

WESTERN RESERVE INDUSTRIAL PARK

DEVELOPMENT OPPORTUNITY

2001 Victoria Street | 98,280 SF

Build-to-Suit | 40,000 SF - 611,000 SF

Industrial Land | Warren, Ohio



Western Reserve
INDUSTRIAL PARK

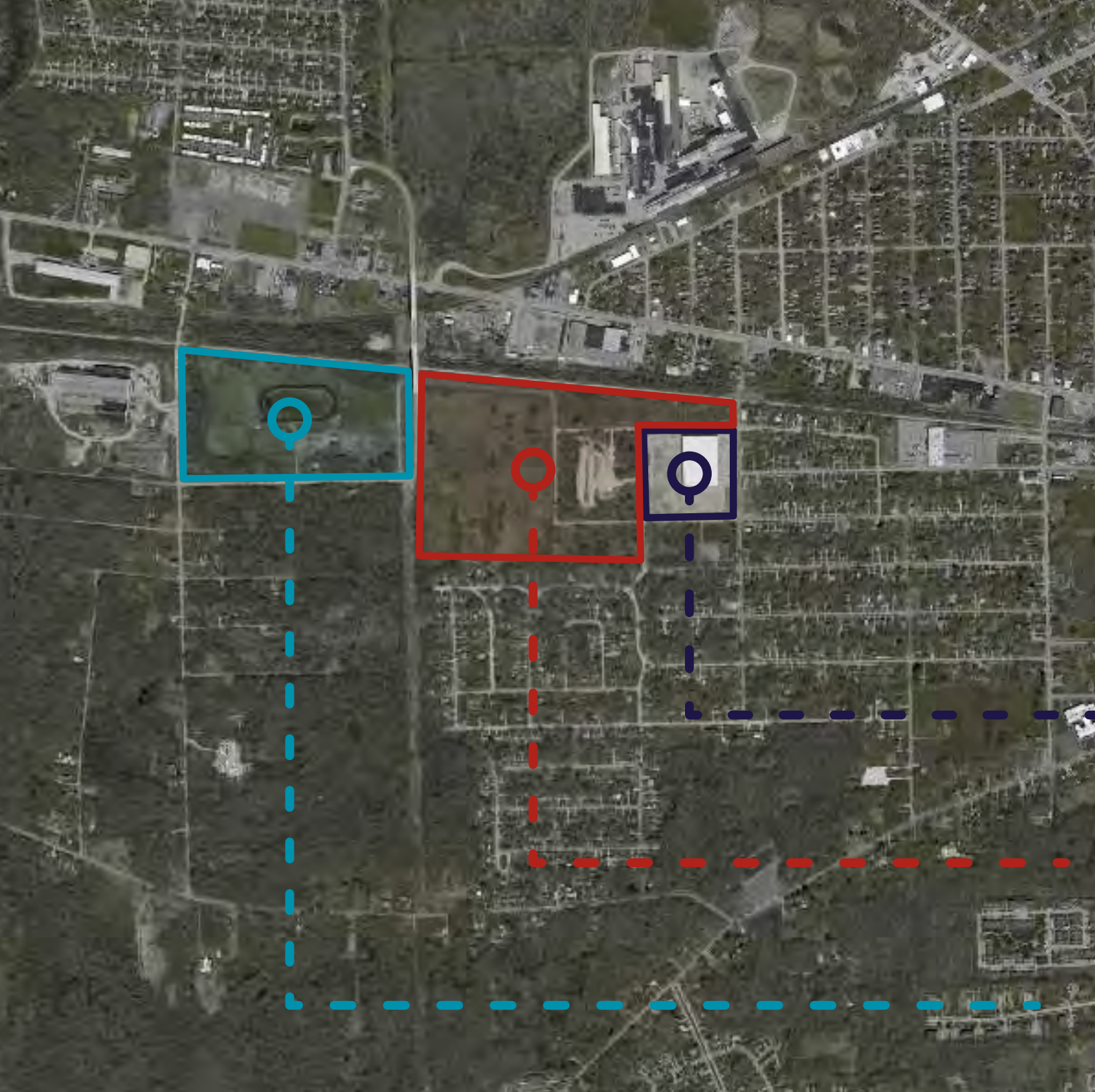


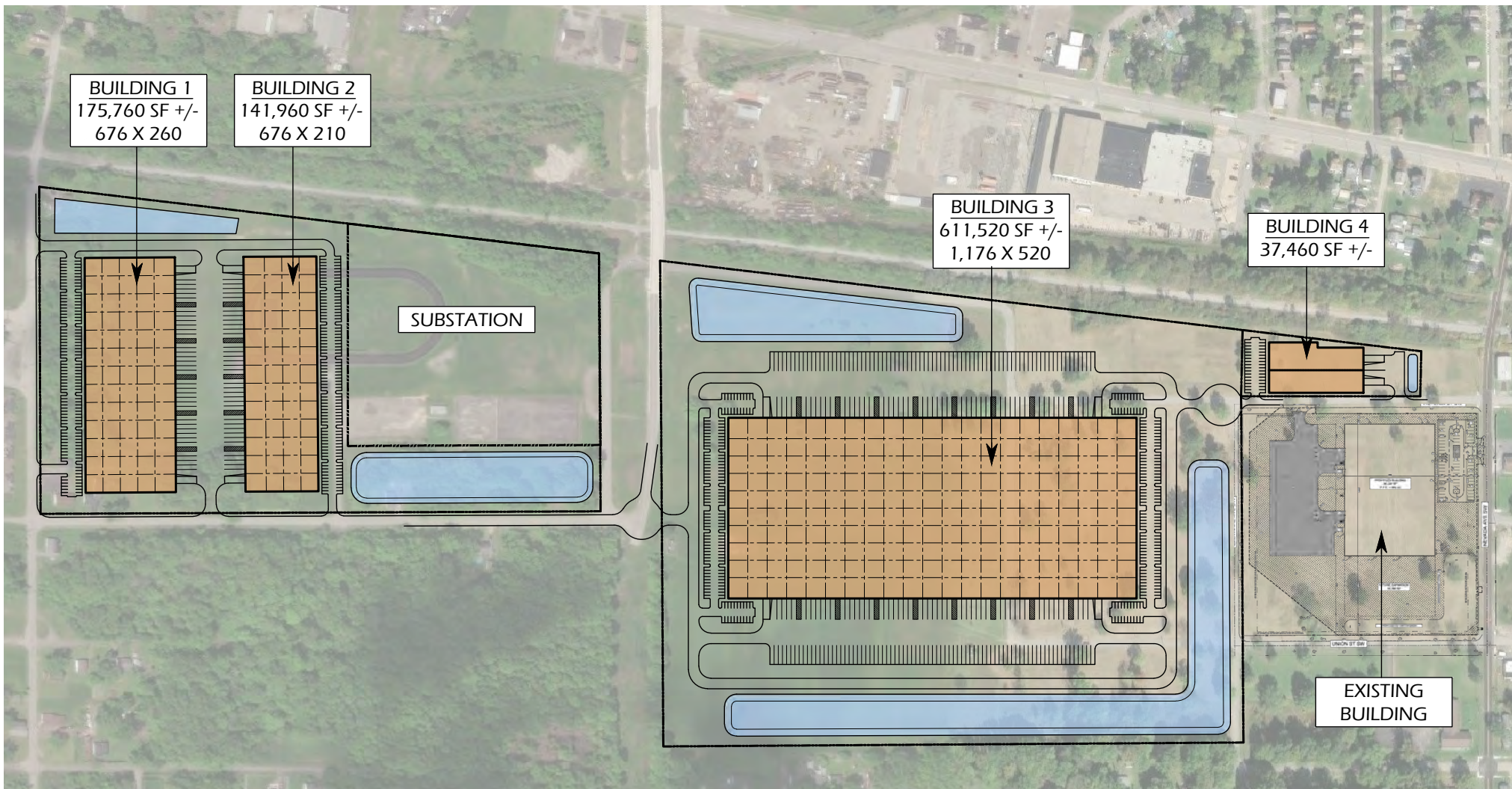
CUSHMAN &
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Real Estate



Western Reserve
INDUSTRIAL PARK

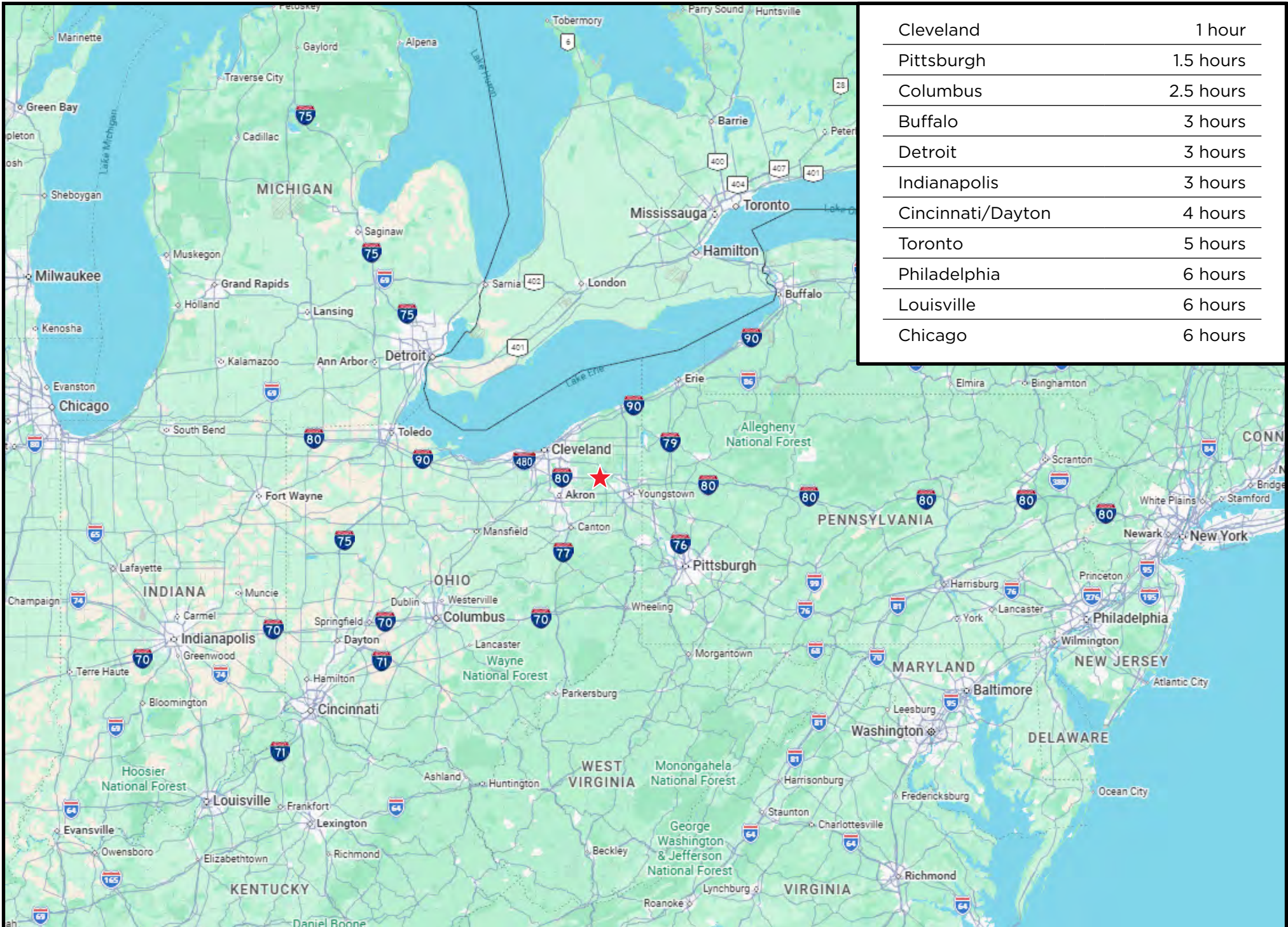




Property Highlights

- **Rare industrial park opportunity in Warren, Ohio** offering an existing Class A facility, build-to-suit options, and 73+ acres of industrial land.
- **Immediate occupancy and future expansion potential** with a newly constructed 98,280 SF building and conceptual park buildout up to approximately 850,000 SF.
- **Strategic Northeast Ohio location** with convenient access to Route 82, Route 45, Route 422, and I-80 / Ohio Turnpike.
- **Strong regional reach** to Cleveland, Akron, Youngstown, Pittsburgh, and broader Midwest / Northeast markets.
- **Located in the Mahoning Valley industrial corridor**, supported by a skilled manufacturing workforce and nearby advanced manufacturing employers.
- **Ideal for manufacturing, warehousing, logistics, assembly, e-commerce, and regional distribution users.**
- **Power-ready industrial setting** with up to 15 MW available on site and proximity to active freight infrastructure.
- **Local and state incentive programs available for qualifying users.**
- **Ample land, parking, and truck circulation** to support industrial operations, fleet activity, and phased growth.

Connectivity



REGIONAL CONTEXT & KEY FACTS

WESTERN RESERVE INDUSTRIAL PARK

The Kimberly-Clark Story

- Kimberly-Clark is constructing a 1 million+ SF manufacturing facility on 560 acres in Warren/Howland Township — currently under construction ([Business Journal Daily](#))
- Part of a \$2B+ North American expansion — the company's largest domestic investment in over 30 years ([PR Newswire](#))
- Kimberly-Clark is now also considering a \$160M regional distribution center adjacent to the manufacturing plant ([Business Journal Daily](#))

Labor Cost Advantage

- Average hourly wage in the Youngstown-Warren MSA is **\$25.03** — compared to the national average of **\$32.66** — a roughly **23% labor cost savings** vs. the U.S. average ([Bureau of Labor Statistics](#))
- Kimberly-Clark's own entry-level operator wages at similar facilities start around **\$21/hour** — reflecting the competitive, affordable manufacturing labor rates in this market ([Yahoo!](#))

Manufacturing Talent

- Strong advanced manufacturing workforce supported by **15+ trade and technical training facilities and 70+ colleges and universities within 75 miles** ([Lake To River Ohio](#))
- Regional strengths in **metal fabrication, plastics, and industrial machinery** — with an innovation ecosystem anchored by America Makes (the nation's leading additive manufacturing institute, headquartered in Youngstown) and BRITE Energy Innovations ([Lake To River Ohio](#))

Highway & Logistics Access

- Direct access to **5 interstate highways and 2 Class I railroads** — positioned as the midpoint between New York and Chicago ([Lake To River Ohio](#))
- **I-80 (Ohio Turnpike)** runs directly through Trumbull County, connecting to I-76, I-680, and SR-11 near Youngstown — providing seamless east-west freight movement ([Wikipedia](#))
- **12 of the top 30 U.S. markets** reachable within a single day's drive ([Lake To River Ohio](#))
- More than **half the U.S. population** within a day's drive — a cited factor in Kimberly-Clark's site selection decision ([Ohio](#))

AVAILABLE INCENTIVES

Local — City of Warren

- [Enterprise Zone or CRA Tax Abatement](#): real property tax abatement on new improvements, up to **100% for 10 years** (abatements over 75% require school board approval) Warren
- [City of Warren Property Investment Reimbursement](#): 10-year credit on new withholding taxes, based on employment and investment formula; minimum \$25,000 investment required Warren
- [Warren Profits Tax Credit](#): credit against increased company profits; requires minimum \$150,000 investment; full credit for first 5 years, phased out over next 5 Warren

State — Ohio / JobsOhio: A variety of grants and loans for job creators

- [New Markets Tax Credit \(NMTC\)](#): the region qualifies as a distressed census tract, making projects eligible for a **39% tax credit over 7 years** on qualified equity investments.

Federal

- [Qualified Production Property \(QPP\)](#): allows companies that build or substantially renovate facilities used in manufacturing, production, or refining tangible products to deduct 100% of the cost of those facilities in the year they're placed in service.

Warren, Ohio



SITE

*** Kimberly-Clark**
NEW +1M SF FACILITY

±7 MI FROM SITE
FOXCONN
 ultium cells

\$56,703
 Median Household Income
 (2025 | Trumbull County)

42.9
 Median Age
 (2025 | 10 Miles)

148,991
 Population
 (2025 | 10 Miles)

78%
 Education: Associates
 Degree or Less
 (2025 | 10 Miles)

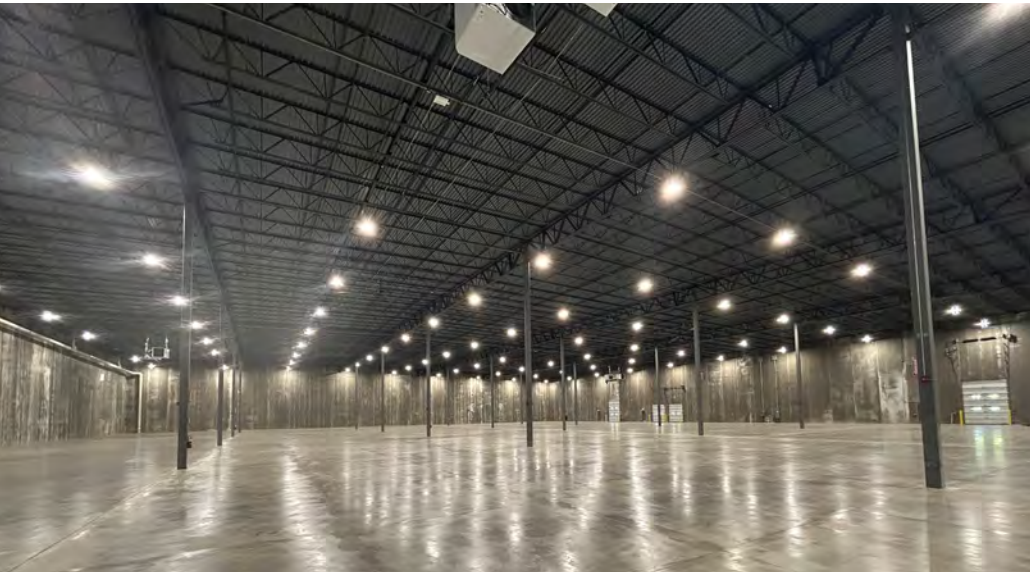
64,142
 Households
 (2025 | 10 Miles)

INDUSTRIAL ZONED BUILDING

2001 Victoria Street

Warren, Ohio 44483





2001 Victoria Street

Warren, Ohio 44483

39-003058

Parcel #

9.86 AC

Land Area

2025

Year Built

98,280 SF

Building Size

Comments

- **New 98,280 SF Class A industrial facility** built for modern manufacturing, warehouse, and distribution users.
- **Modern construction** with 32'-34' clear height, efficient column spacing, LED lighting, ESFR sprinkler system, and concrete construction.
- **Five dock doors and two drive-in doors support flexible shipping, receiving, and production operations.**
- **Heavy power capacity** with active 800A, 480V / 3-phase service and up to 15 MW available on site.
- **Ample parking and truck circulation** designed to accommodate industrial users and fleet operations.
- **Located minutes from major regional routes** including Route 82, Route 45, Route 422, and I-80 / Ohio Turnpike.
- **Strong fit for manufacturing, light assembly, warehousing, logistics, and flex industrial operations.**

SALE PRICE: \$12,000,000

LEASE RATE: \$8.00/SF



Quick Stats

Building SF	98,280 SF
Office SF	BTS
Building Class	A
Year Built	2025
Zoning	Industrial
Land Area	9.86 AC
Parking Spaces	54' x 50' 54' x 60'
Clear Height	32' - 34' 38' at Centerline
Column Spacing	54' x 50'
Dock Doors	5
Drive-In Doors	2
Power	800A, 480V / 3P Up to 15 MW available on site
Construction Type	Concrete/Metal
Exterior Type	Concrete
Roof Type	Pitched
Deck Type	Metal
Floor Type	Concrete
Lighting	LED
Heat	Overhead Gas Unit
Sprinkler	ESFR

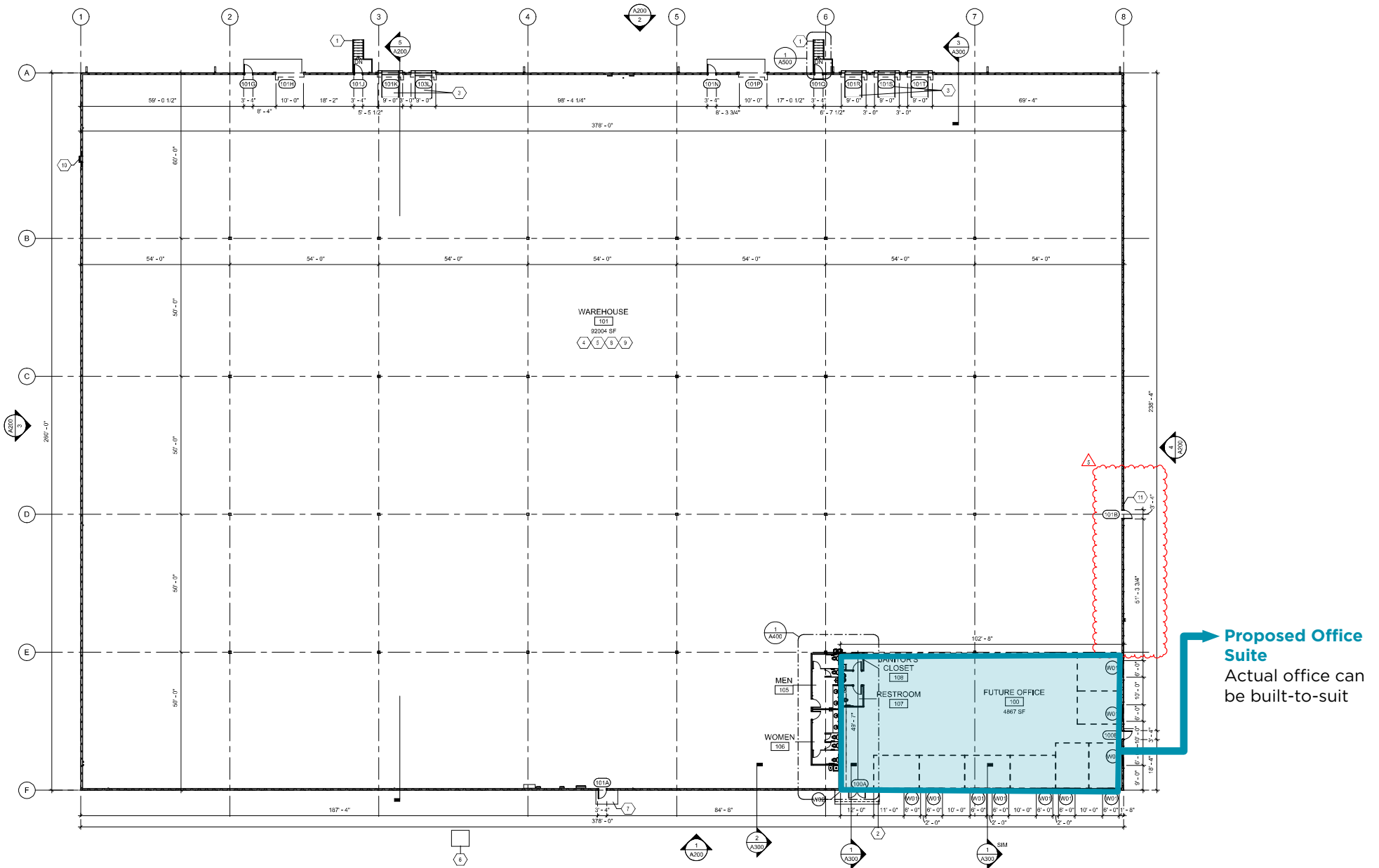


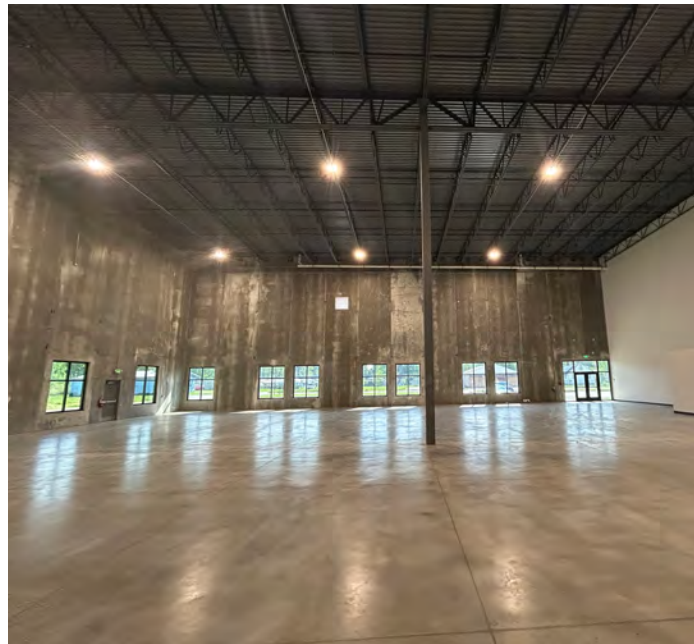
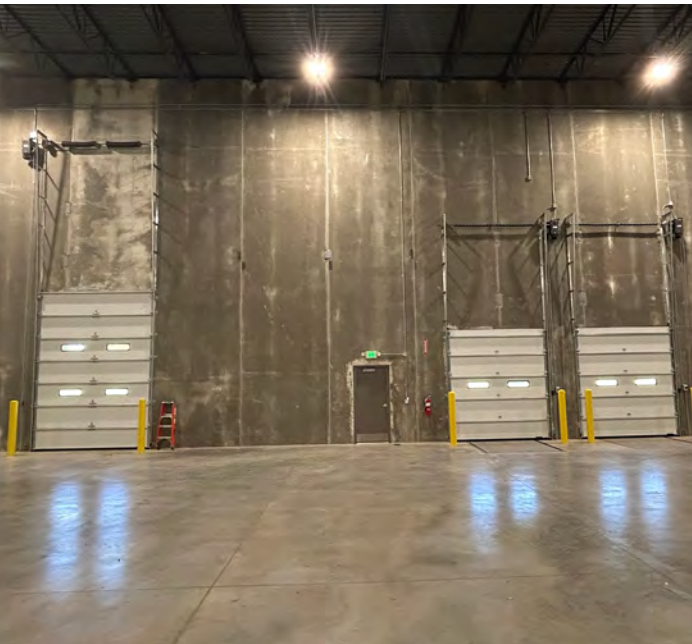
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INDUSTRIAL PARK

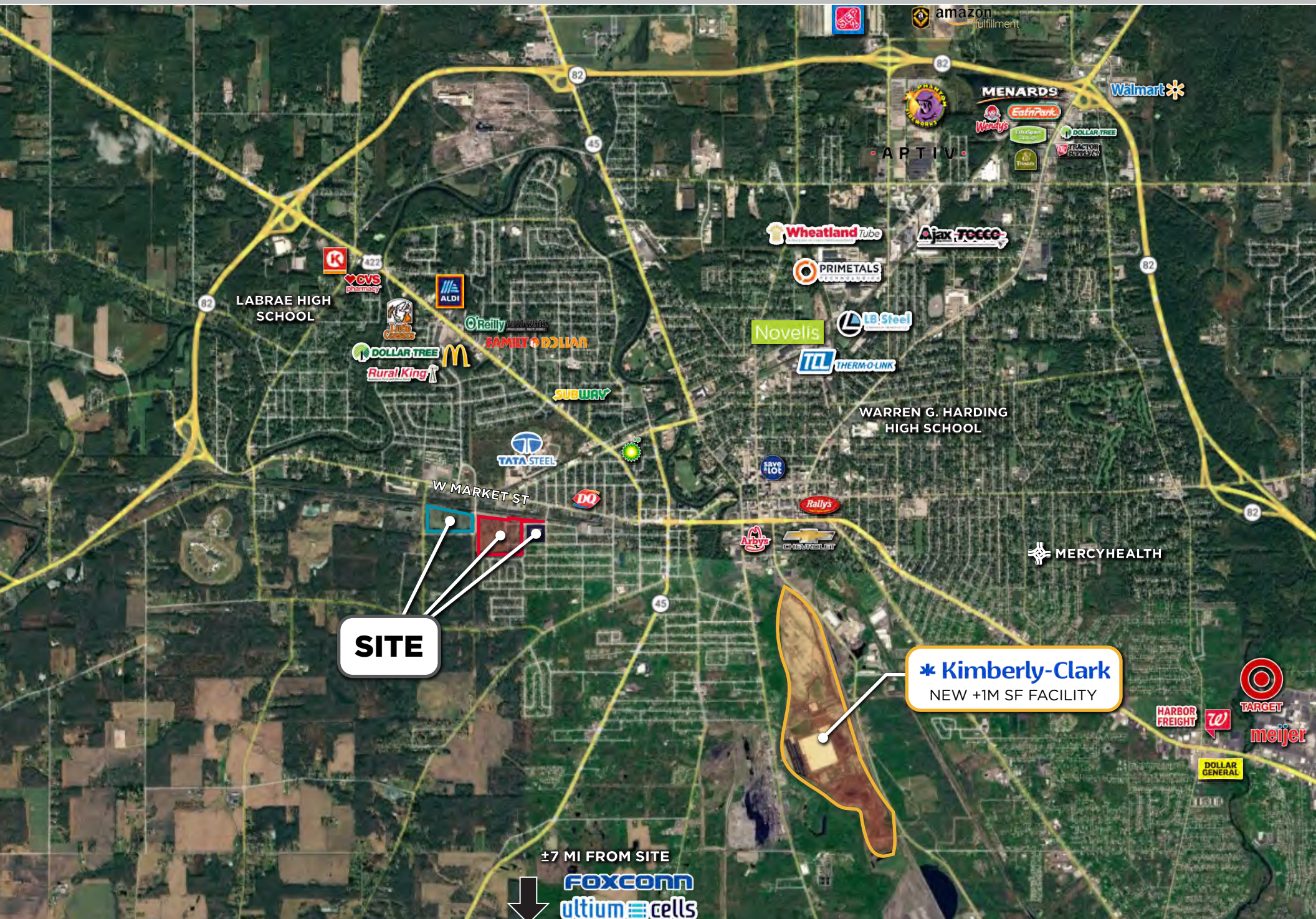


2001 Victoria Street
Warren, Ohio 44483

Site Plan







SITE

*** Kimberly-Clark**
NEW +1M SF FACILITY

±7 MI FROM SITE
FOXCONN
ottium **cells**

INDUSTRIAL ZONED LAND

Build-to-Suit

Warren, Ohio 44483





Build-to-Suit

Warren, Ohio 44483

73.37 AC
Land Acreage

40,000 - 611,000 SF
Available Space

Comments

- **Build-to-suit industrial opportunity** with planned buildings ranging from approximately 40,000 SF to 611,000 SF.
- **Flexible site plan can accommodate manufacturing, warehouse, fulfillment, logistics, assembly, and distribution users.**
- **Conceptual park layout** supports multiple building sizes, phased occupancy, and future expansion.
- **Industrial-zoned site** located within a growing Mahoning Valley manufacturing and logistics corridor.
- **Up to 15 MW of power available on site**, supporting advanced manufacturing and high-load industrial operations.
- **Minutes from major employers and industrial users**, including Kimberly-Clark, Foxconn, Aptiv, TJX, and Ultium Cells.
- **Local and state incentives available for qualifying projects.**

LEASE RATE: Contact Broker

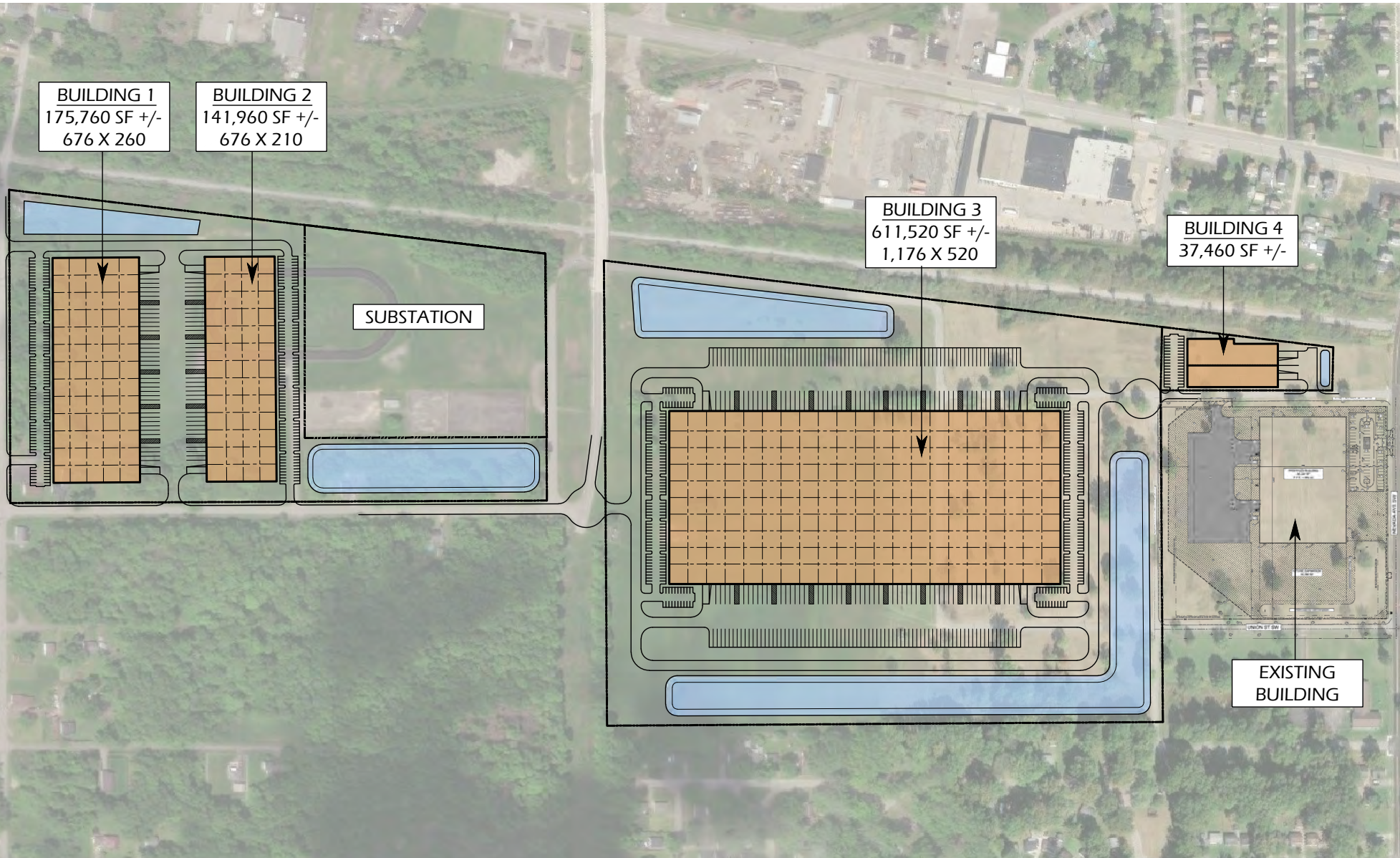


Western Reserve
INDUSTRIAL PARK



Build-to-Suit
Warren, Ohio 44483

Conceptual Site Plan





SITE

*** Kimberly-Clark**
NEW +1M SF FACILITY

±7 MI FROM SITE
FOXCONN
ultium cells

INDUSTRIAL ZONED LAND

Industrial Land

Warren, Ohio 44483





Industrial Land

Warren, Ohio 44483

73.37 AC
Land Size

Flat
Topography

Comments

- **73.37 acres of industrial-zoned land** available in Warren, Ohio.
- **Large contiguous site** suitable for industrial development, outdoor storage, phased expansion, or long-term land banking.
- **Rail-adjacent location near CSX freight infrastructure.**
- **Flat topography supports efficient site planning and development.**
- **Convenient access to Route 45, Route 422, and I-80 / Ohio Turnpike.**
- **Positioned within Trumbull County's industrial growth corridor** near major manufacturing, logistics, and energy-related employers.
- **Potential fit for manufacturing, distribution, supplier operations, transload, trailer parking, or industrial outdoor storage.**

SALE PRICE: \$35,000/ACRE

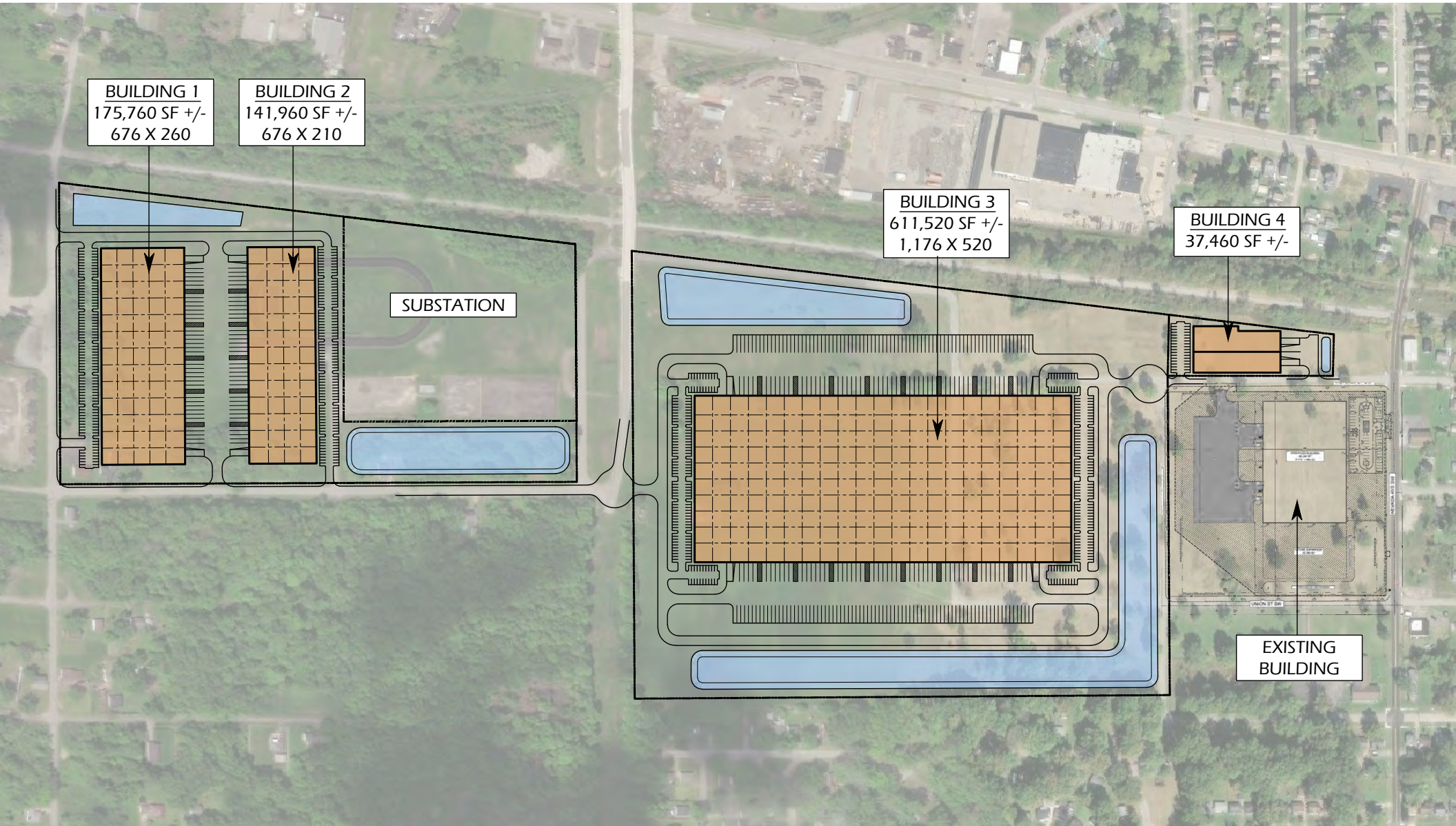


Western Reserve
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Industrial Land
Warren, Ohio 44483

Conceptual Site Plan





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FOXCONN
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WESTERN RESERVE INDUSTRIAL PARK

DEVELOPMENT OPPORTUNITY

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Western Reserve
INDUSTRIAL PARK



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