

237 STATE ROAD

237 State Road, Ashtabula, OH 44004



**THE MASICA
COMPANY**

INDUSTRIAL PROPERTY FOR SALE



VIDEO

PROPERTY DESCRIPTION

10,452 SF Industrial building for sale. Building includes 1872 SF of office space with conference room, two private offices, bullpen area, kitchenette, locker room and restrooms. The shop area is 8,580 SF with an additional 1,872 SF storage/loft area above the office. There is 3-phase power and two 5-ton cranes in the shop. Two drive-in doors - North side is 12' X 13' and West side is 13' 6" X 14' 10".

LOCATION DESCRIPTION

Located on State Rd. just 6 miles north of I-90 and SR 11

OFFERING SUMMARY

Sale Price:	\$425,000
Lot Size:	2 Acres
Building Size:	10,452 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	315	11,995	19,763
Total Population	691	28,908	48,948
Average HH Income	\$48,247	\$42,828	\$47,649

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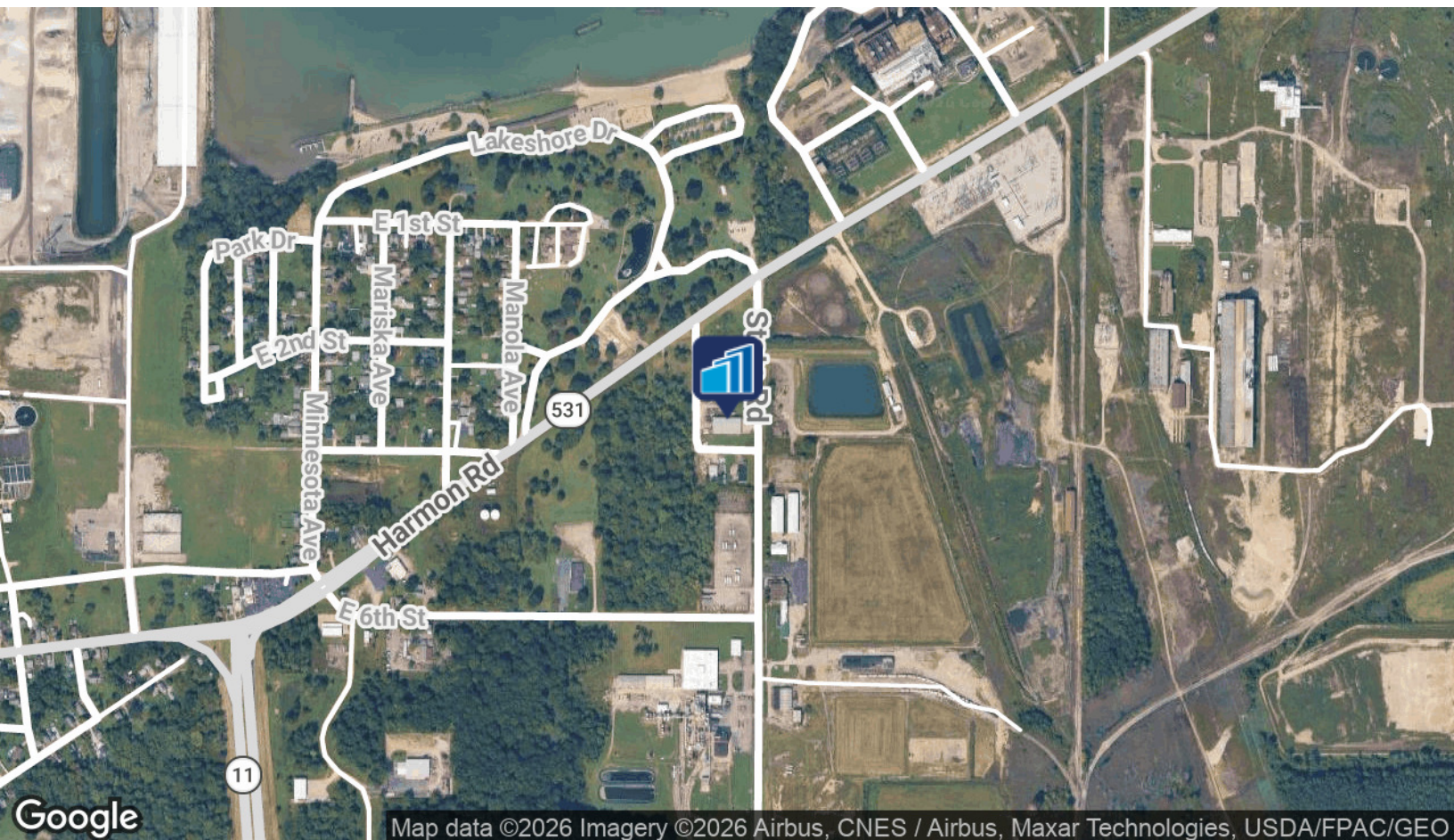
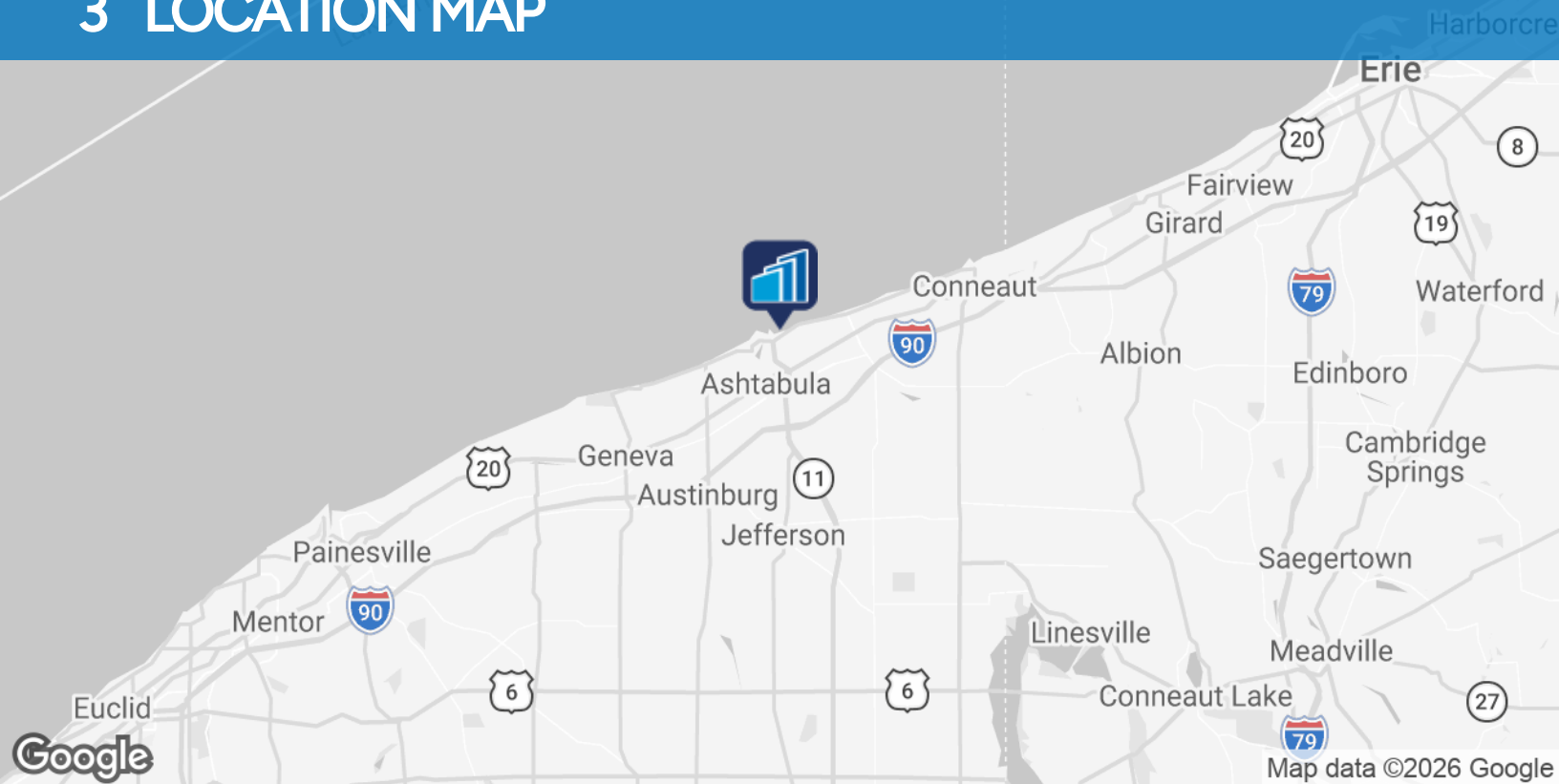
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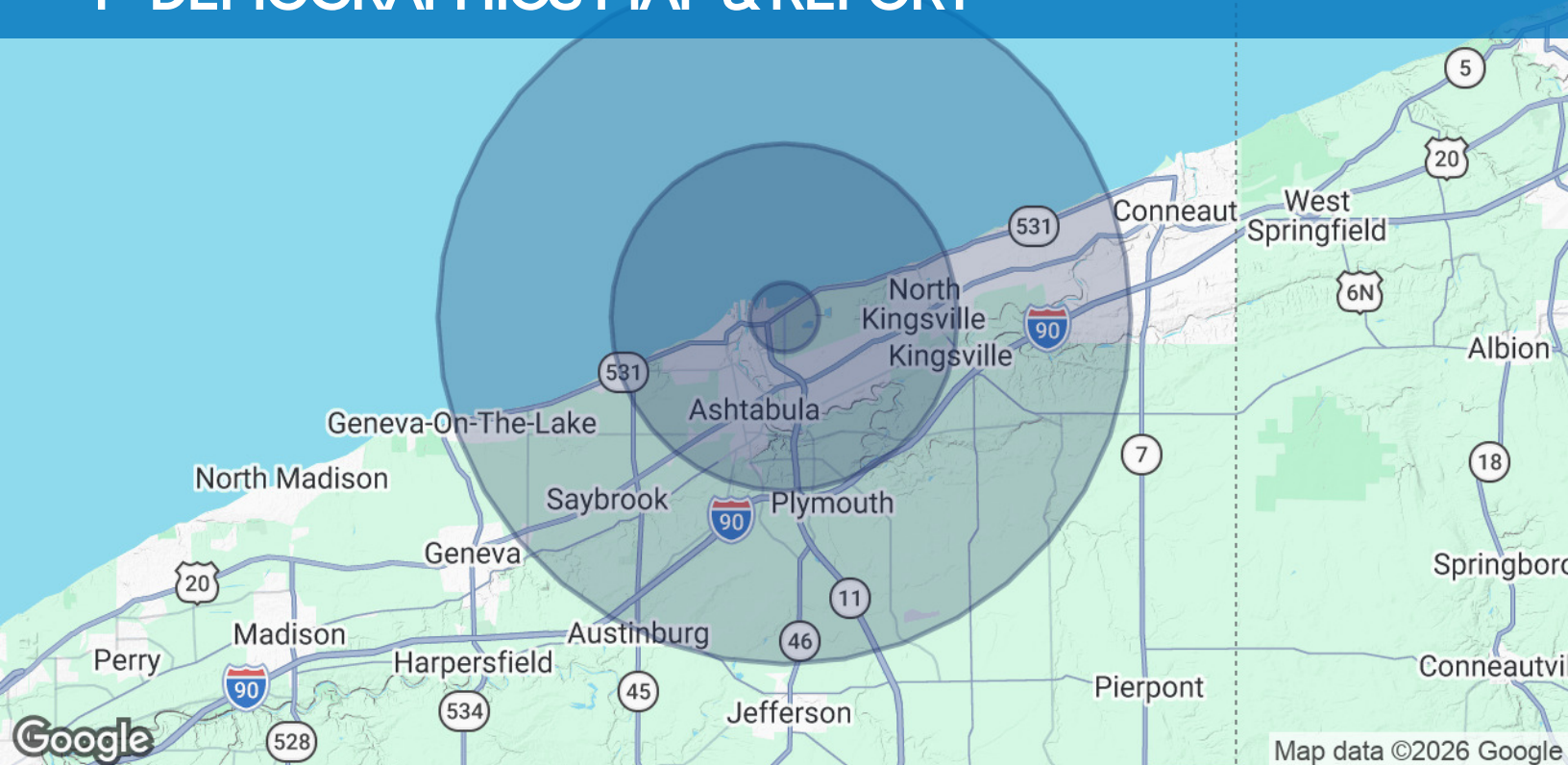
2 ADDITIONAL PHOTOS



3 LOCATION MAP



4 DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	691	28,908	48,948
Average Age	47.2	38.5	40.2
Average Age (Male)	46.8	38.1	40.0
Average Age (Female)	47.5	39.6	40.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	315	11,995	19,763
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$48,247	\$42,828	\$47,649
Average House Value	\$90,590	\$92,489	\$111,547

2020 American Community Survey (ACS)