

Industrial-Zoned Land for Sale

FOLSOM ST NW CHAMPION HEIGHTS, OHIO 44483



Overview

Industrial-zoned land of this scale, at this basis, in this location isn't often available in the Mahoning Valley. At roughly \$5,000 an acre, it's priced as raw, value-add ground so there's room in the budget to bring utilities and site work and still buy right.

Less than 15 minutes south, the Ultium Cells (GM-LG) battery megaplant is now the largest private-sector employer in Trumbull County at 2,200+ workers, anchoring the region's "Voltage Valley" EV-manufacturing boom. This parcel sits inside that labor shed with quick reach to SR 45, SR 5, and the Ohio Turnpike (I-80). And the pipeline keeps filling: in Warren itself, Kimberly-Clark is building an \$800 million manufacturing plant expected to create roughly 500 jobs, while a new Amazon distribution center in nearby Bazetta, a Vallourec steel expansion, and multi-billion-dollar data-center projects proposed across the Lordstown corridor keep pushing capital into the market. Sustained growth is pulling suppliers, workforce, and services toward well-located industrial sites like this one.

To learn more about the site and development, call/text Cole Kroneker.

Highlights

- Strategic location in Northeast Ohio along State Route 82 and I-80 / Turnpike access
- Directly across from Kent State University Trumbull Campus
- Chicago and New York City are within a one-day drive
- 15 min to Ultium Cells (GM-LG) — county's largest employer, 2,200+ jobs
- Inside "Voltage Valley" — the Valley's EV / advanced-manufacturing corridor
- Airports: Youngstown, Cleveland and Pittsburgh

Property Details

Sales Price ■ \$400,000.00

Lot Size ■ 80.7 Acres

Zoning ■ Industrial/Manufacturing

Property Type ■ Land

Rev: July 24, 2026

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.



Cole Kroneker

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DEMOGRAPHICS



25,453
Population



42.1
Median Age



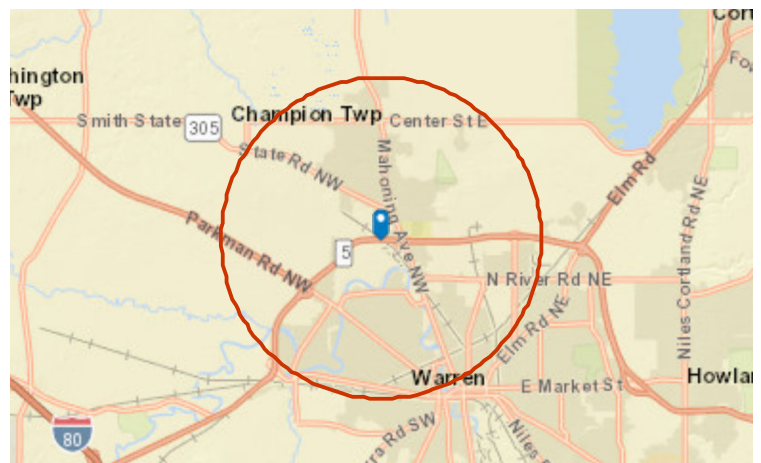
2.3
Average
Household Size



\$48,860
Median Household
Income

TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
	1,828	0.3
Fairgreen Ave	2,191	0.3
Fairgreen Ave	1,425	0.3
Mahoning Ave NW	2,261	0.3
Mahoning Ave	5,100	0.4

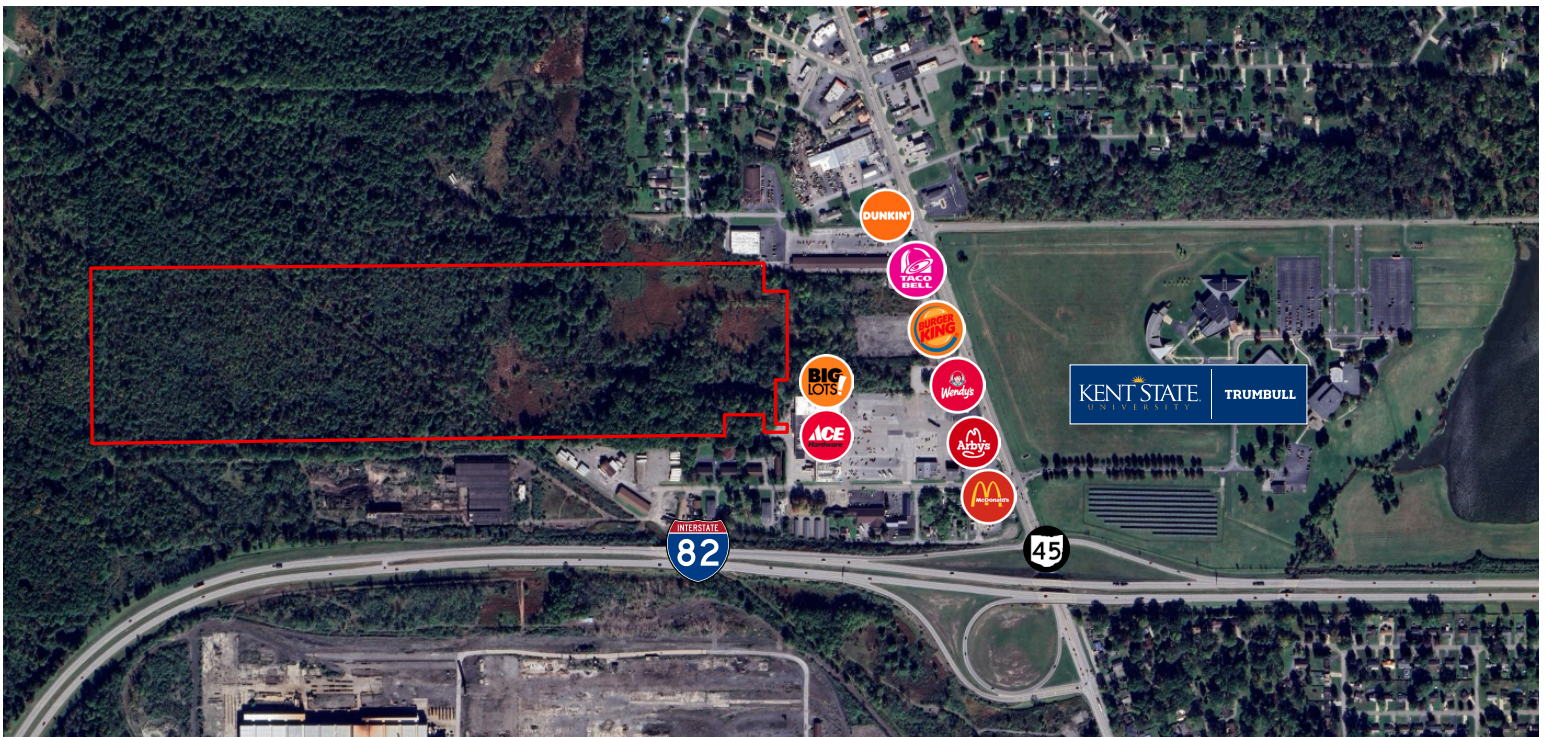
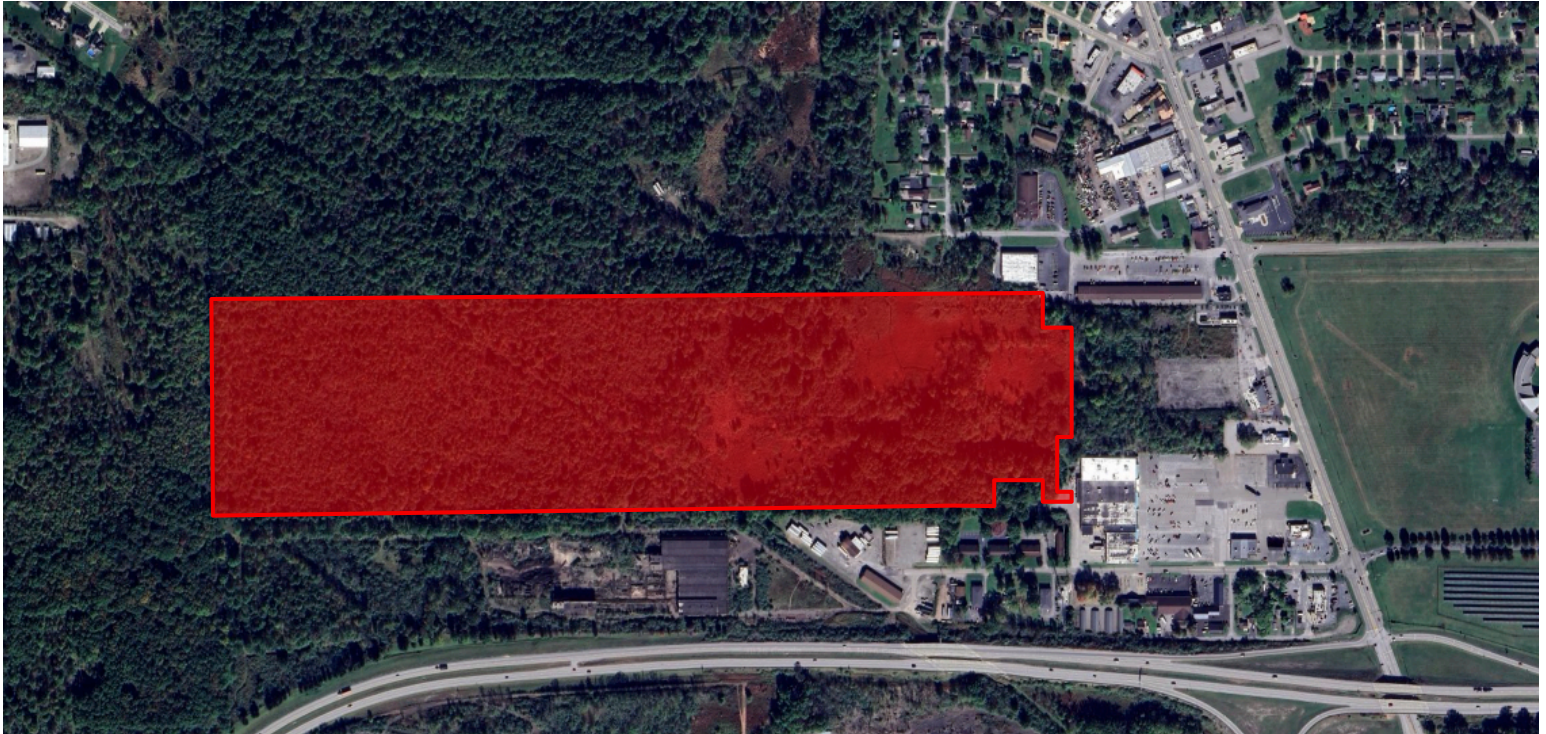


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