excellent circulation for vehicles, equipment, and deliveries. Parking is abundant throughout the shared compound, providing effortless access for employees, customers, and service vehicles.

Supporting the building's comfort and operability are three HVAC systems (three furnaces and three exterior A/C condensers) and an attic space for additional storage or mechanical access. The building has no basement, reducing maintenance concerns and improving usability for industrial or commercial applications.



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CONDOMINIUM ASSOCIATION BENEFITS

A key advantage of this property is its comprehensive Condominium Association structure, which provides predictable operating costs and minimizes ownership responsibilities. The monthly fee of \$576 covers an exceptional range of exterior and site-related services, including:

- Snow removal
- Landscaping and full grounds maintenance
- Trash service
- Parking lot upkeep and repairs
- All exterior building maintenance, including roof, siding, windows, and doors

Owners are responsible only for interior maintenance and utilities (with trash already included). This greatly reduces unexpected expenses, ensures uniform property standards across the development, and provides a clean, well-maintained environment for all occupants.

The Condominium Association is known for being responsive, proactive, and committed to maintaining the complex at a high standard—protecting long-term value and offering peace of mind to both owners and tenants.



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ADDITIONAL INFORMATION

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LOCATION INFORMATION

Building Name	Flex Space Condo
Street Address	493 Bev Road, Unit 4 Building A
City, State, Zip	Youngstown, OH 44512
County	Mahoning
Market	Youngstown
Sub-market	Mahoning County
Township	Boardman
Signal Intersection	No
Road Type	Outlot
Market Type	Medium
Nearest Highway	3 Miles From I-680
Nearest Airport	47 Miles From Pittsburgh International Airport

BUILDING INFORMATION

Year Built	1997
Year Last Renovated	2023

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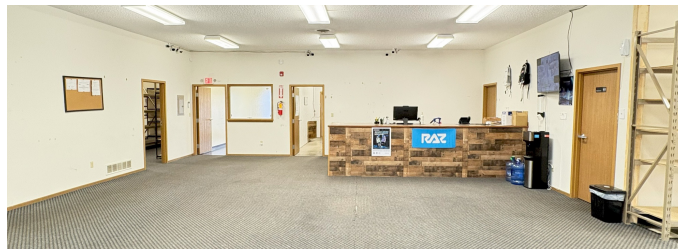
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Additional Photos

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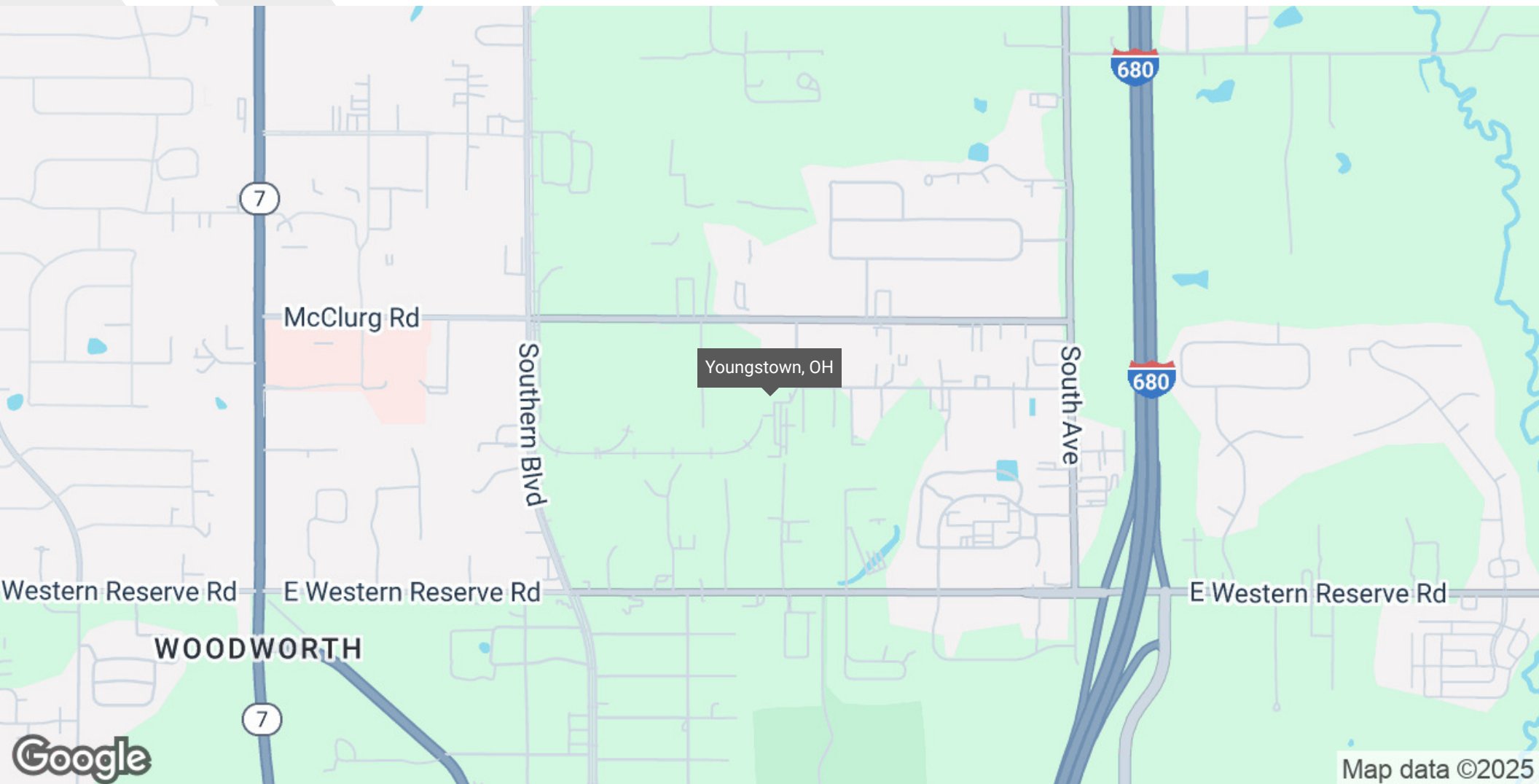
Section 2

Location Information



Regional Map

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Aerial Map

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Section 3

Demographics

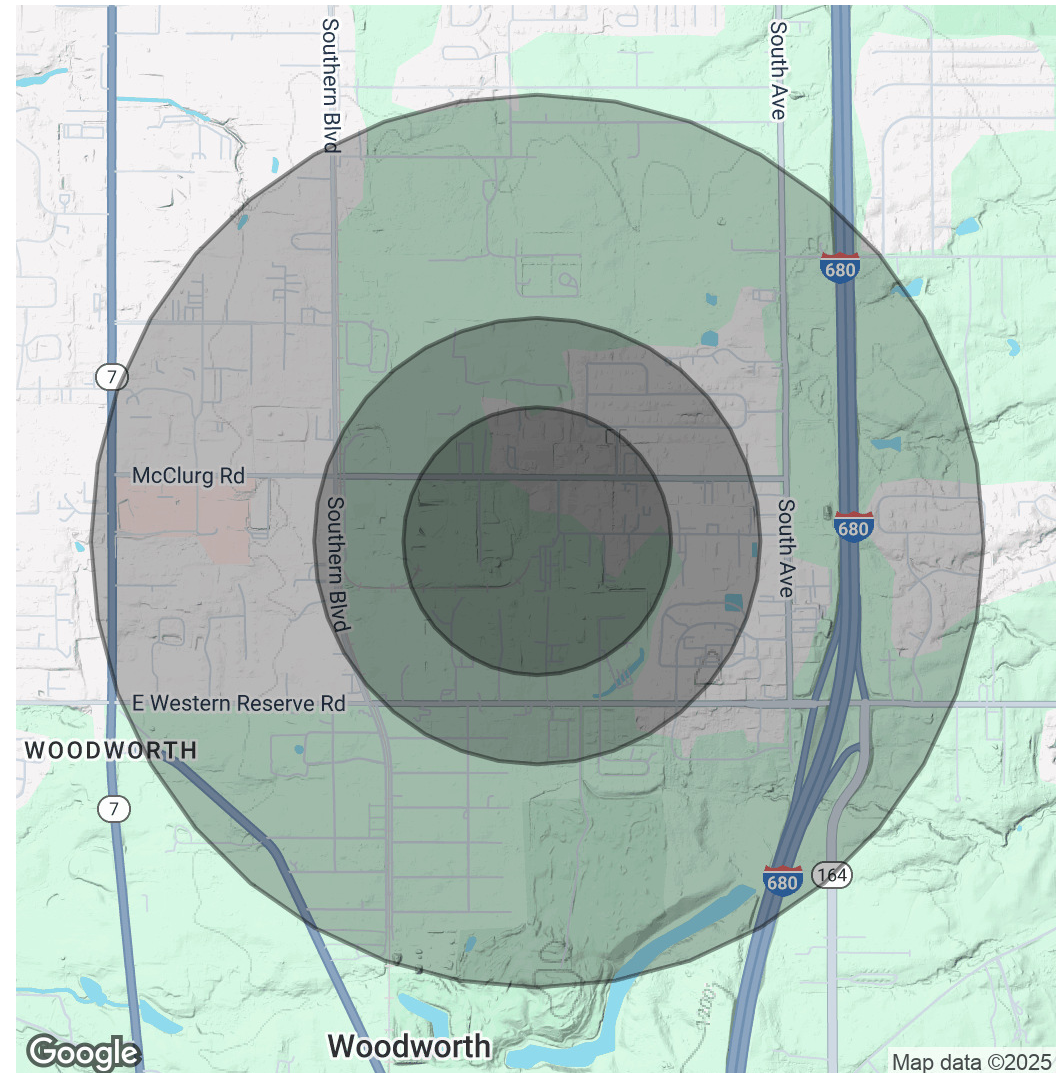


Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	36	465	2,071
Average Age	54	52	50
Average Age (Male)	52	50	48
Average Age (Female)	56	54	52
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	18	230	1,014
# of Persons per HH	2	2	2
Average HH Income	\$107,103	\$94,975	\$85,752
Average House Value	\$254,334	\$233,341	\$237,026

Demographics data derived from AlphaMap



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