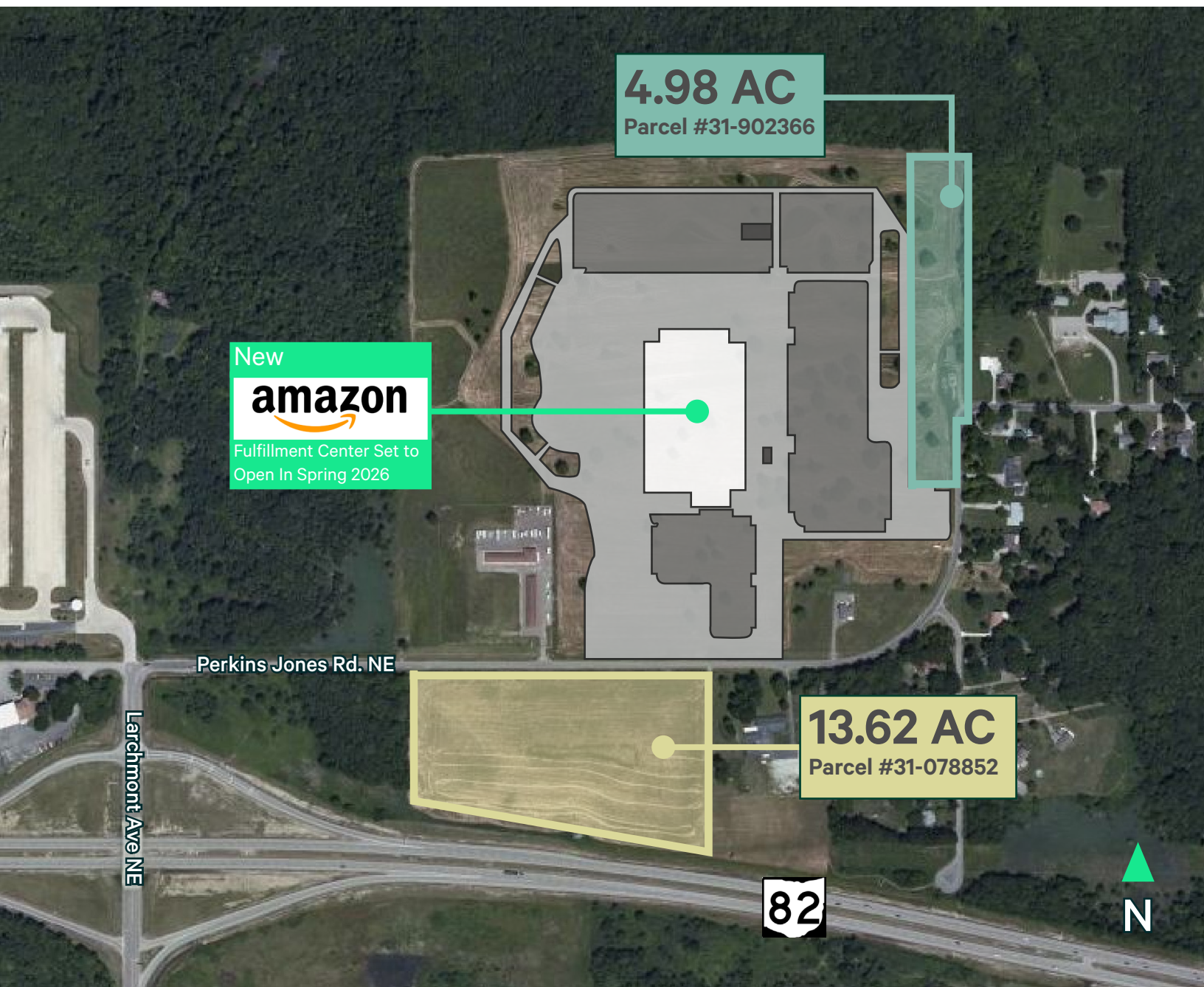


# Industrial Land Opportunities

Bazetta Township

Perkins Jones Road  
Warren, Ohio 44481



# Land Overview

These two industrial-zoned properties on Perkins Jones Road in Warren, Ohio, collectively span approximately 18.6 acres, presenting substantial development opportunities. The first parcel, 4.98 acres, is strategically located with excellent highway access and direct adjacency to a new Amazon warehouse. This property also benefits from sanitary sewer access, enhancing its appeal within a thriving industrial corridor. Across the street, the second ±13.62-acre parcel offers exceptional highway visibility directly off State Route 82. Call for pricing guidance.

## Parcel #1

- + Land Size 4.98 acres
- + Parcel: 31-902366
- + Zoning: Industrial (I)
- + Great highway access
- + Adjacent to the new Amazon warehouse
- + Has access to sanitary sewer

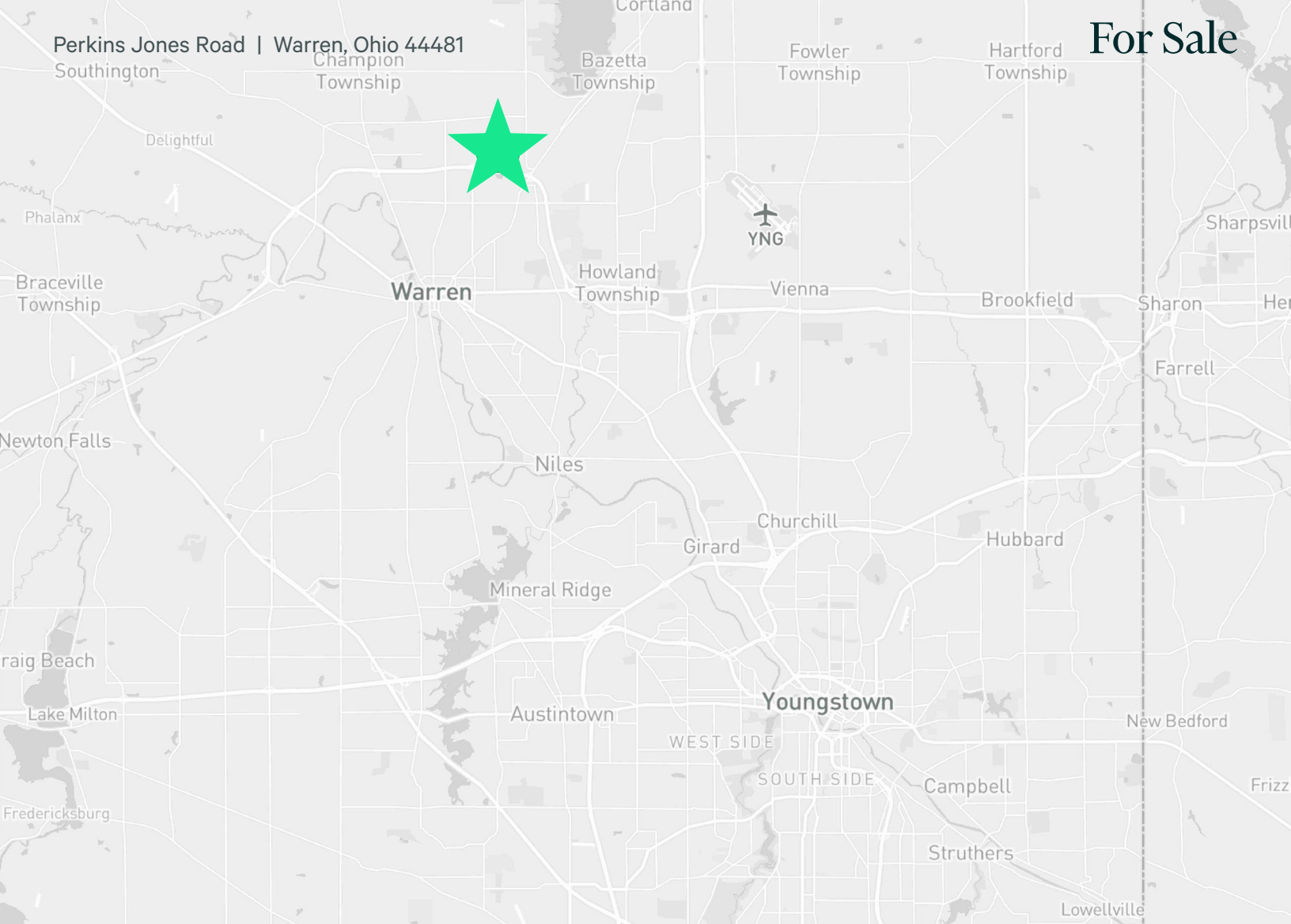
Dimensions – Approximately 198 feet east/west

Dimensions – Approximately 1100 feet north/south

## Parcel #2

- + Land Size 13.62 acres
- + Parcel: 31-078852
- + Zoning: Industrial (I)
- + Great highway access
- + Features frontage on both SR82 and Perkins Jones Road





|                              | 1 MILE | 5 MILES | 10 MILES |
|------------------------------|--------|---------|----------|
| 2025 Population              | 519    | 71,791  | 140,266  |
| 2030 Population - Projection | 515    | 71,432  | 139,350  |
| 2025 Businesses              | 63     | 2,677   | 4,496    |
| 2025 Employees               | 960    | 37,678  | 57,806   |
| 2025 Households              | 240    | 31,225  | 60,156   |

## Contact Us

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