

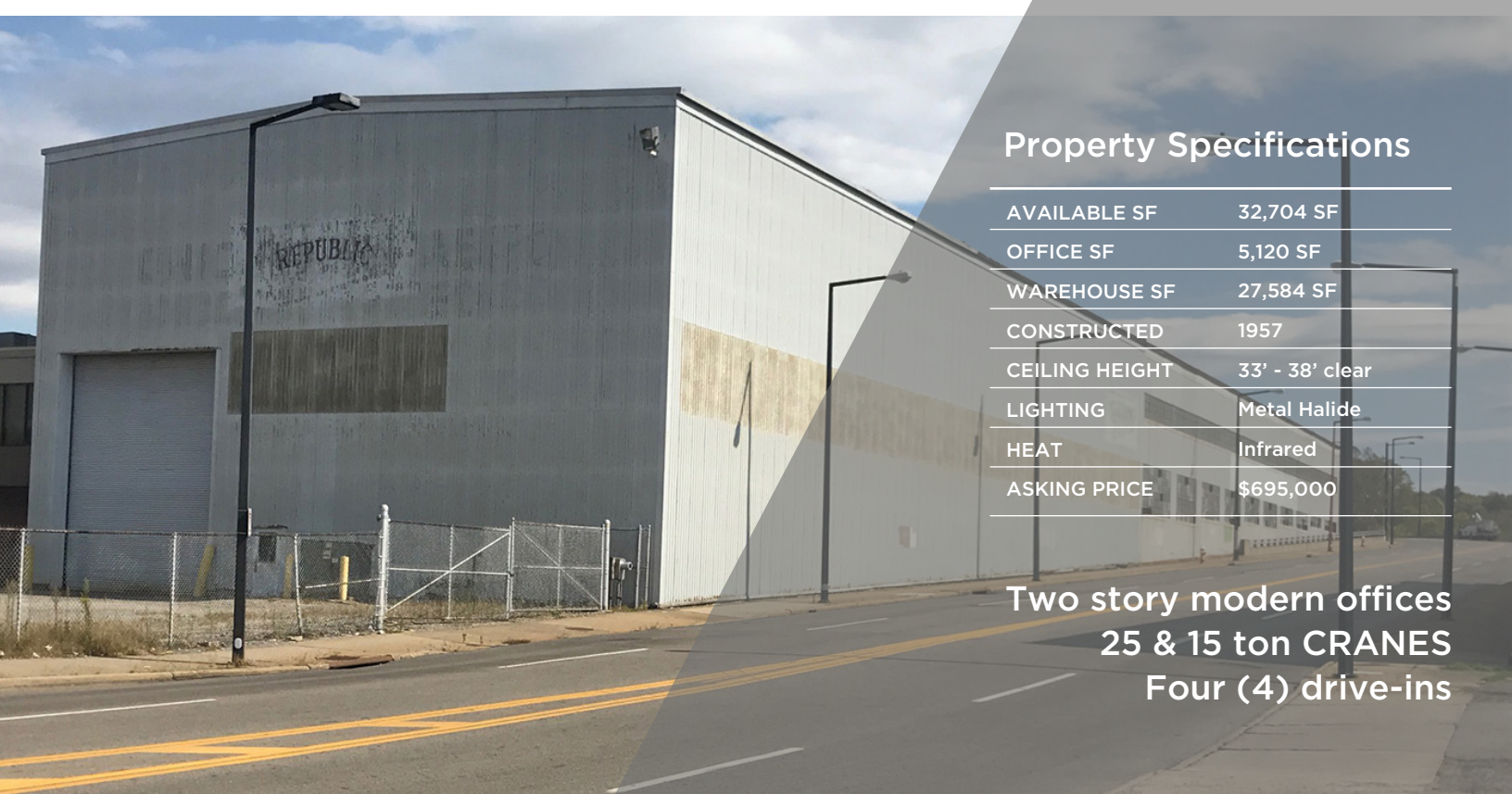
FOR SALE

460 Federal Plaza Drive

YOUNGSTOWN, OHIO 44503



SPACE OVERVIEW



Property Specifications

AVAILABLE SF	32,704 SF
OFFICE SF	5,120 SF
WAREHOUSE SF	27,584 SF
CONSTRUCTED	1957
CEILING HEIGHT	33' - 38' clear
LIGHTING	Metal Halide
HEAT	Infrared
ASKING PRICE	\$695,000

Two story modern offices
25 & 15 ton CRANES
Four (4) drive-ins

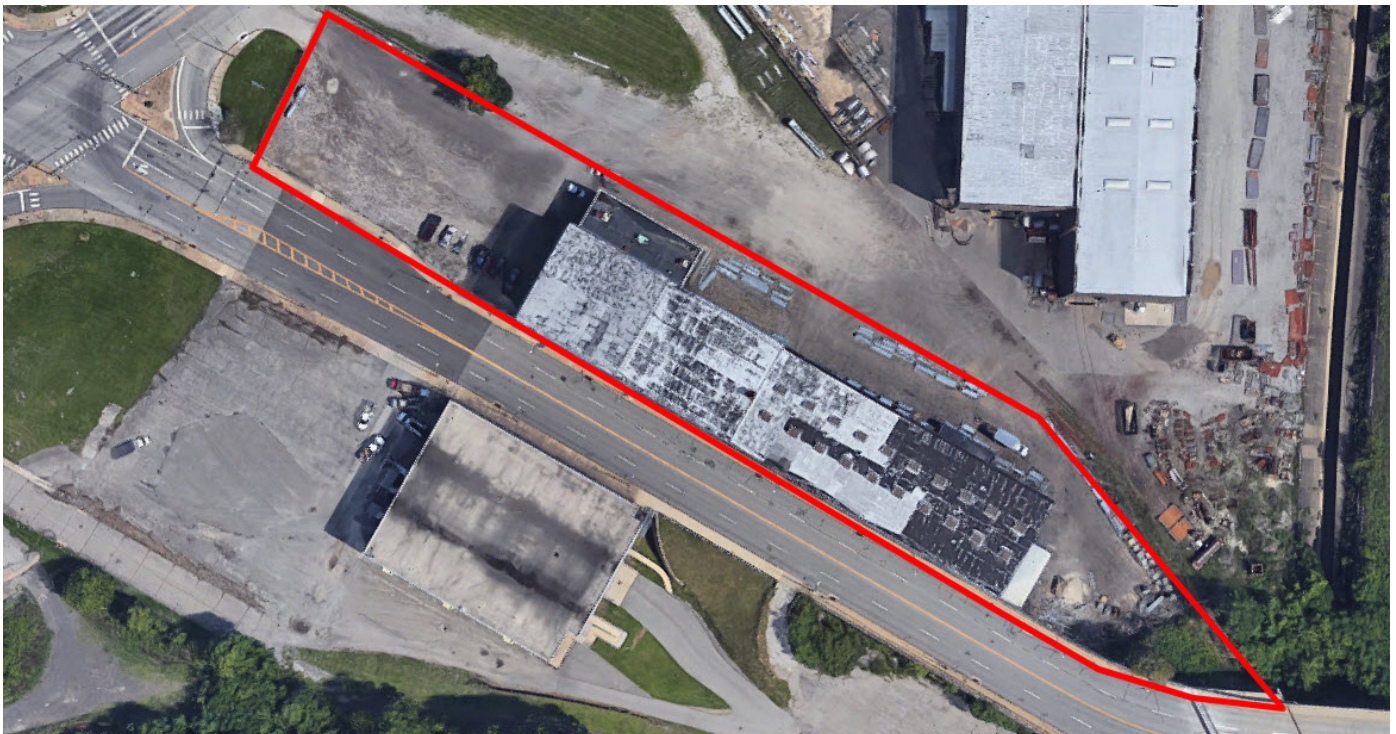
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FOR SALE

460 Federal Plaza Drive YOUNGSTOWN, OHIO 44503



Fred Christie, SIOR
Principal
216.525.1468
fchristie@crescorealestate.com

3 Summit Park Drive
Suite 200
Cleveland, Ohio 44131
Main 216.520.1200
Fax 216.520.1828
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crescorealestate.com



**CUSHMAN &
WAKEFIELD**



Summary (34819)



460 FEDERAL PLAZA DRIVE

460 Federal Plaza Drive
Youngstown, OH 44503

County:	Mahoning
Market:	OTH
Sub Market:	Other Area
Land Size (Acres)	1.87 Acres
Available SF:	32,704 SF
Building SF:	32,704 SF
Industrial SF:	27,584 SF
Office SF:	5,120 SF

Building

Construction Status:	Existing
Primary Use:	Industrial
Multi-Tenant:	Single-Tenant
Year Built:	1957
ConstructionType:	Metal/Masonry
Roof Type:	Pitched
Deck Type:	Metal
Floor Type:	Concrete
Lighting Type:	Metal Halide
Sprinkler:	No
Heat:	Infrared
AC:	Office
Ceiling Ht:	33' 6" (Min) 38' 6" (Max)
Column Spacing:	75' x 25'

General Listing/Transaction Information

Asking Price:	\$695,000.00 \$21.25 Per SF
Transaction Type:	Sale

Parking

Parking Comments:	Ample fenced parking
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Loading & Doors

# Int. Docks:	0
# GL/DID:	4
Total Doors:	4

Contacts

Listing Broker(s)	Fred Christie, SIOR CRESCO Real Estate 216.525.1468 fchristie@crescorealstate.com
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Utilities

Power:	600 v 400 a 3 p
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Site

Land SF:	81,457 SF
Parcel Number:	53-023-0-231-00-0
Zoning:	INDUSTRIAL
Land Condition:	Good

Crane

# Cranes:	2
Capacity Tons (Min)	15
Capacity Tons (Max)	25
Hook Ht.:	32

Comments

Listing Comments: Freestanding crane building in Youngstown. 32,704 SF with 25 & 15 ton cranes. 33.5' to 38' clear space building. 5,120 SF of two story modern offices. Four drive in doors.