



FOR SALE

8401 Southern Blvd.
Boardman, Ohio 44512

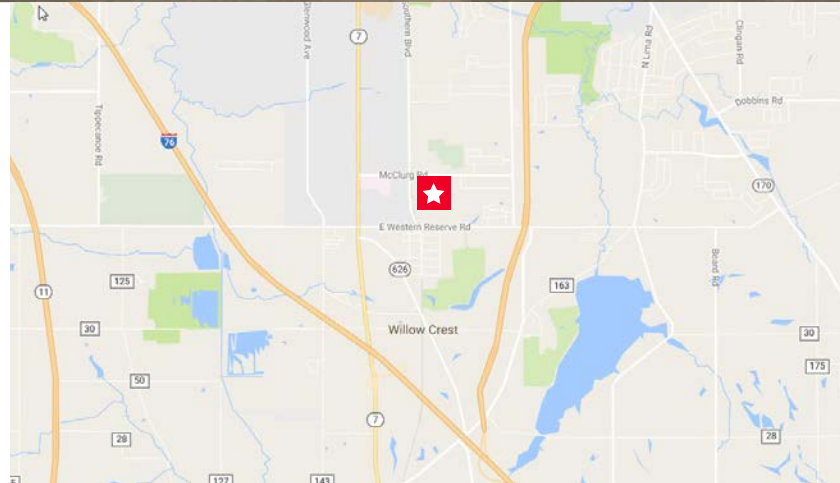


95,000 SF INDUSTRIAL FACILITY

95,000 SF Industrial Facility

Property Specifications

TOTAL SF	95,000 SF
OFFICE SF	9,500 SF
INDUSTRIAL SF	85,500 SF
LAND	10.64 acres (2 parcels)
CONSTRUCTED	1958
ADDITION	1979
CONSTRUCTION	Brick Block Metal
CEILING HEIGHT	13' - 22'
DRIVE-IN DOORS	Two (2)
DOCKS	Four (4)
SPRINKLER	Yes
LIGHTING	Metal Halide T-5
HEAT	Gas / Forced Air
AIR-CONDITIONING	Office
ROOF	EPDM - 2013
POWER	1200A / 480V / 3P
ASKING SALE PRICE	\$1,125,000.00



Matthew E. Beesley, SIOR
Principal
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Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

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3 Summit Park Drive
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crescorealestate.com



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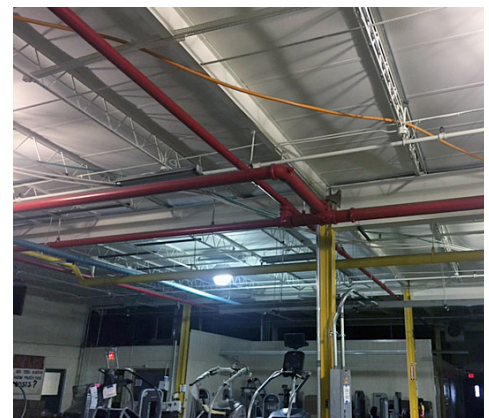
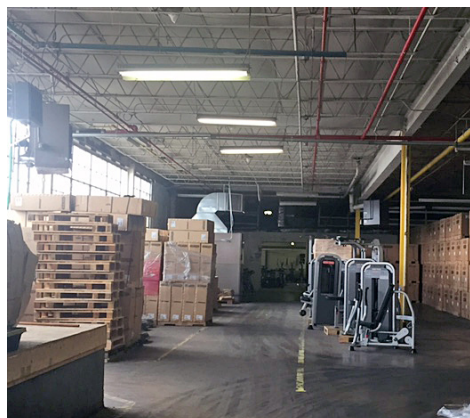
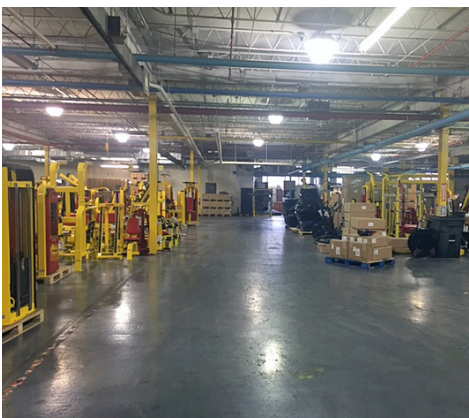
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Photos



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Profile 1 of 1

Summary (33999)



8401 SOUTHERN BLVD 8401 Southern Blvd. Boardman, OH 44512

County:	Mahoning
Market:	SE-Z4
Sub Market:	Outer SE Area
Land Size (Acres)	10.64 Acres
Available SF:	95,000 SF
Building SF:	95,000 SF
Industrial SF:	85,500 SF
RSF:	9,500 SF
Office SF:	9,500 SF

General Listing/Transaction Information

Asking Price:	\$1,125,000.00 \$11.84 Per SF
Transaction Type:	Sale

Parking

Loading & Doors

# GL/DID:	2
#DH/Truck-level Doors:	4
Total Doors:	6

Contacts

Listing Broker(s)	Matthew Beesley, SIOR CRESCO Real Estate 216.525.1466 mbeesley@crestcorealestate.com Robert Wetzel CRESCO Real Estate 216.525.1486 rwetzel@crestcorealestate.com
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Building

Construction Status:	Existing
Primary Use:	Industrial Manufacturing
Year Built:	1958
Year Refurbished	1979
ConstructionType:	Brick/Block/Metal
Exterior Type:	Brick
Roof Type:	EPDM
Roof Age:	2013
Lighting Type:	Metal Halide
Sprinkler:	Yes
Heat:	Gas/Forced Air
AC:	Office
Ceiling Ht:	13' (Min) 22' (Max)

Utilities

Power:	480 v 1200 a 3 p
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Site

Land SF:	463,478 SF
Zoning:	Industrial

Crane

Comments