

73,383 SF Industrial Facility Available

For Sale | 3121 W. Market Street, Warren, Ohio 44485





PROPERTY HIGHLIGHTS

- Situated on 16.47 acres, this facility boasts a 40,500 SF expansion opportunity, 25,000 SF of covered outdoor crane space, and 1.5 acres of secure concrete storage
- This single-bay clear span manufacturing space offers unobstructed operational efficiency with 90 feet of column-free width, maximizing workflow flexibility. Spanning 625 feet in length, the facility is ideal for large-scale manufacturing, assembly, or warehousing needs. The open-span design ensures optimal equipment layout, enhanced maneuverability, and seamless production flow
- Spacious modern office outfitted with private office, open workspace, kitchen, conference rooms and locker rooms
- 138kV First Energy fed substation on-site built for future expansion. The substation transforms the incoming 138kV transmission to 12.47kV distribution
- The exiting 12.47kV distribution circuits are routed underground to the two building transformers. The two building transformers reduce the 12.47kV primary voltage to 380v secondary voltage. The west building transformer is 2500KVA (12.47kV to 380v). The east building transformer is 2700KVA (12.47kV to 380v). The substation was constructed and commissioned in 2010
- 12" Concrete floors suitable for heavy machinery.
- 28' Clear Height with 21' under hook height
- Eleven (11) Drive-in Doors in Total: Seven (7) 15'x14' Drive-in Doors; Three (3) 12'x13'; and One (1) 15'6"x19' Drive-in Door
- Five (5) Cranes in Total: Three (3) 6 Metric-Ton (Inside); One (1) 6 Metric-Ton (Outside) and One (1) 2-ton
- And many other manufacturing amenities

Building Specifications

Total Building Size: 73,383 SF

Industrial Size: 68,871 SF

Office Size: 4,512 SF

Land Size: 16.47 AC

Year Built: 2011

Clear Height: 28'

Cranes: Five (5)

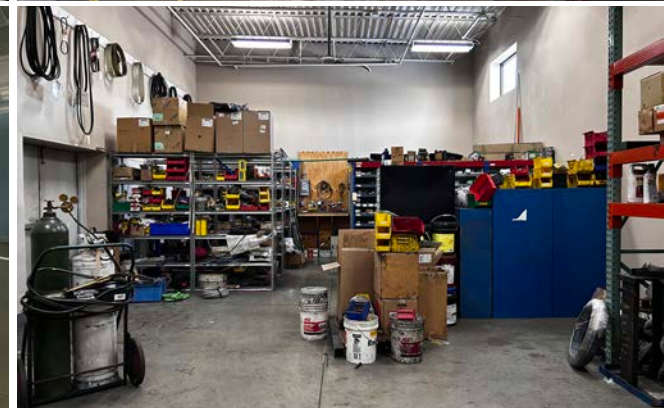
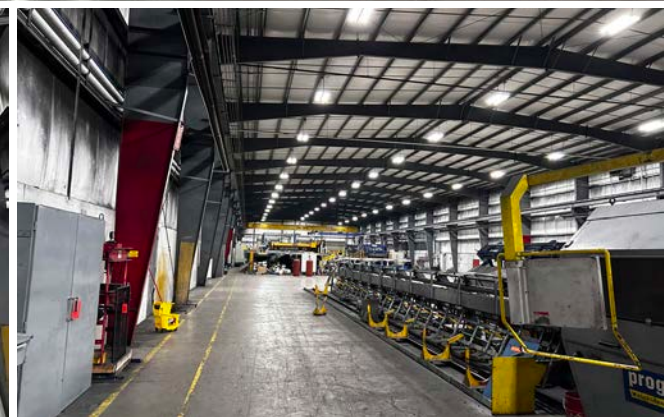
Drive-in Doors: Eleven (11)

Lighting: Fluorescent

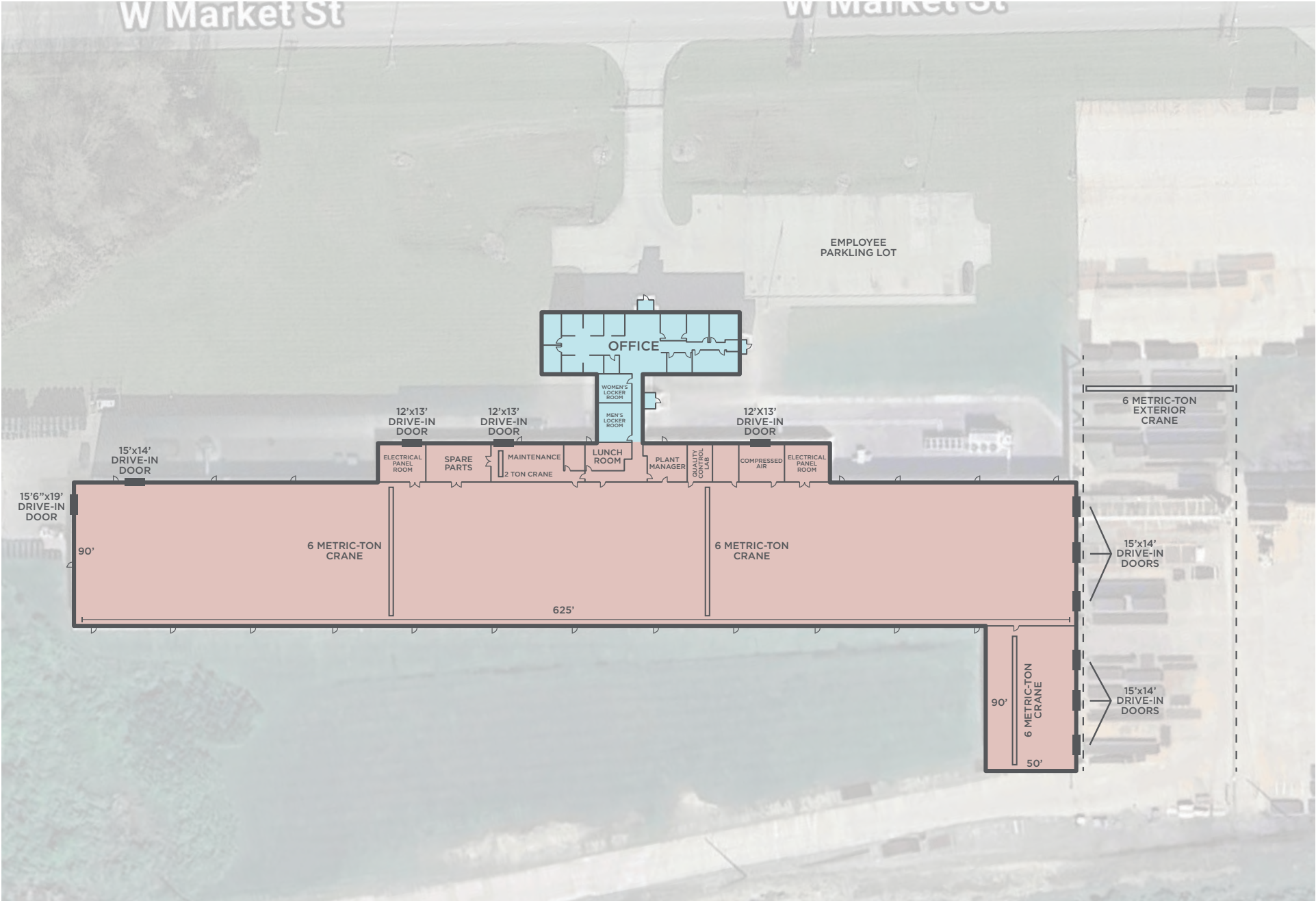
Heat: Radiant Tube

ASKING PRICE

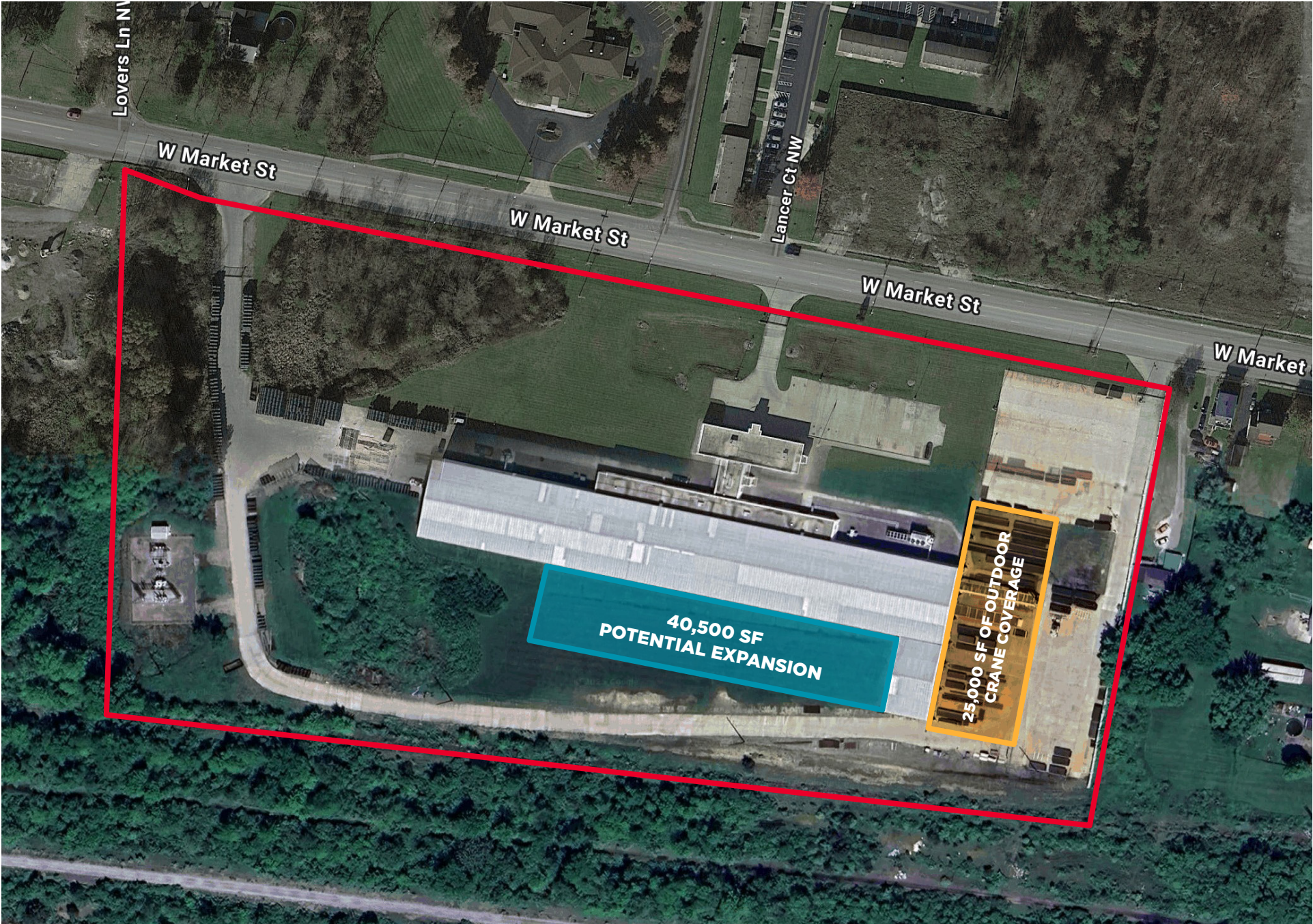
\$5,500,000



Floor Plan | 3121 W. Market Street - 73,383 SF



Parcel Map





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WARREN, OHIO 44485**

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