



## Flex warehouse facility

3650 Connecticut Ave, Youngstown, OH 44515



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# Flex warehouse facility

\$6.00 /SF/YR

Approx. 50,000 square feet of industrial space. Currently improvements under way include new roof, new façade, new LED lighting, new handicap restrooms and small office, new heaters & fresh paint on all of the interior/exterior walls. Could be used for manufacturing, assembly, storage and warehouse distribution. New 12' drive in doors. The majority of units are 3,600 square feet... One 3,600 square foot unit is available for lease. 3 phase 480 power available. Ceiling height varies between 16' and 20'. Traffic signal for easy truck access on to Meridian road. Excellent freeway access... approx. 1 mile to I680 & I80. Austintown Township... no local income tax. Asking \$6.00/square foot plus \$1.00/square foot for CAM....

- Central to the valley population with outstanding freeway access
- Many improvements including a new roof
- New roof and front façade... looks like a new building

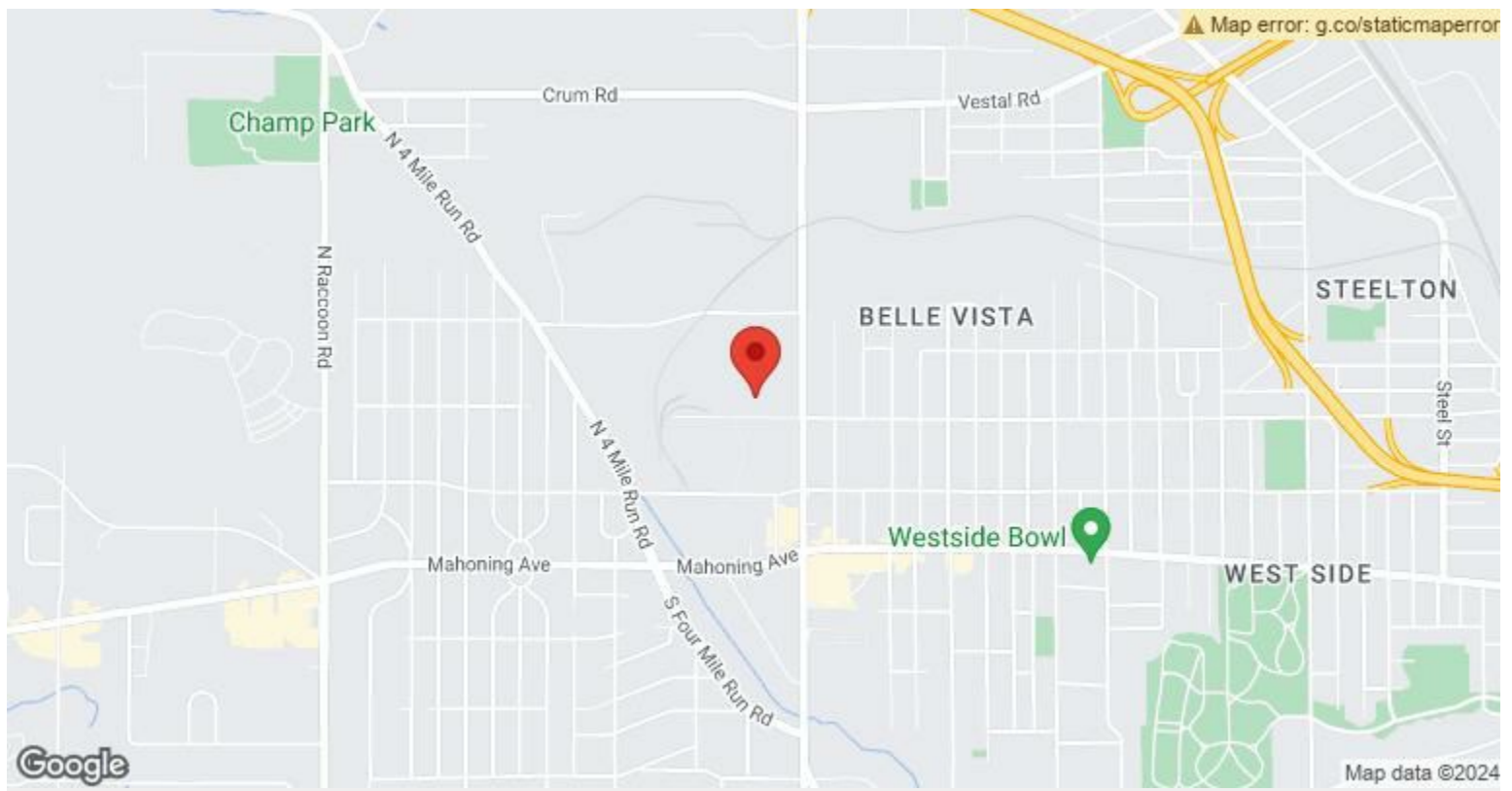


Rental Rate:	\$6.00 /SF/YR
Property Type:	Industrial
Property Subtype:	Warehouse
Rentable Building Area:	48,960 SF
Year Built:	1950
Rental Rate Mo:	\$0.50 /SF/MO

## 1st Floor

Space Available	3,600 SF
Rental Rate	\$6.00 /SF/YR
Date Available	30 Days
Service Type	Modified Gross
Office Size	800 SF
Space Type	Relet
Space Use	Industrial
Lease Term	1 - 20 Years

3,600 SF available \$6/SF + \$1/SF net



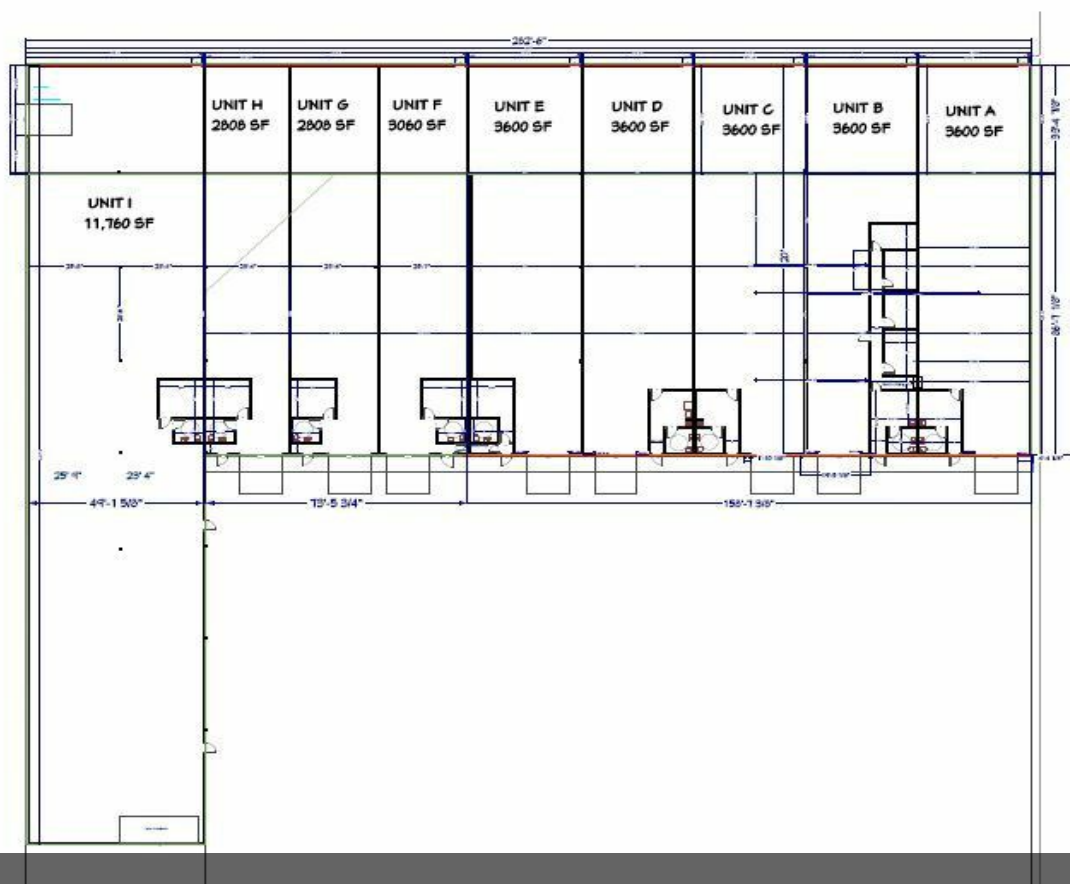
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# Property Photos



IMG\_0539



Floor Plan