

FOR SALE

5635 South Avenue, Youngstown, OH



Building size:	72,640 sf with 16,000 sf of cooler space 4,000 sf office area
Zoning:	Commercial warehouse
Parking:	Approximately 180 spaces; resurfaced in 2005
Year built:	1970
Roof:	Ballasted EPDM on steel deck
Sprinkler:	Wet system
Loading:	5 docks
Total acreage:	Parcel 1 – 5.155 ac, Parcel 2 – 0.871 ac
Sale Price:	\$1,100,000

For more information contact our licensed real estate salesperson:

Terry Coyne, Executive Managing Director
216.453.3001
tcoyne@ngkf.com

**Newmark Grubb
Knight Frank**

www.ngkf.com

1350 Euclid Ave., Suite 300, Cleveland, OH 44115



All information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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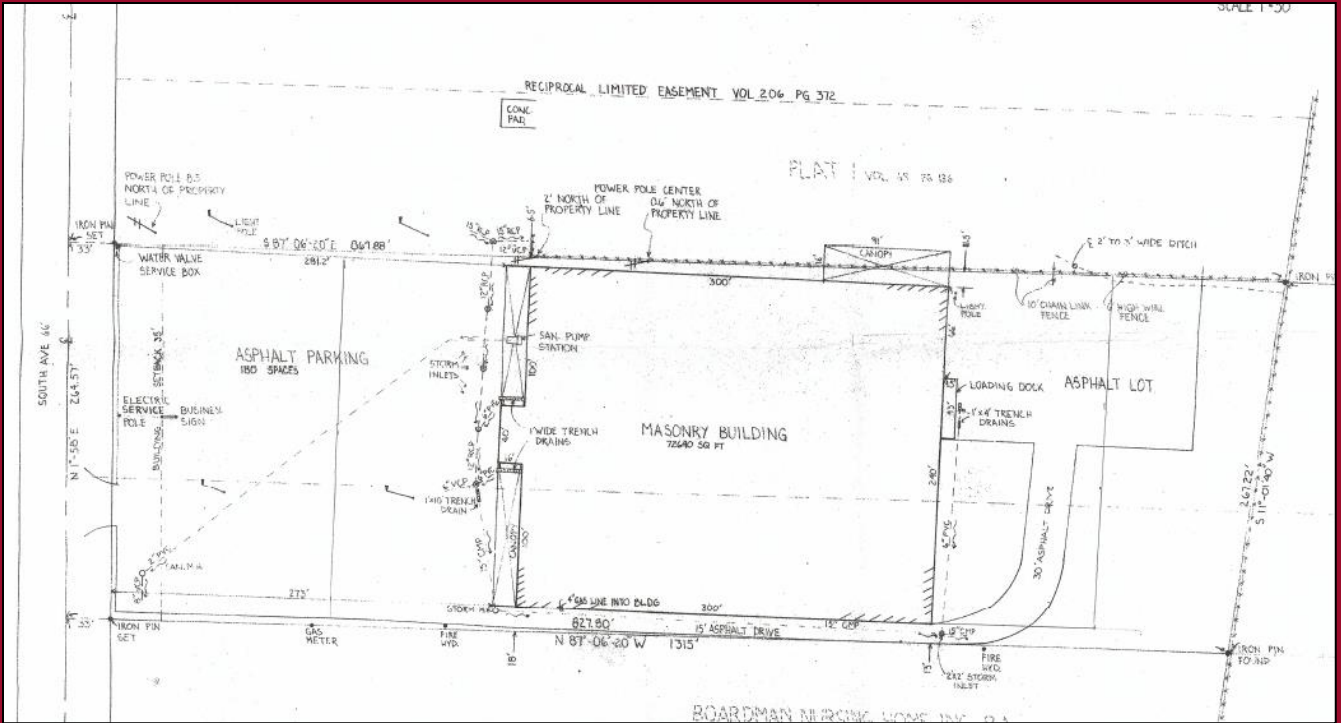
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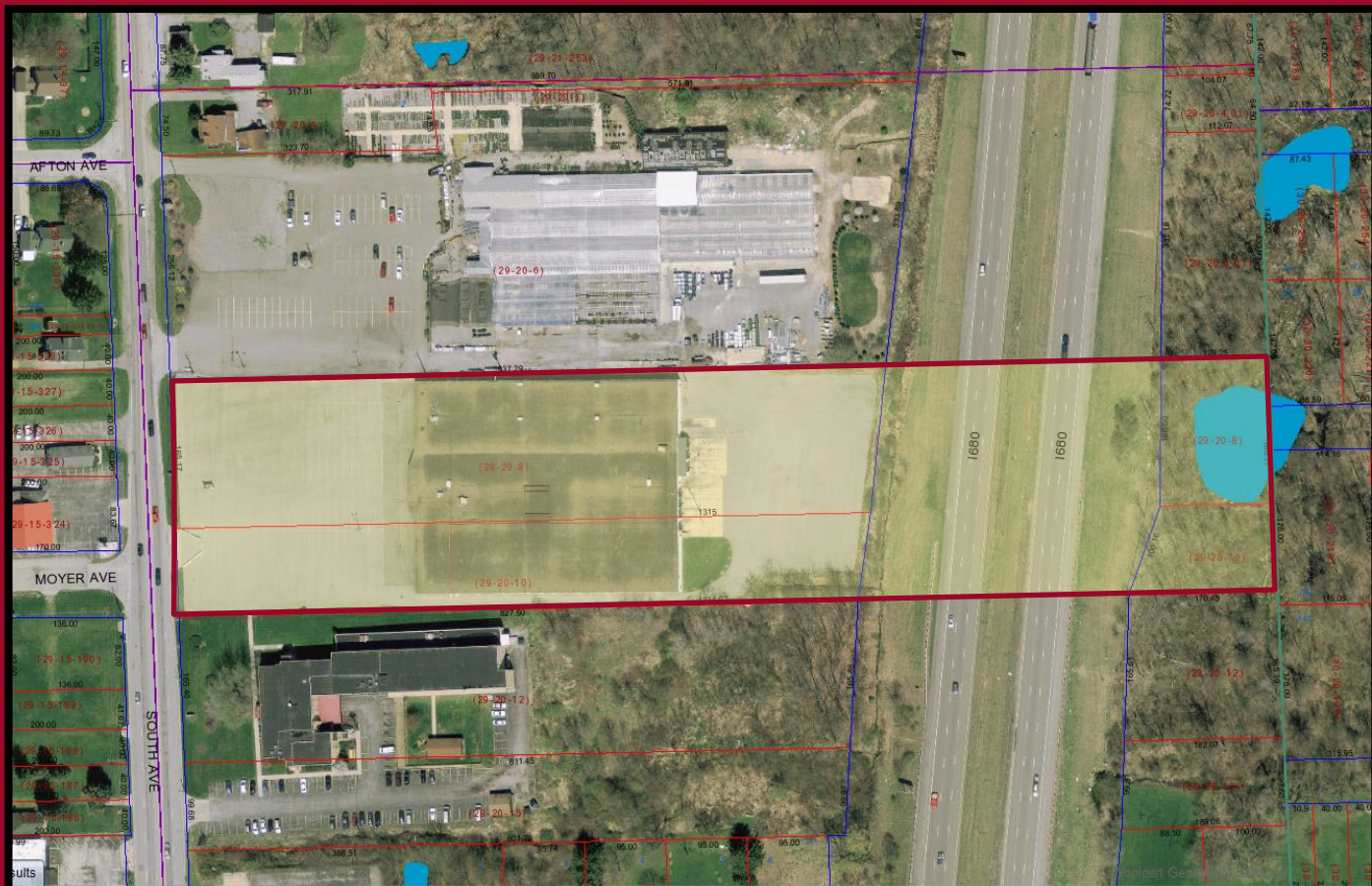
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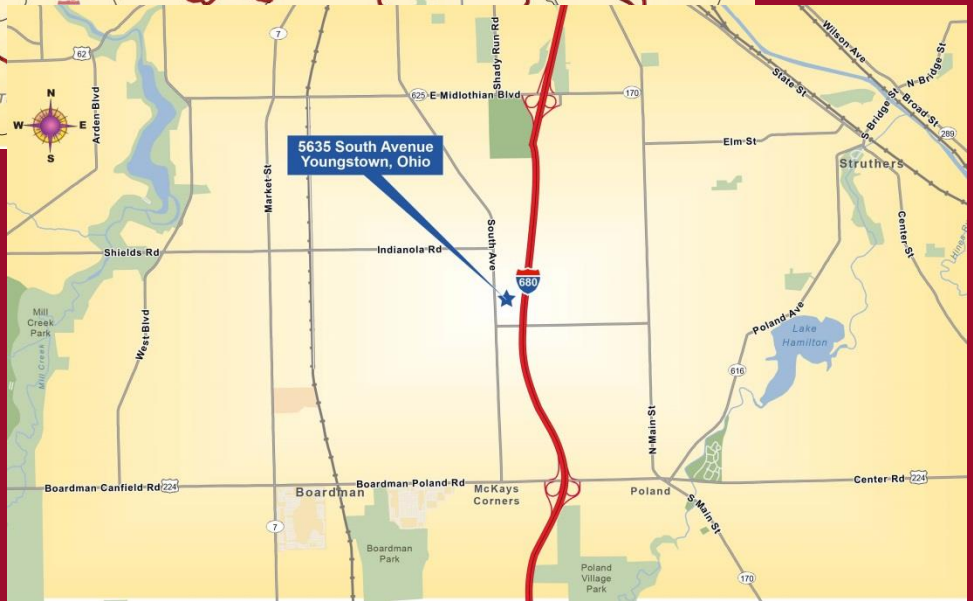
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