

FOR
LEASE

9TH ST SW

ST. RT. 241

32,760 S.F.
AVAIL.

17,512 S.F.
AVAIL.

LEASED

LEASED

LEASED

OBERLIN AVE SW

17,512 UP TO 50,272 SQ. FT. INDUSTRIAL SPACE

815 OBERLIN AVENUE SOUTHWEST, MASSILLON, OH 44647

Saylor Putman

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Spencer Hartung

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FOR LEASE



PROPERTY DESCRIPTION

Nearly 156,000 SF brick multi-tenant warehouse located in a Massillon industrial park. Property offers easy and convenient access to OH-21. Building has a dry sprinkler system throughout with risers in each unit. Join tenants Rocket Jewelry Box Inc, Cold Headed Fasteners & Assemblies & CEI Crane & Rigging.

PROPERTY HIGHLIGHTS

- **17,512 Sq.ft. & 32,760 sq.ft. available for lease. Lease one or both bays for 50,272 sq.ft. total.**
- Heated warehouse or distribution. Just west of Route 21.
- 12-15 Foot clear height. 3 Phase, 220v 400amp.
- NNN fee of \$1.09 sq. ft. per YR includes real estate taxes, insurance, landscaping and snow removal.

LOCATION DESCRIPTION

Directions: Rt.21 in Massillon to Rt.241 W Oberlin/Finefrock Streets. Go West, 1 mile turn left on 9th St. SW - facility on left.

Zoned City of Massillon I-1 Lt. Industrial

OFFERING SUMMARY

Lease Rate:	\$3.50 - 3.95 SF/yr (NNN)
Number of Units:	5
Available SF:	17,512 - 50,272 SF
Lot Size:	8.48 Acres
Building Size:	155,840 SF

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**PUTMAN
PROPERTIES**
Est. 1985

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LEASE INFORMATION

Lease Type:	NNN
Total Space:	17,512 - 50,272 SF

Lease Term:	Negotiable
Lease Rate:	\$3.50 - \$3.95 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1400 9th St., Bay A	Available	17,512 SF	NNN	\$3.95 SF/yr	Bay A is 17,512 sf of clear span bay (80'x200') with two (2) on-grade doors, one (1) dock, auto LED lights, sprinklered, gas Reznor heat, & restroom. Lease rate is \$7,355.04 / month includes NNN fee.
879 Oberlin Ave	Available	32,760 SF	NNN	\$3.50 SF/yr	32,760 Sq.ft. clean, renovated space. Three (3) docks, one (1) on grade 12'x12' door, auto LED lights, 3 phase 220v 400amp, sprinklered, gas heat and separately metered utilities. Fenced yard. Includes approximately 3,000 sq.ft. of office space. Lease rate is \$12,530.70 / month includes NNN fee.
879 Oberlin Ave & 1400 9th St, Bay A	Available	50,272 SF	NNN	\$3.50 SF/yr	Lease both bays (879, 1400 9th A) at a discounted rate of \$3.50 / SF NNN for \$14,662.67 / month includes NNN fee.

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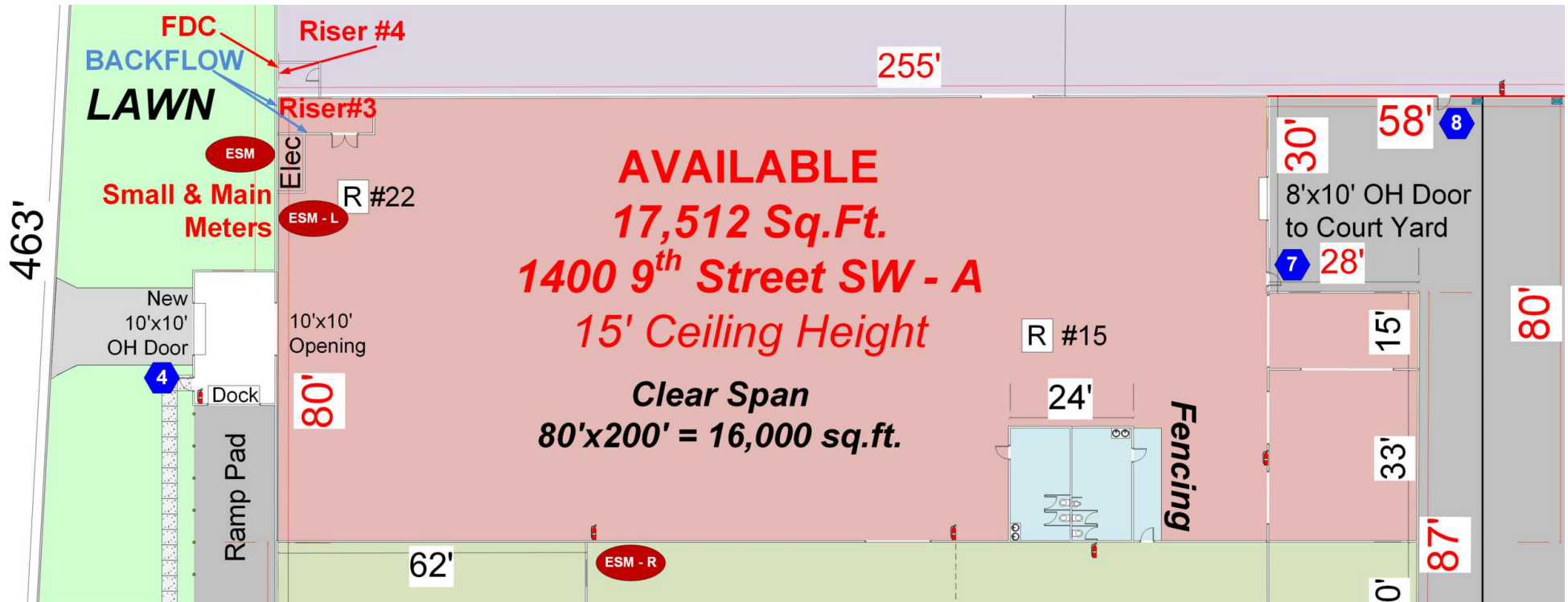
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1400 9th A & B

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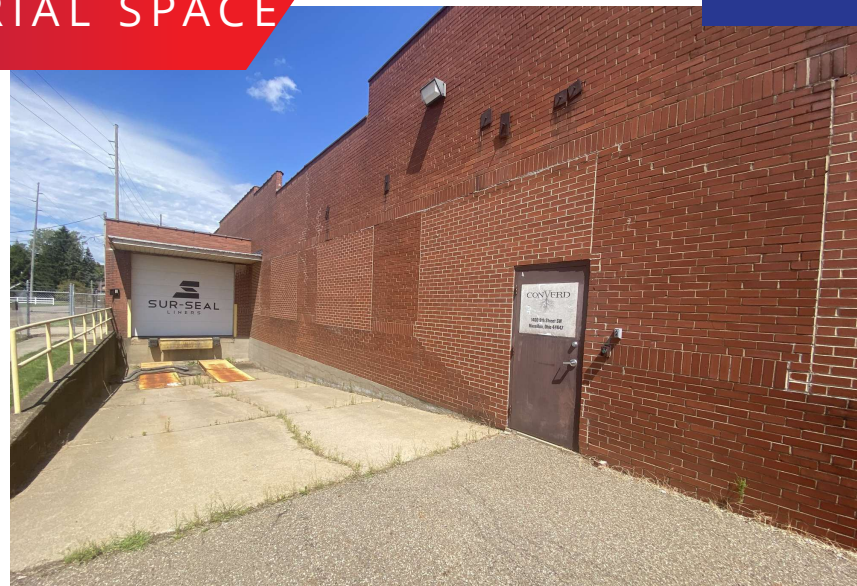
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Pylon Sign



1400 9th - A



1400 9th - A & B

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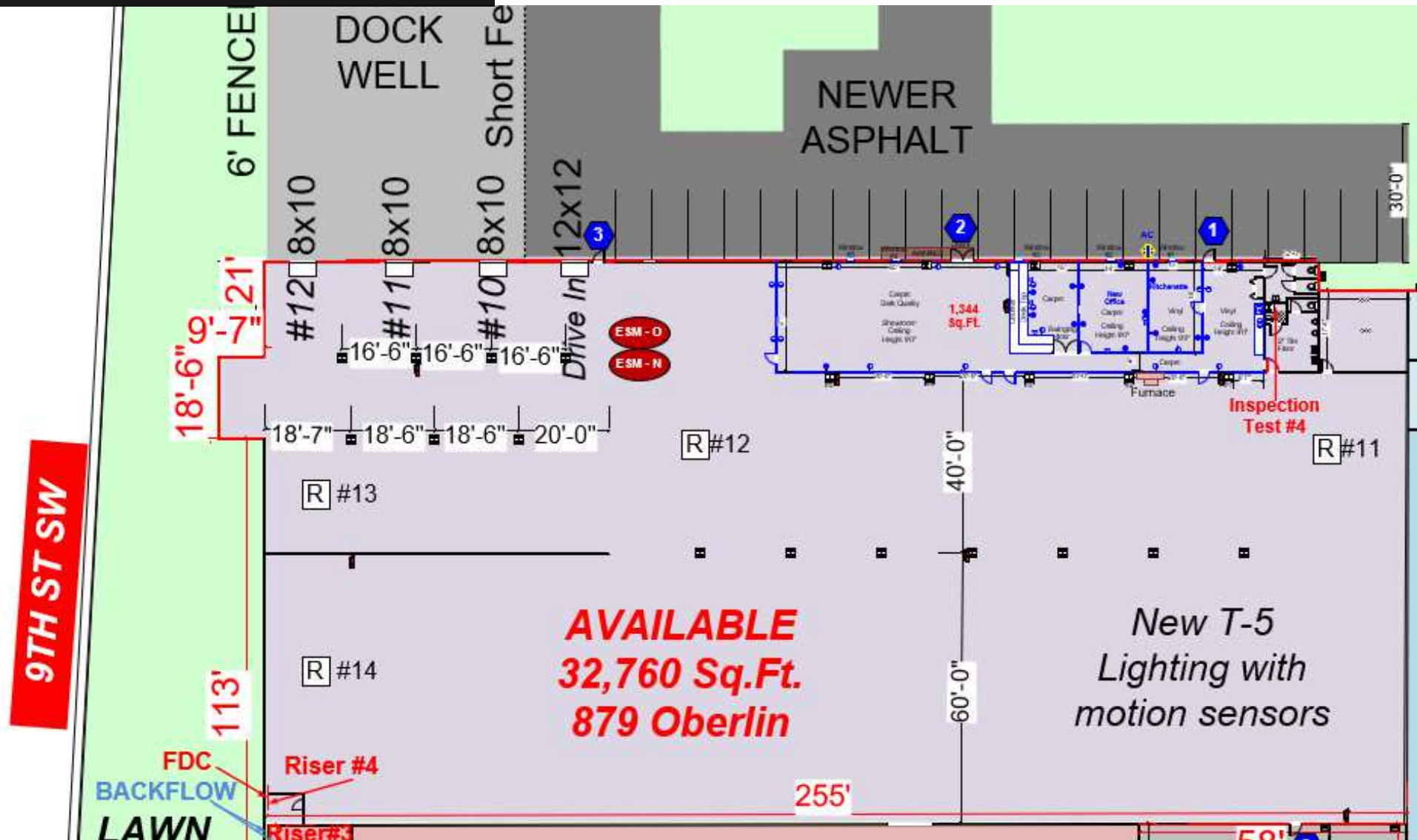
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879 Oberlin



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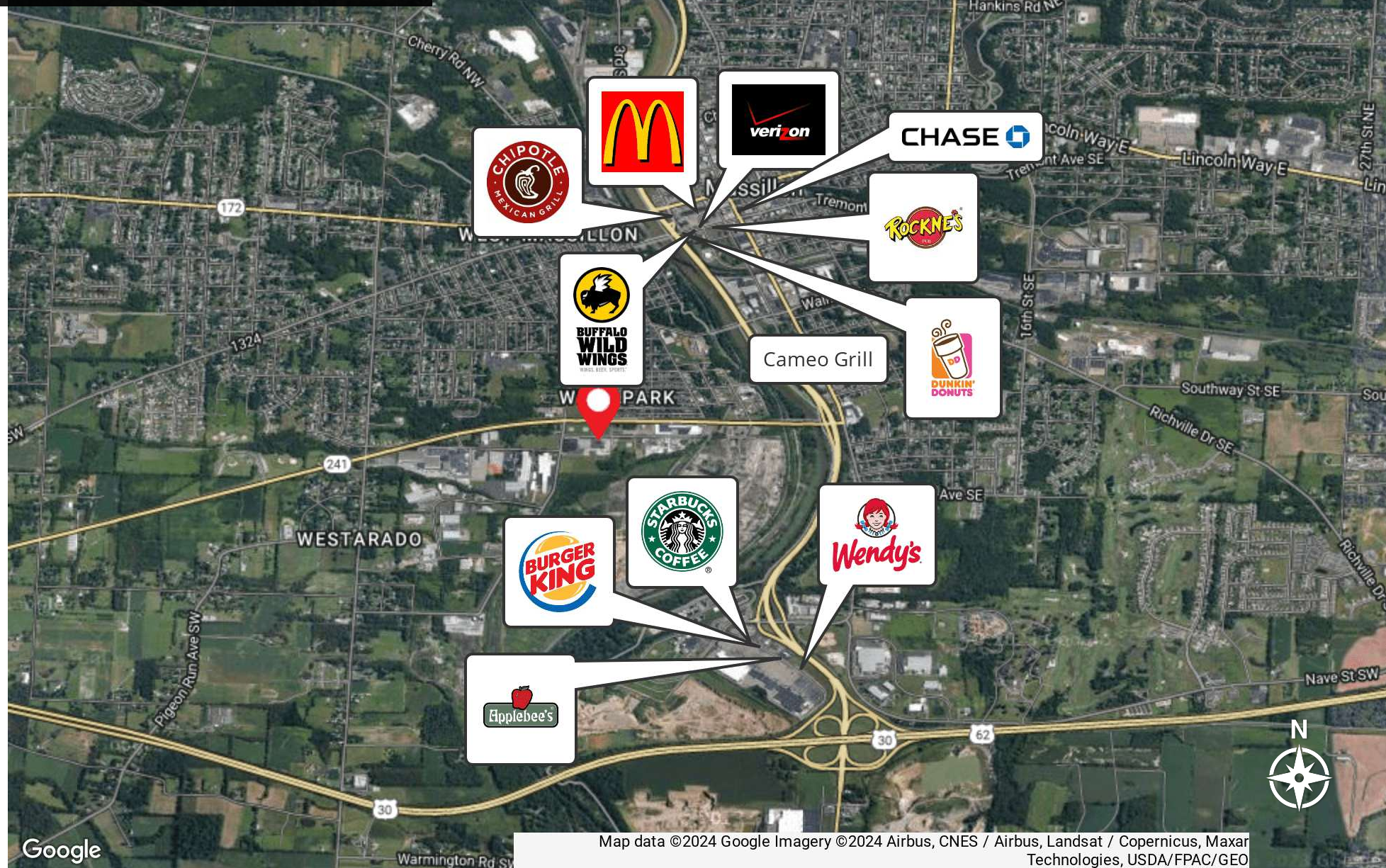
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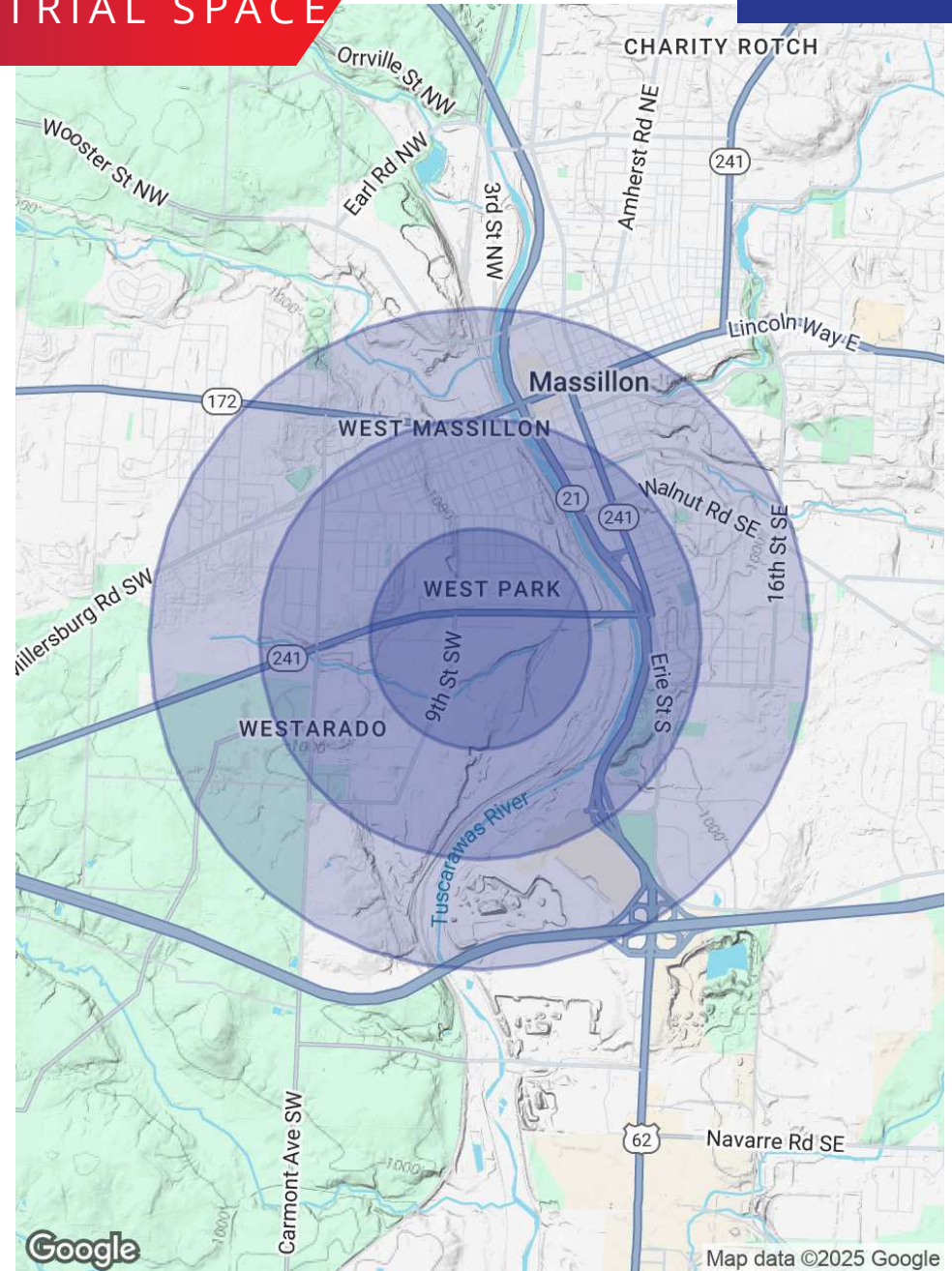
POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,142	5,662	11,604
Average Age	40.1	41.3	41.4
Average Age (Male)	39.8	39.9	38.8
Average Age (Female)	39.8	43.1	43.2

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
Total Households	489	2,843	5,788
# of Persons per HH	2.3	2.0	2.0
Average HH Income	\$53,162	\$44,596	\$46,833
Average House Value	\$96,982	\$89,739	\$101,882

2020 American Community Survey (ACS)



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