



YOUNGSTOWN COMMERCE PARK

4319 BELMONT AVENUE • YOUNGSTOWN, OHIO 44505 • 330/759-3668

BUILDING AVAILABLE (3/14)

FOR SALE OR LEASE

(Constructed 2005)

YOUNGSTOWN COMERCE PARK

12356 MAHONING AVENUE

NORTH JACKSON, OHIO

12,000 sq. ft. building (pre-engineered steel)

650 sq. ft. office

18 ft. clear height – insulated with roof ridge vents

Exterior truck dock

Drive-in truck dock

400 amp underground electric service

3-phase, 4-wire, 277/480

80 ft. x 150 ft. expandable with full load end wall

3 gas overhead heaters (Reznor blower type)

All steel doors

6 inch reinforced concrete floor

Mahoning County water and sanitary sewer

Paved parking lot

One finished unisex restroom (ADA compliant)

Zoned light manufacturing/distribution