



AUCTION

LEADING THE INDUSTRY SINCE 1945

THURSDAY – JUNE 21, 2018 – 6:00 PM

87.5 Acres – Zoned Industrial/Manufacturing LOCATED BY YOUNGSTOWN-WARREN REGIONAL AIRPORT VIENNA TWP. – TRUMBULL CO. – WATER & SEWER – FREE GAS

Mineral Rights To Transfer – Open & Wooded Land – Close to US Rt. 11 –
Loads Of Possibilities

ABSOLUTE AUCTION, All sells to highest bidders on location:

3380 KING GRAVES RD., VIENNA, OH 44473

Directions: Take US Rt. 11 north of I-80 to King Graves Rd. exit and just east ¼ mile to property. Watch for KIKO signs.

Real Estate: 87.5 acres total. Zoned Industrial/Manufacturing with water & sewer, free gas, 75% wooded balance open land. Two gas wells with free gas available. 1973 mobile home hooked to water and sewer. Great location. Loads of wildlife, endless possibilities. Walk the land at your convenience.

Additional Information:

Site

Parcel	87.5 acres
Zoning	Industrial/Manufacturing
Sanitary	Trumbull County
Water	Trumbull County
Gas	(2) Gas Wells on-site
Electric	Ohio Edison

Demographics '15	1 mile	3 mile	7 mile
Population	423	12,370	36,055
Households	159	5,016	15,356
Med. HH income	\$80,000	\$80,693	\$68,902

Traffic Count 14,960 veh/day on SR 11 - 3,893 veh/day on King Graves

Location

Just east of SR 11 exchange on King Graves Rd.

Cleveland Hopkins A/P & Port 60 mi.

Youngstown Regional A/P 1.5 mi.

Interstate 80 6 mi.

State Route 11 0.25 mi.

Rail Access No

Neighbors

Delphi Packard

Latrobe Specialty Steel Company

Millwood Inc.

HMS Products Company

Kundel Industries



Information is believed to be accurate but not guaranteed.



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KIKO AUCTIONEERS

2722 Fulton Dr. NW, Canton, OH 44718
kikoauctions.com

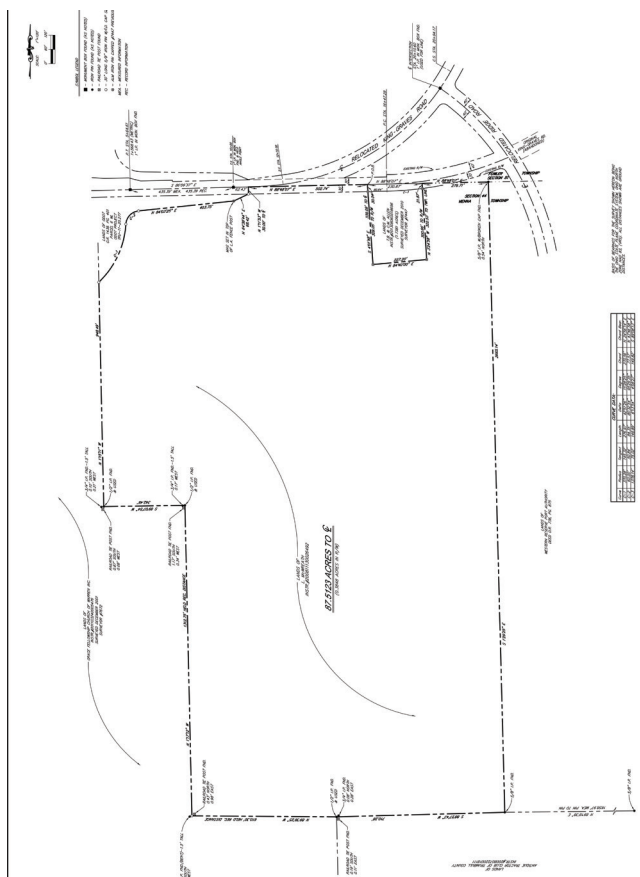
Thursday – June 21, 2018 – 6:00 PM

87.5 ACRES – ZONED INDUSTRI- AL/MANUFACTURING

Located By Youngstown-Warren Regional Airport –
Vienna Twp. – Trumbull Co. – Water & Sewer – Free
Gas – Mineral Rights To Transfer – Open &
Wooded Land



Members – State and National Auctioneers Association



Airport Information:

This one-of-a-kind logistical environment features direct Youngstown-Warren Regional airport (YNG) tarmac access, fully served greenfield sites and immediate highway connectivity. The 87.5 acres on King Graves Rd. compliments the efforts of AEROPark which can accommodate all existing cargo and passenger aircraft. YGN provides a 9,003' runway, 24-hour FFA control tower operations, a category 1 instrument landing system and complete corporate aircraft services. With limited air traffic YNG can be an ideal location for manufacturing and testing of aerospace/aviation-related products. The site is currently zoned industrial per Vienna zoning department.

TERMS ON REAL ESTATE: 10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price, which goes to the seller. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed.



Auctioneer/Realtor®

RANDALL L. KIKO

330.831.0174

randallkiko@kikocompany.com



330.455.9357 • kikoauctions.com

