



Available For Lease

**6103 State Route 446,
Canfield, OH 44406**



PROPERTY SUMMARY & PARCEL OUTLINE

6103 SR 446 in Canfield, Ohio is a 110,000 SF industrial warehouse situated on approximately 6.5 acres. The facility offers a functional industrial layout with a 16-foot clear height, nine dock doors, and three drive-in doors, providing versatile loading capabilities for warehousing, distribution, manufacturing, or related operations. The property is equipped with three-phase power ranging from 400–600 amps and 208–480 volts to support a variety of industrial users. Originally constructed in 1960 with renovations completed in 1982, the facility is industrially zoned and offers substantial space for businesses seeking a well-equipped facility in the Canfield market.



PROPERTY DETAILS & SPECIFICATIONS

Address: 6103 State Route 446, Canfield, OH 44406

Type: Industrial Warehouse

Total SF: 110,000

Acreage: 6.47

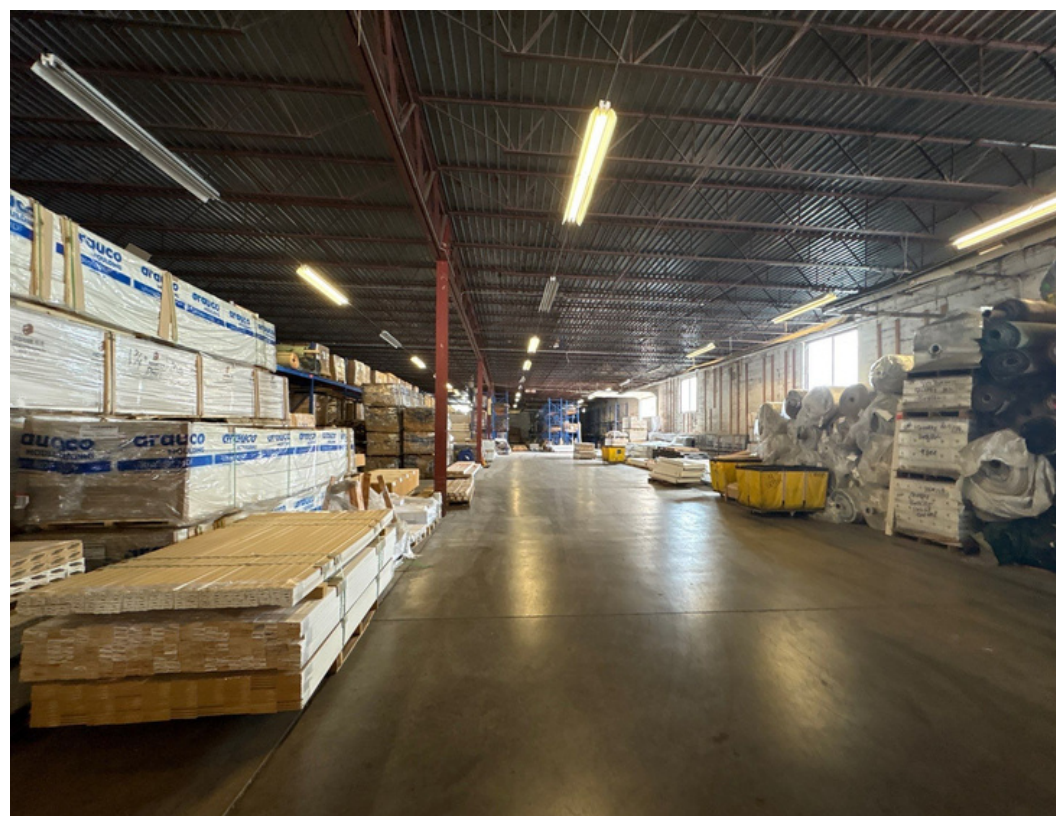
Dock Doors: 6 Ext 3 Int

Drive In Doors: 3

Clear Height: 16'

Year Built/Renovated: 1973/1982





PRIME INDUSTRIAL LOCATION - (CANFIELD, OH)

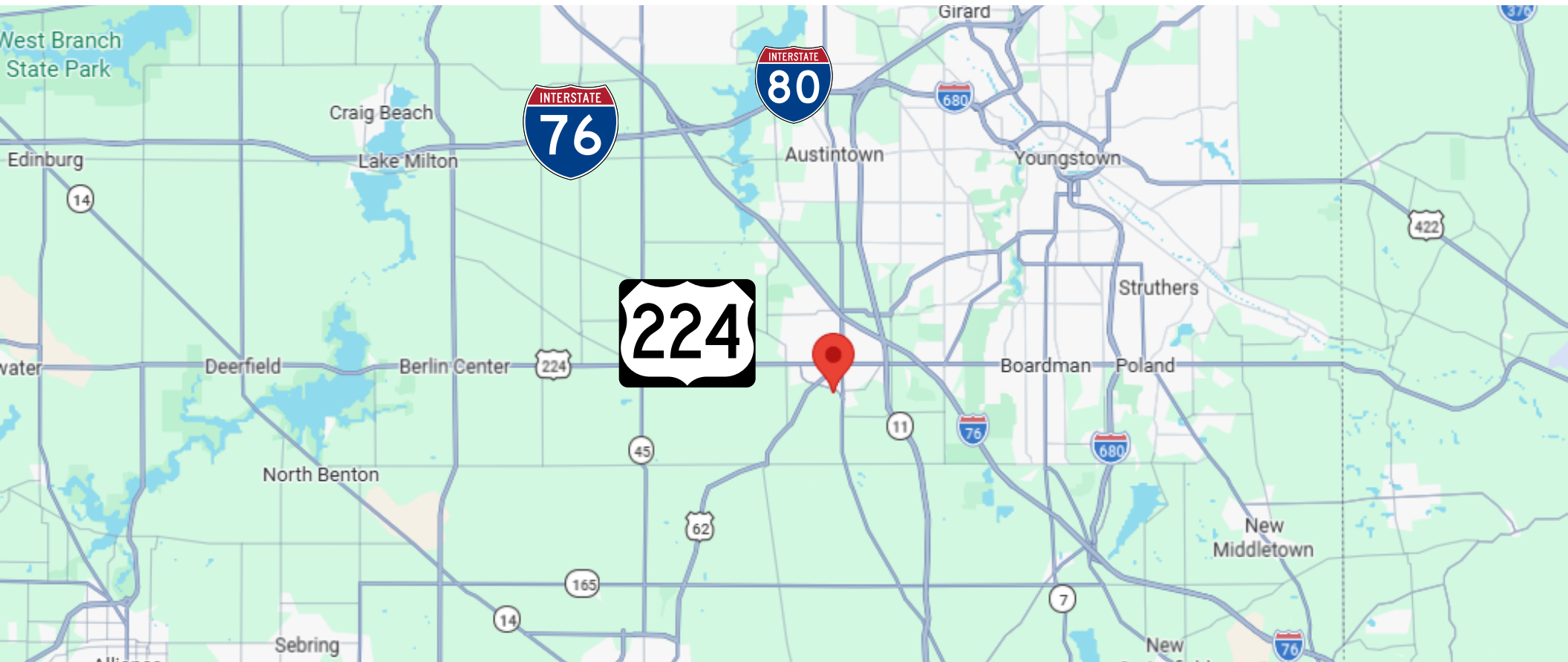
Canfield, Ohio offers an attractive setting for commercial and industrial real estate within the greater Youngstown–Warren market. Located in Mahoning County and near the Ohio–Pennsylvania border, the area provides regional connectivity between the Cleveland and Pittsburgh markets. Canfield sits at the intersection of U.S. Routes 62 and 224 and is within approximately 20 minutes of Youngstown, supporting convenient access to the region's workforce, customers, and transportation network. With its established business environment, available municipal infrastructure, and proximity to Northeast Ohio's longstanding manufacturing and industrial base, Canfield is well positioned for warehousing, light manufacturing, distribution, service, and other commercial operations. Its location within Mahoning County—roughly between Cleveland and Pittsburgh—adds to its appeal for businesses seeking access to major Midwest and Northeast markets.

LOCATION KEY DISTANCES

I-76 - 13.3 Miles

I-80 - 11.3 Miles

US Route 224 - 1.3 Miles





John Cooper



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