

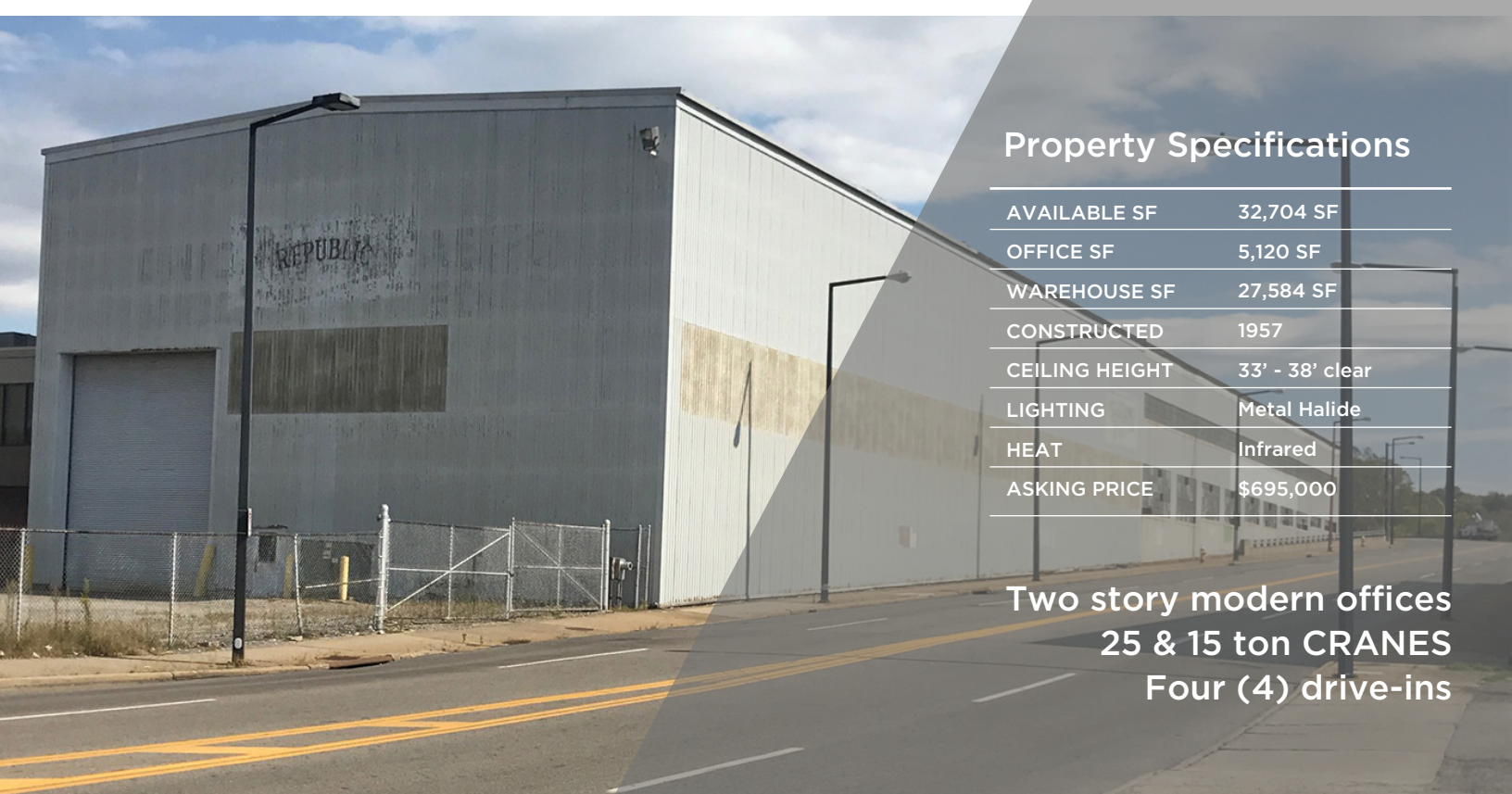
FOR SALE

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

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

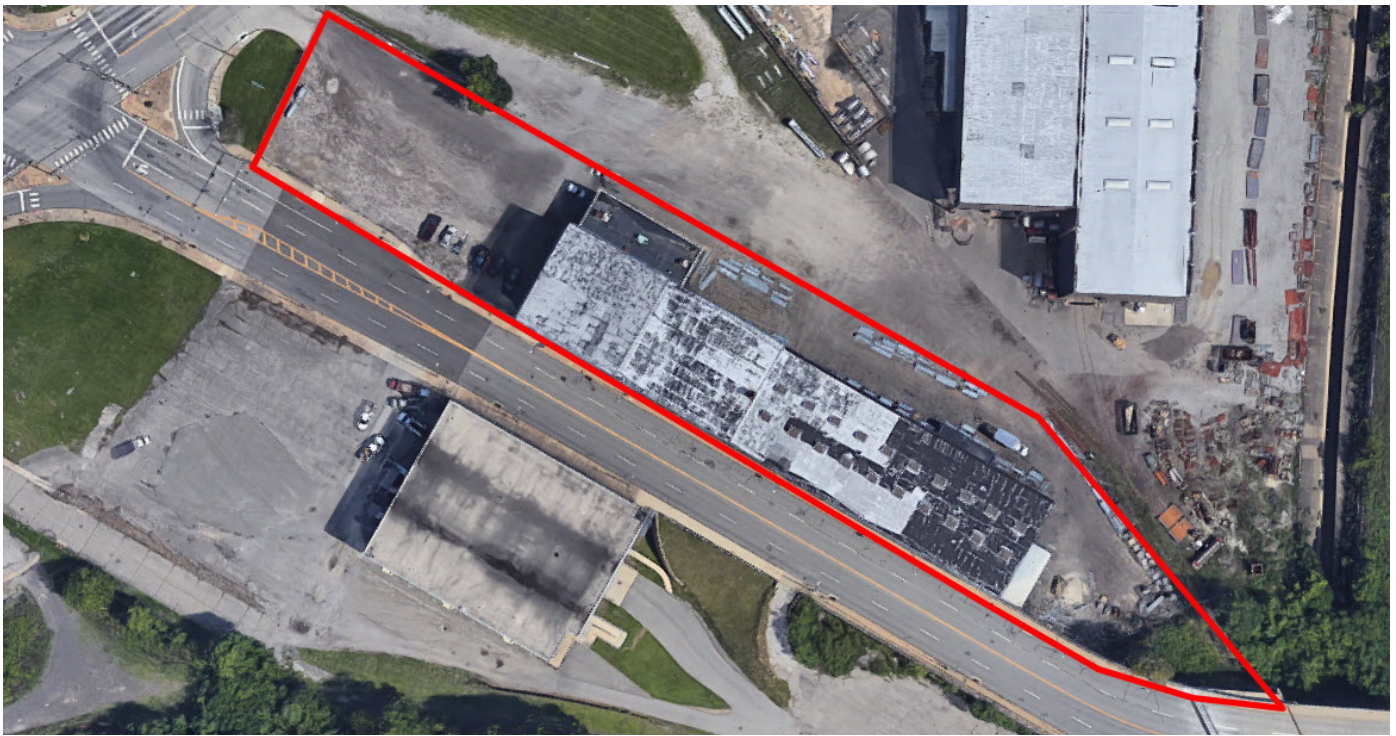
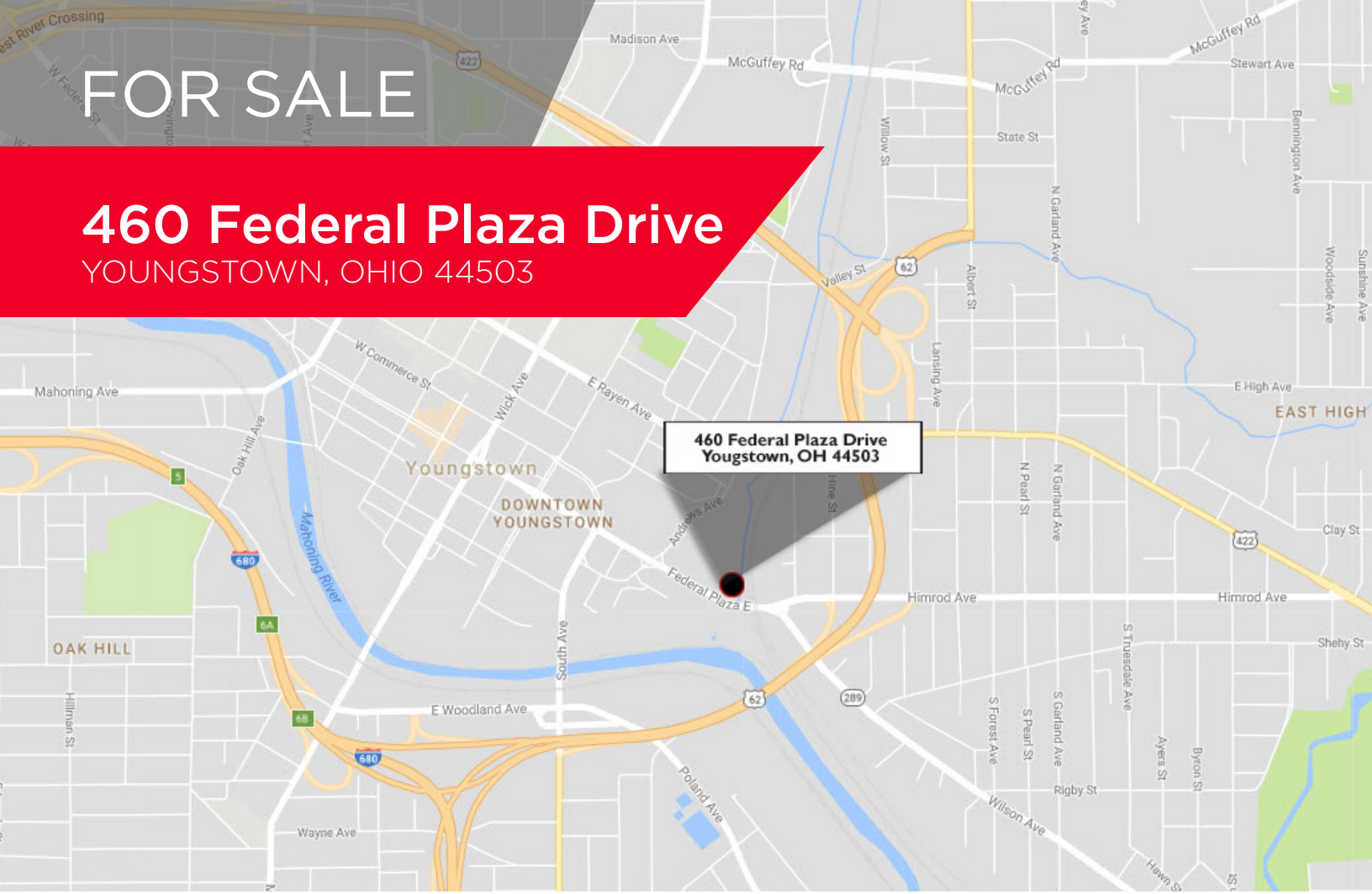
Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



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
crescorealestate.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



CUSHMAN & WAKEFIELD



FOR SALE

460 Federal Plaza Drive

YOUNGSTOWN, OHIO 44503



Fred Christie, SIOR

Principal

216.525.1468

fchristie@crescorealestate.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

3 Summit Park Drive
Suite 200

Cleveland, Ohio 44131

Main 216.520.1200

Fax 216.520.1828

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
--------------------------	----------------------

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
--------------------------	--

Utilities

Power:	600 v 400 a 3 p
---------------	-----------------

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.