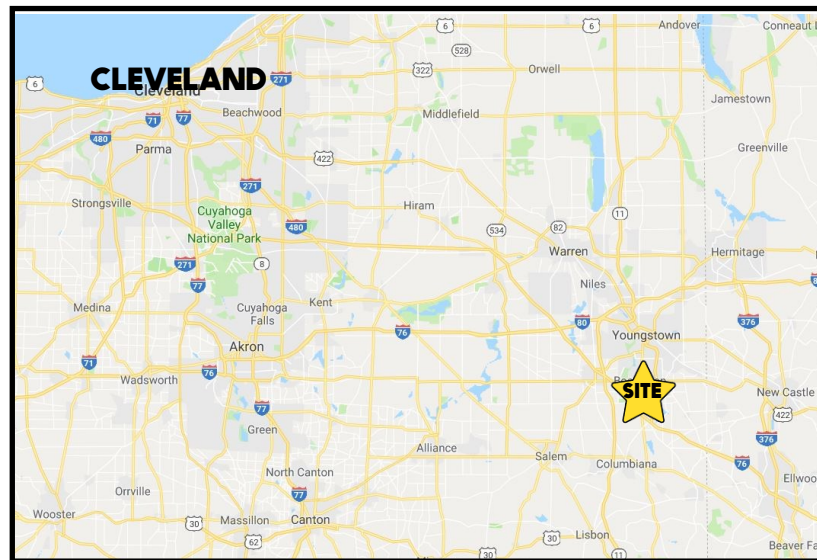


LOCATION

525 McClurg Rd, Boardman, OH 44512



HIGHLIGHTS

- Large warehouse on McClurg Rd / Bev Rd - room for expansion
- 2 dock doors + 1 drive-in door and 6" concrete floors
- Rear Ceiling Height: Rear- 18' clear
- Approximately 4.14 acres
- Electric: 480V/ 1,600 Amps
- Heat / Air: Radiant Tube in Warehouse and AC
- Extremely clean building!

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CONTACT

BILL KUTLICK

330.565.5701

bkutlick@platzrealtygroup.com

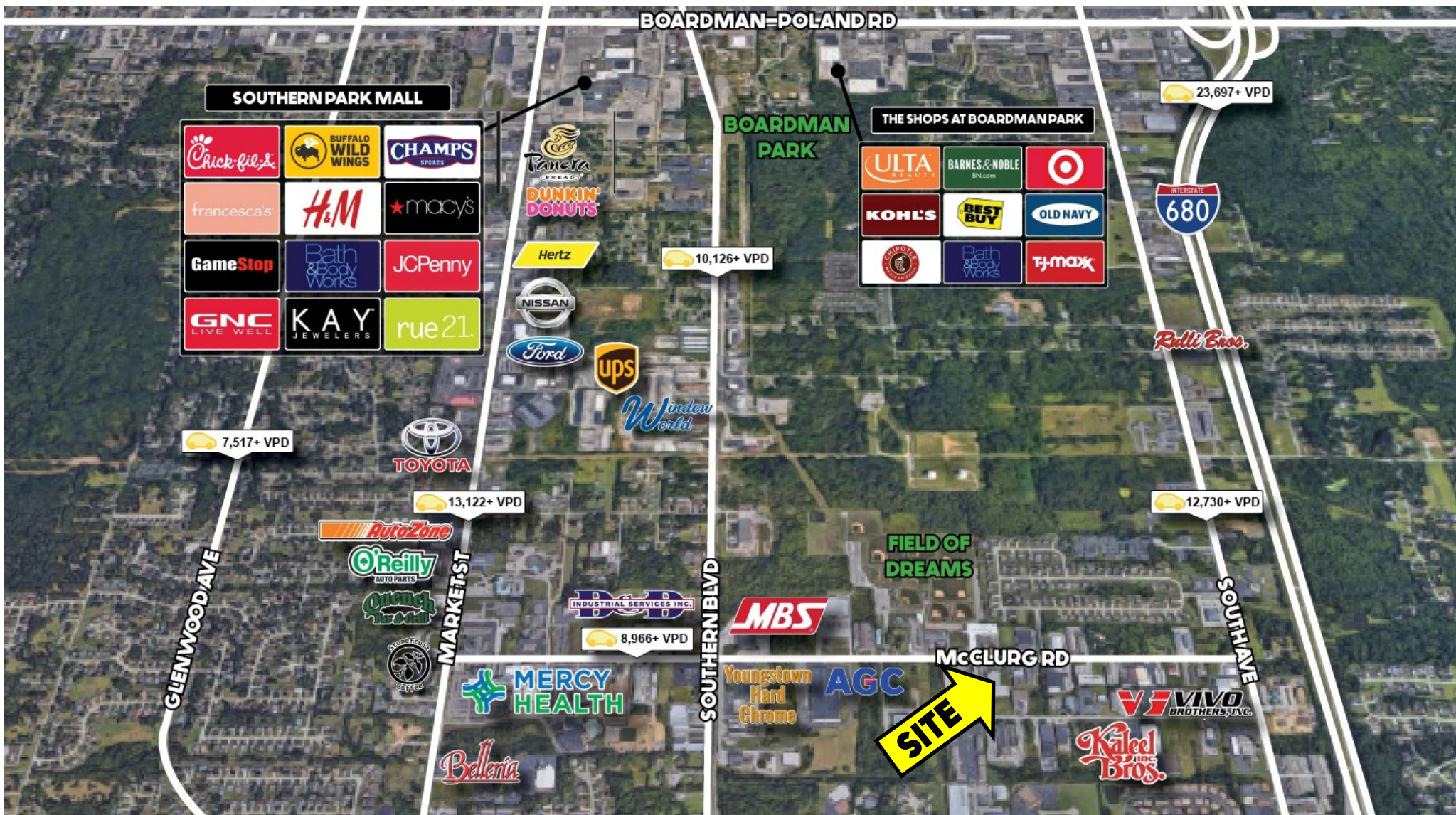
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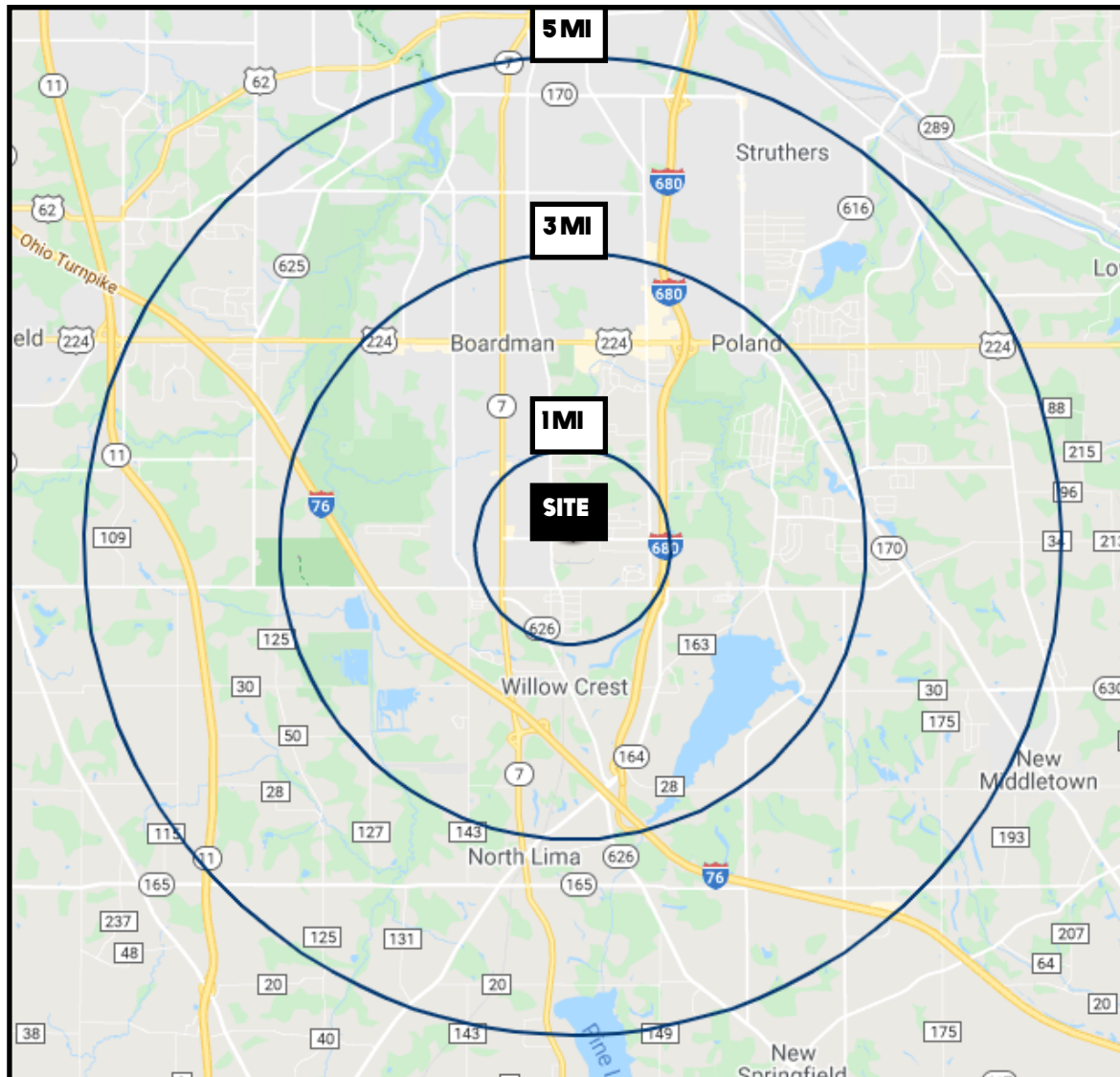
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	2,072	27,448	81,056
HOUSEHOLDS	958	11,805	34,902
MEDIAN AGE	53	48	45
AVERAGE HH INCOME	\$71,805	\$81,804	\$74,910

SITE INFORMATION	
LOCATION	Boardman Township Mahoning County
PARCEL	29-047-0-012.00-0
CEILING HEIGHT	Rear: Clear 18'
POWER	480 V / 1,600 Amps
DOORS	2 dock + 1 drive-in
SIZE	40,079 SF on 4+ acres
REAL ESTATE TAXES	\$33,742/year
PRICE	\$3,005,925

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