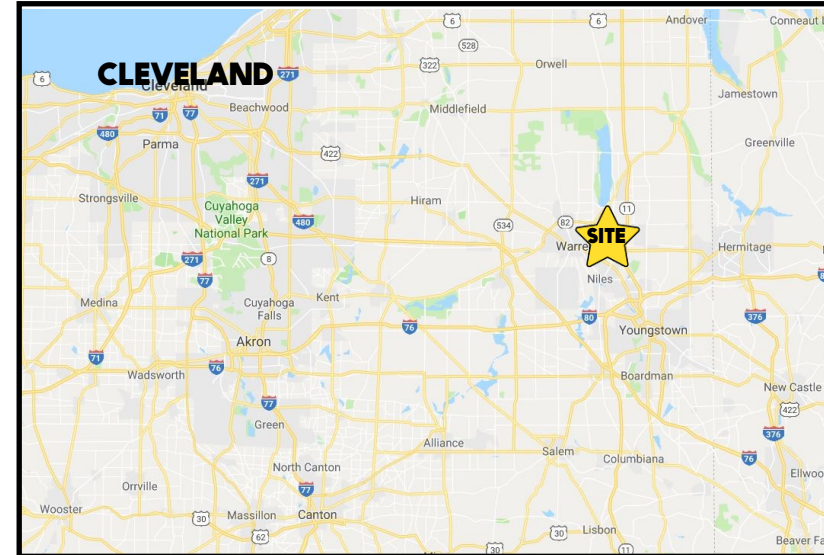


LOCATION

1929 Larchmont Ave NE, Warren, OH 44483



- 3D TOURS** [Bldg 1](#)
[Bldg 2](#)
[Bldg 3](#)
[Bldg 4](#)

HIGHLIGHTS

- Industrial / Warehouse Campus
- 4 Industrial buildings on 5 acres
- 2 buildings have separate 3 phase service
- Pole barns offer great location for material storage
- Docking ramp on site for loading and unloading

CONTACT

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Building 1



Building 2



Building 3



Building 4



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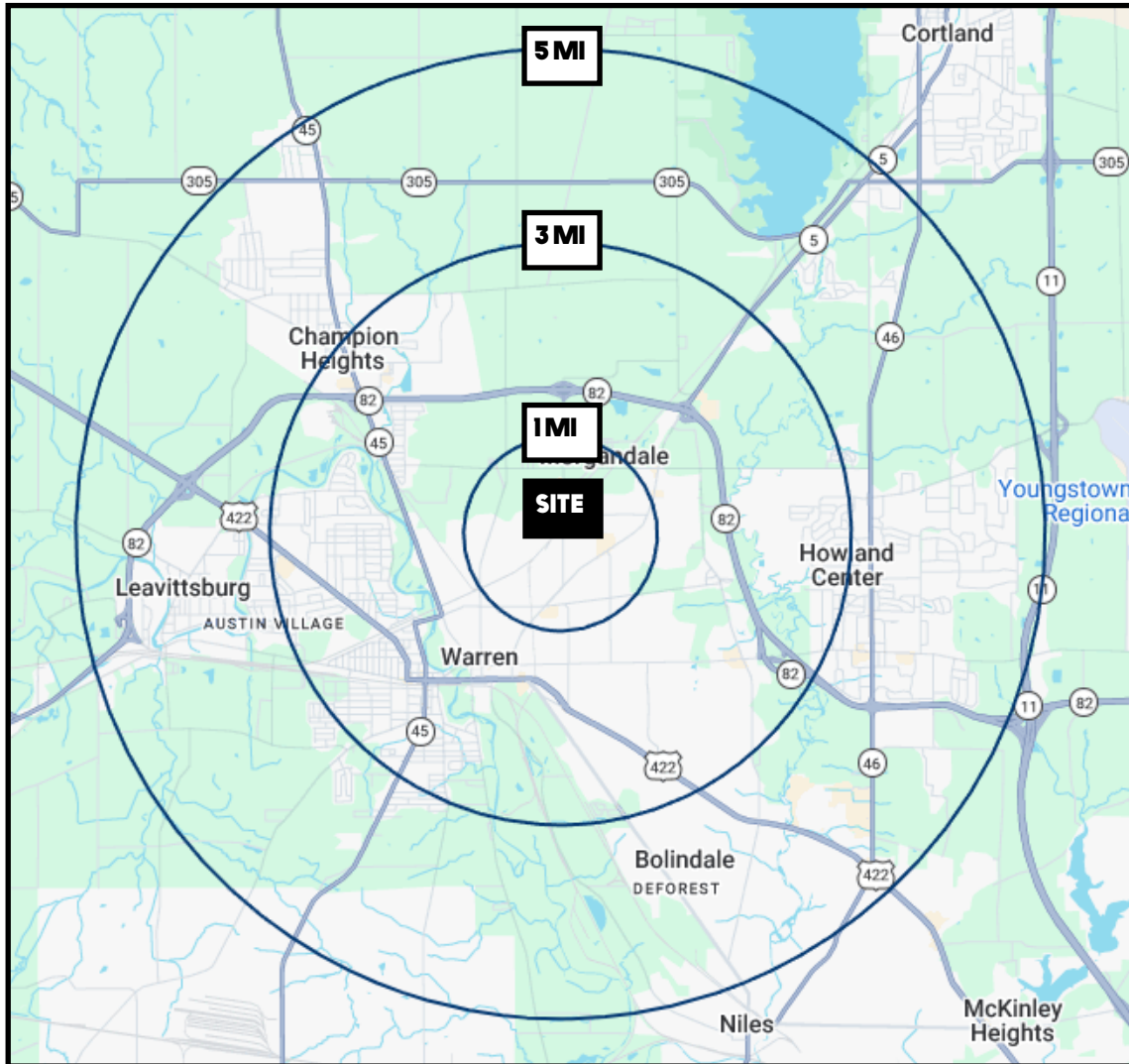
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DEMOGRAPHICS	1 MI	3 MI	5 MI
POPULATION	6,365	45,033	80,765
HOUSEHOLDS	2,770	19,456	34,511
MEDIAN AGE	43	41	43
AVERAGE HH INCOME	\$42,722	\$48,292	\$60,093

SITE INFORMATION

LOCATION	Warren City Trumbull County
PARCELS	38-192580, 38-864150, 38-864423, 38-429152, 38-429153, 38-429154, 38-429155
BUILDINGS	1: 24,340 SF; 28.5' ceiling; steel frame; 1 drive-in door; 480 V 3 phase power 2: 16,496 SF; 23.3' ceiling; steel frame; 3 drive-in doors; 480 V 3 phase power, air compressor 3: 4,843 SF; 25' ceiling; wood frame; 1 drive-in door 4: 3,642 SF; 26' ceiling; wood frame; 1 drive-in door
ZONING	Manufacturing B
PRICE	\$1,110,000 REDUCED! \$990,000

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