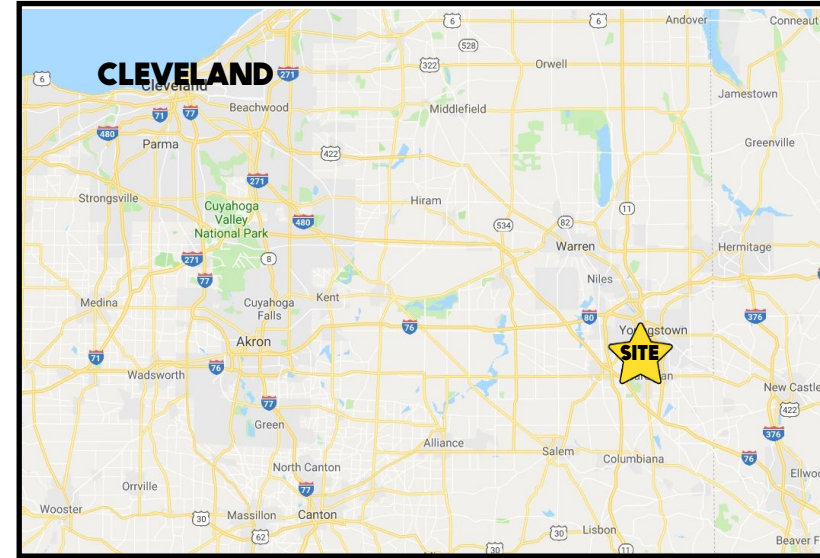


LOCATION

4030 Simon Rd, Boardman, OH



3D TOUR [Tour](#)

HIGHLIGHTS

- 3,200 SF office space + 1,840 SF climate controlled warehouse
- Office has 6 large private rooms and a conference room
- Warehouse has a 10' roll up door, 11' clear ceiling height & floor drains
- Tenant can have access to a dock door if needed
- Neat, clean, well cared for space

CONTACT

GARY LASKO

330.509.4546

glasko@platzrealtygroup.com

THERESA MORSE

330.518.6082

tmorse@platzrealtygroup.com

Office: 330.757.4889 | Fax: 330.294.5622 | 3830 Starr Centre Dr, Suite 2, Canfield, OH 44406

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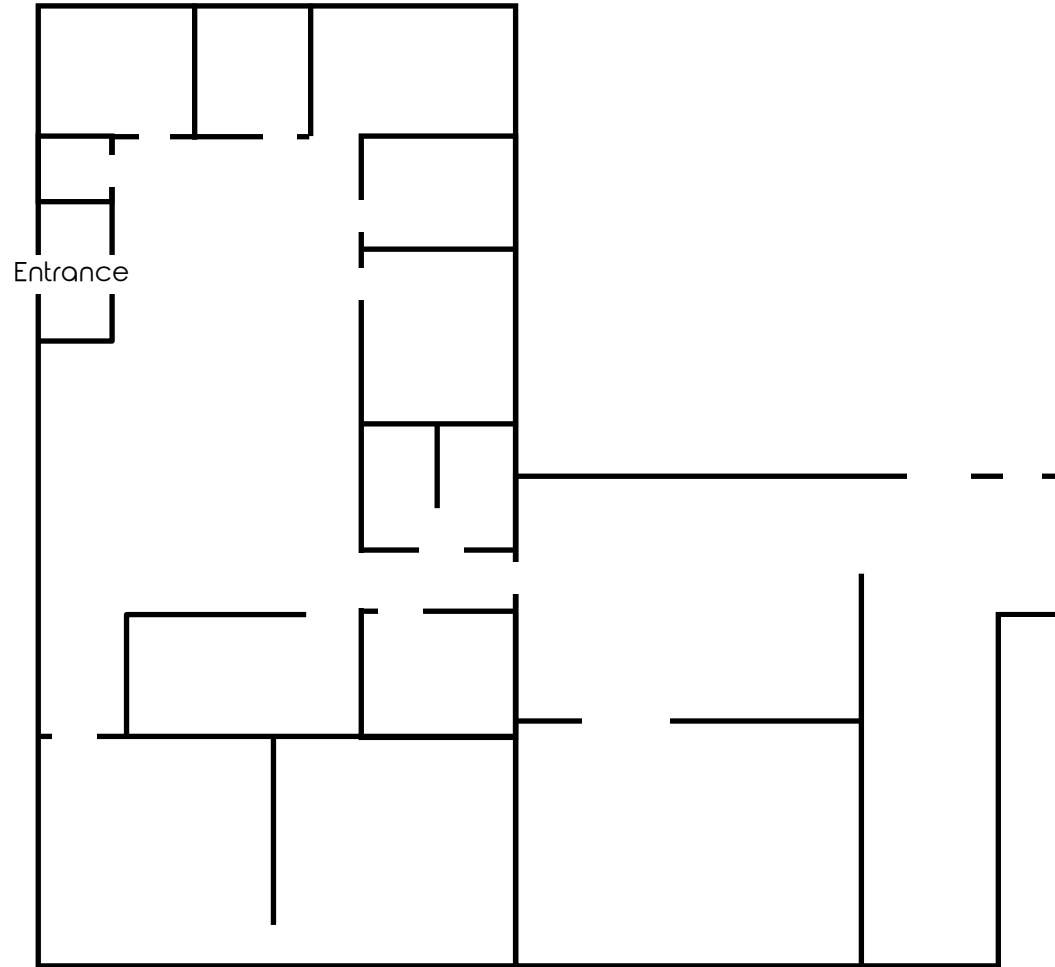
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The information presented was obtained from sources believed to be true and reliable. The Platz Realty Group makes no warranties or guarantees to the accuracy of the information.



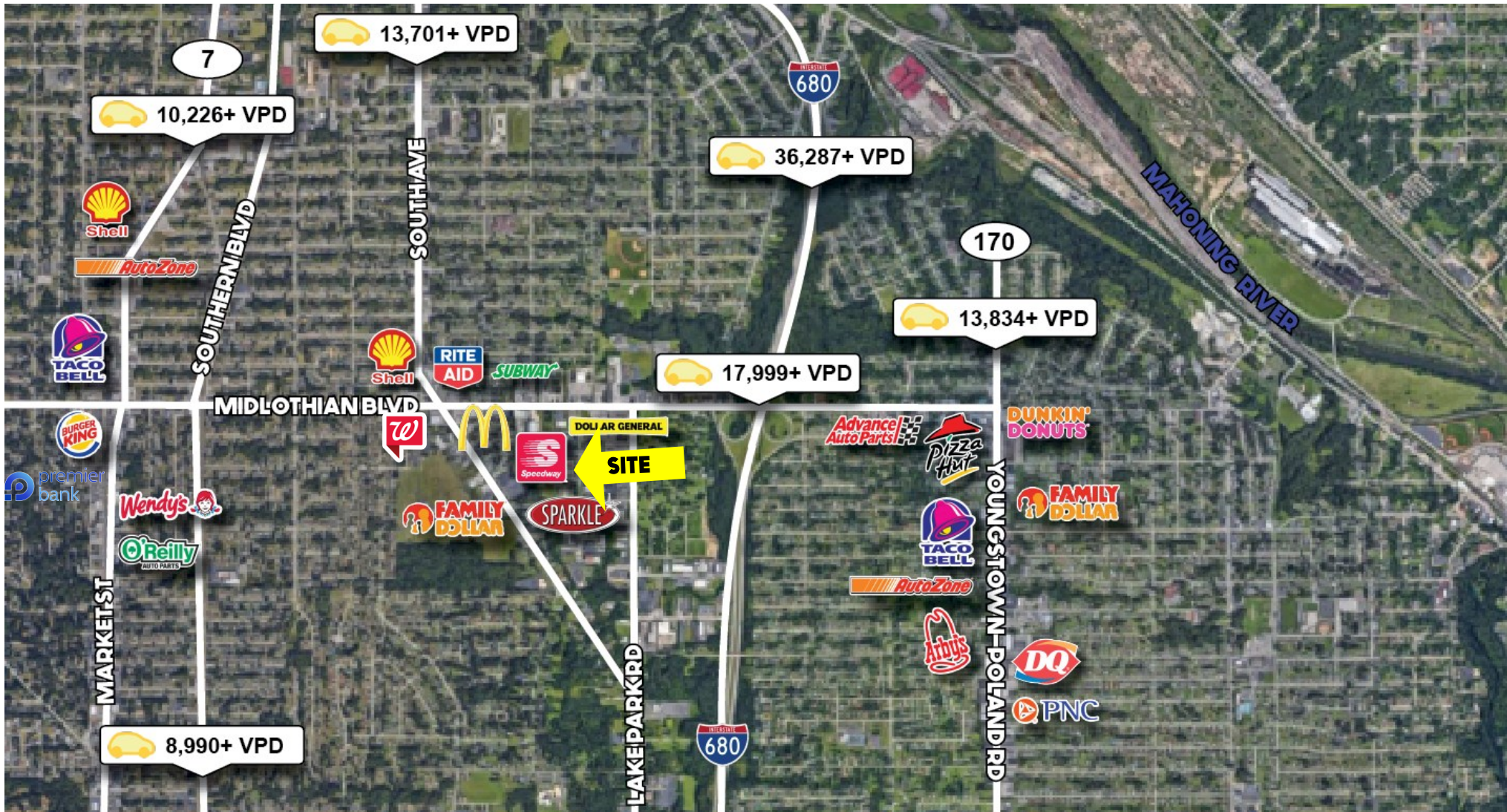
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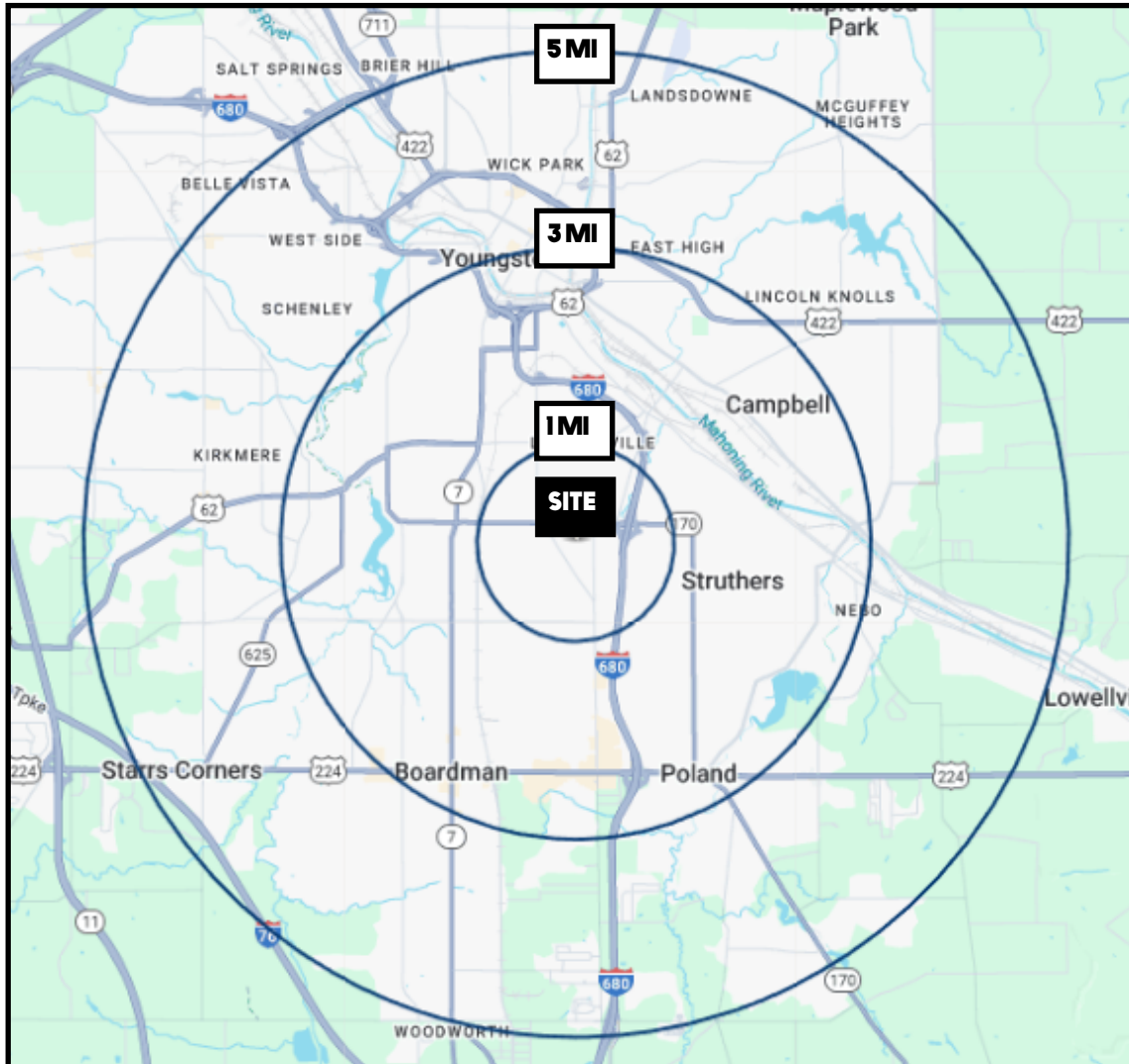
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	10,218	68,838	140,514
HOUSEHOLDS	4,286	29,413	60,055
MEDIAN AGE	39	41	42
AVERAGE HH INCOME	\$51,481	\$56,555	\$62,375

SITE INFORMATION

LOCATION	Boardman Township Mahoning County
PROPERTY TYPE	Office / Flex
ZONING	Industrial
AVAILABLE	5,040 SF (3,200 SF office + 1,840 SF warehouse)
RENT	Base Rent: \$8.00/SF NNN Extra Charges: \$1.00/SF Utilities: \$2.75/SF

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