



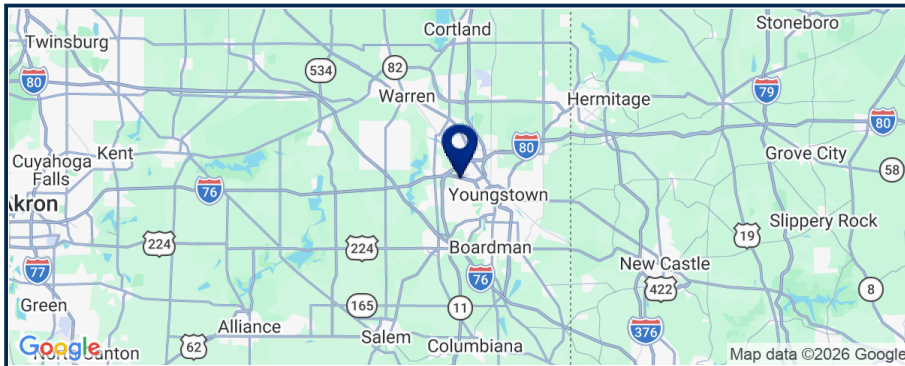
**IRG**  
Industrial Realty Group, LLC

# FOR LEASE

3805 Hendricks Road, Austintown OH 44515

## 3805 Hendricks Road

This industrial property located within the Youngstown-Warren-Boardman market sits in prime position in its area. Key features include rail line and rail spots, cranes on location, and close proximity to interstate.



### Property Details

|                          |                         |
|--------------------------|-------------------------|
| <b>Total Sq. Ft.</b>     | 291,645                 |
| <b>No. of Buildings</b>  | 1                       |
| <b>Acres</b>             | 33                      |
| <b>Developable Acres</b> | 8                       |
| <b>Rail Access</b>       | Array                   |
| <b>No. of Cranes</b>     | 23                      |
| <b>Zoning</b>            | Industrial I-2 District |
| <b>Column Spacing</b>    | 40 x 80   40 x 80       |
| <b>Ceiling Height</b>    | 12   44                 |
| <b>Dock Doors</b>        | 6                       |
| <b>Drive-In Doors</b>    | 13                      |
| <b>Car Parking</b>       | 500                     |