



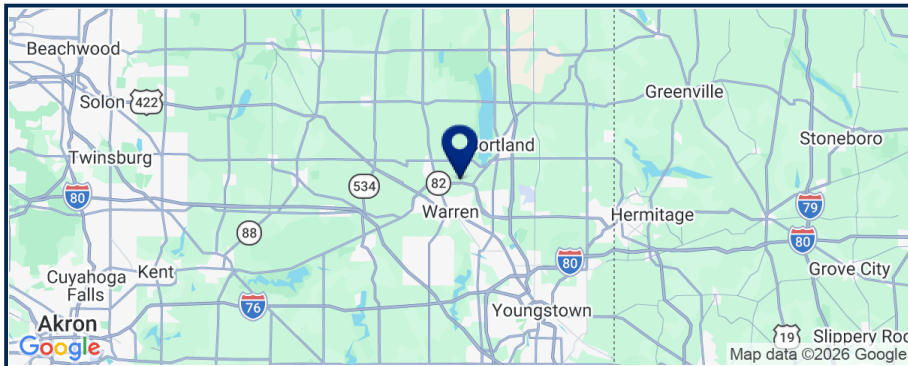
**IRG**  
Industrial Realty Group, LLC

# FOR LEASE

3566 Larchmont Ave NE, Warren OH 44483

## Warren I

Warren I, located within the greater Youngstown area, is an industrial property with ready-to-use manufacturing, warehouse and office needs. Key features include 500 car parking spaces and 100 trailer spaces.



### Property Details

<b>Total Sq. Ft.</b>	1,206,543
<b>Avail. Sq. Ft.</b>	385,387
<b>No. of Buildings</b>	1
<b>Acres</b>	226
<b>Rail Access</b>	Array
<b>No. of Cranes</b>	2
<b>Zoning</b>	Industrial (I-1)
<b>Column Spacing</b>	48 X 40
<b>Ceiling Height</b>	15
<b>Dock Doors</b>	23
<b>Drive-In Doors</b>	13
<b>Car Parking</b>	4,500