

FOR
LEASE



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

Vice President, Senior Sales Associate
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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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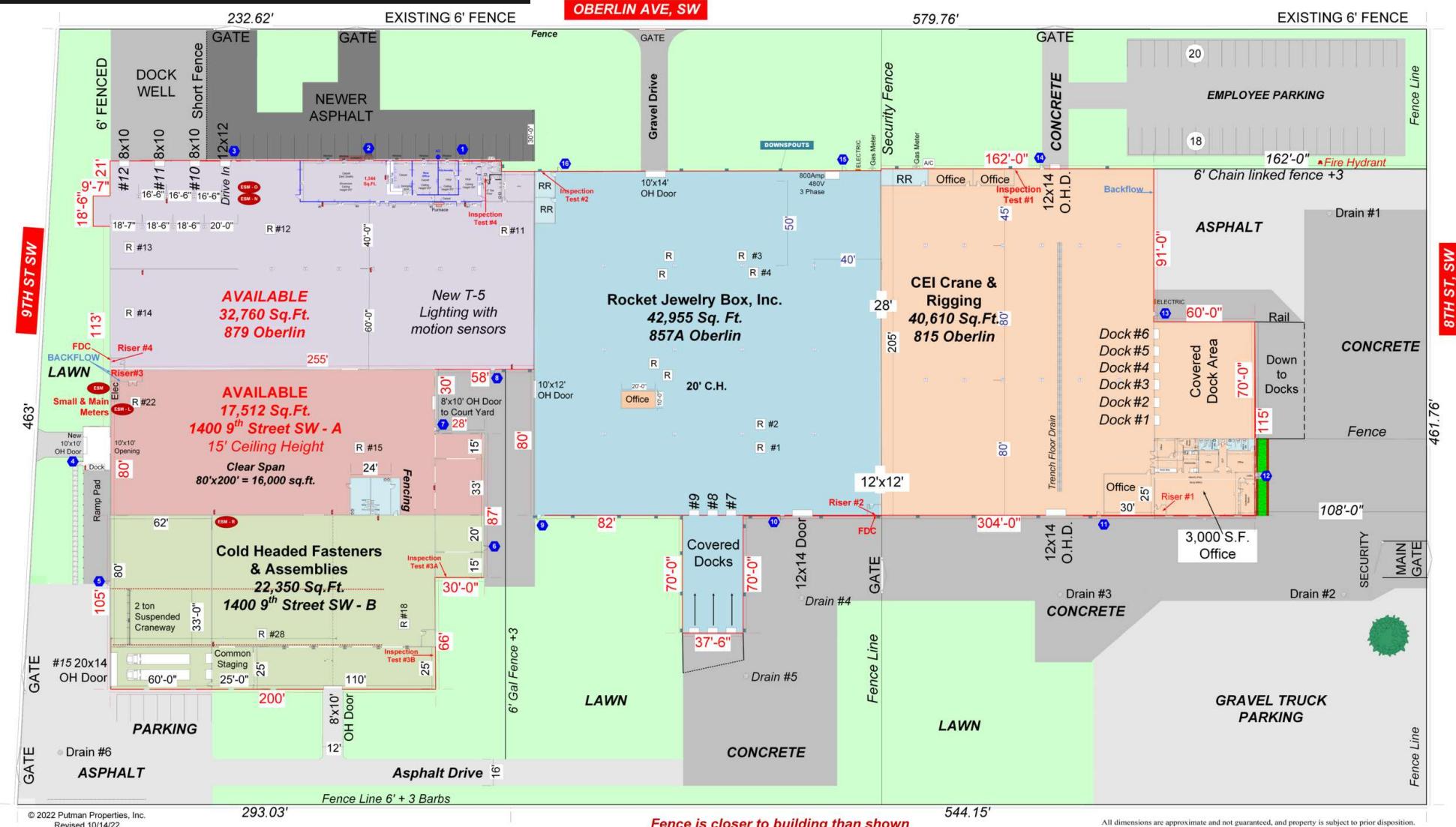
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FOR LEASE

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PUTMAN PROPERTIES
Est. 1985

4065 Fulton Drive N.W., Canton, OH 44718 // 330.498.4400 // putmanproperties.com

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	17,512 - 50,272 SF	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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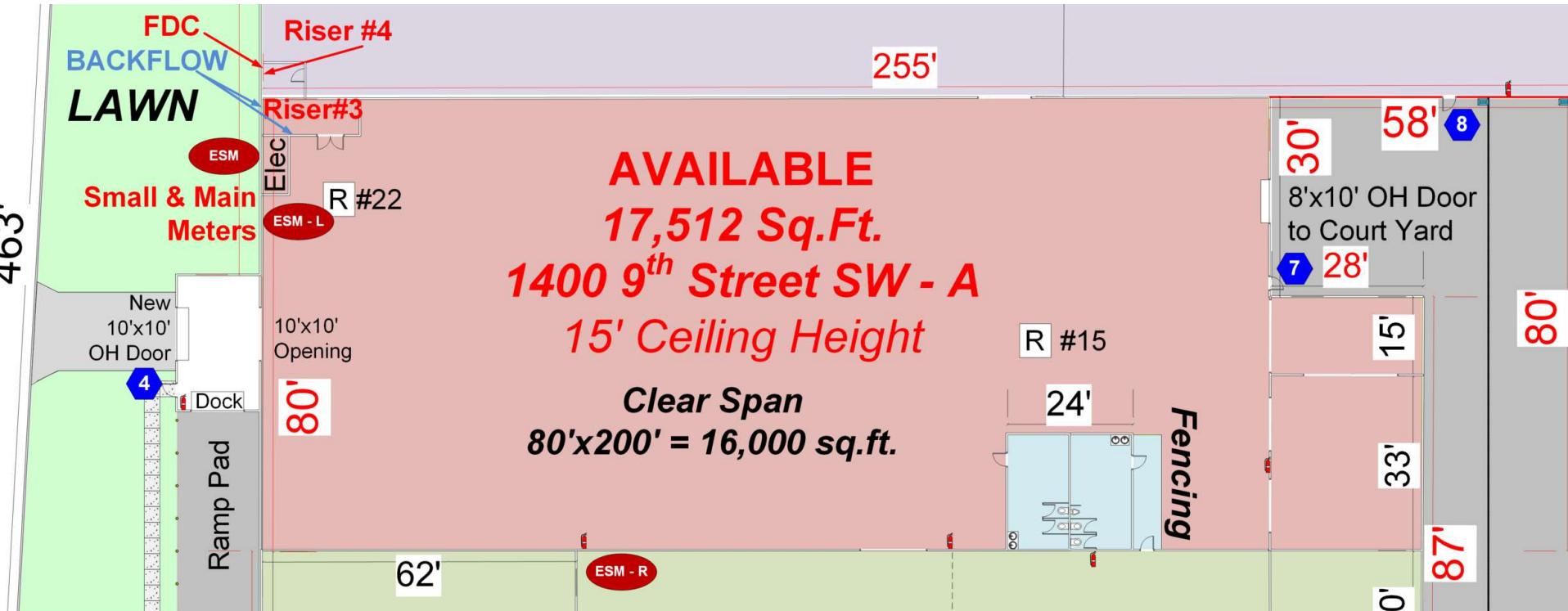
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1400 9th A & B

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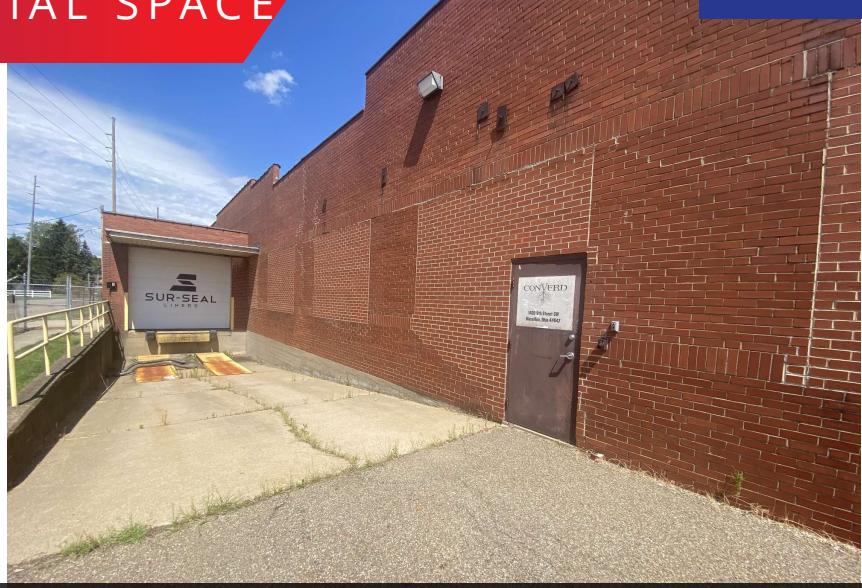
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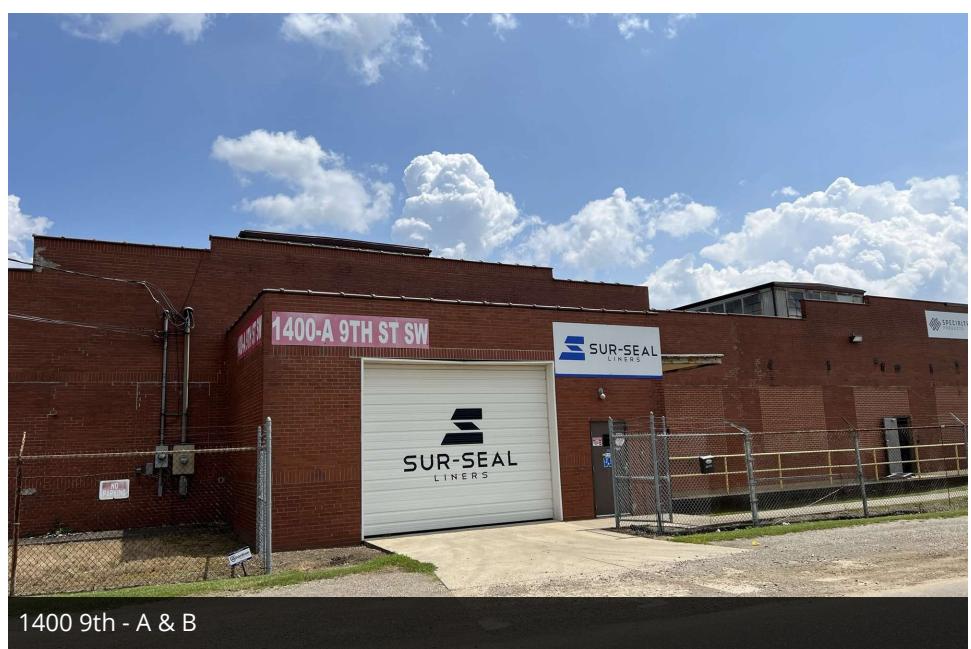
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Pylon Sign



1400 9th - A



1400 9th - A & B

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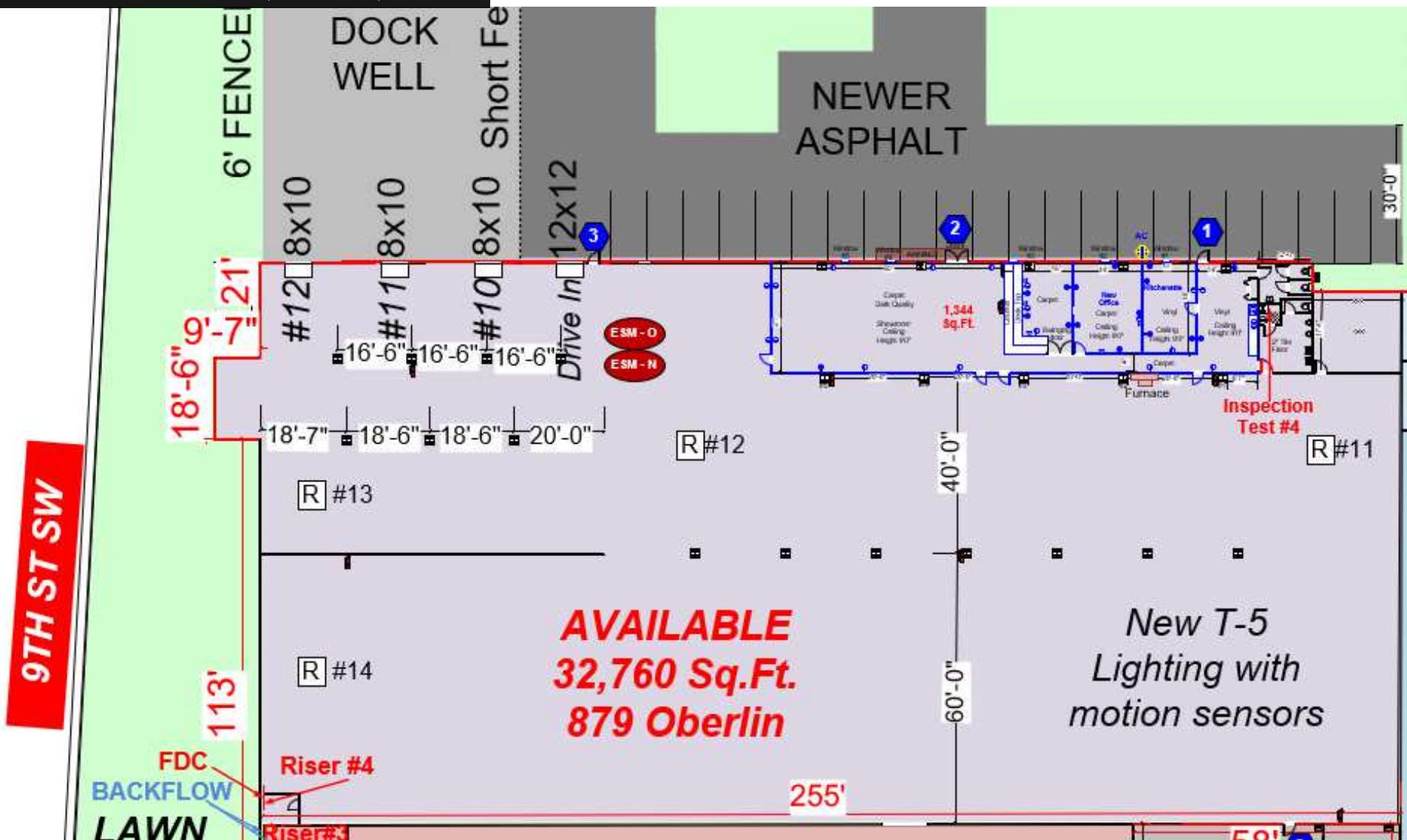
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879 Oberlin



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POPULATION

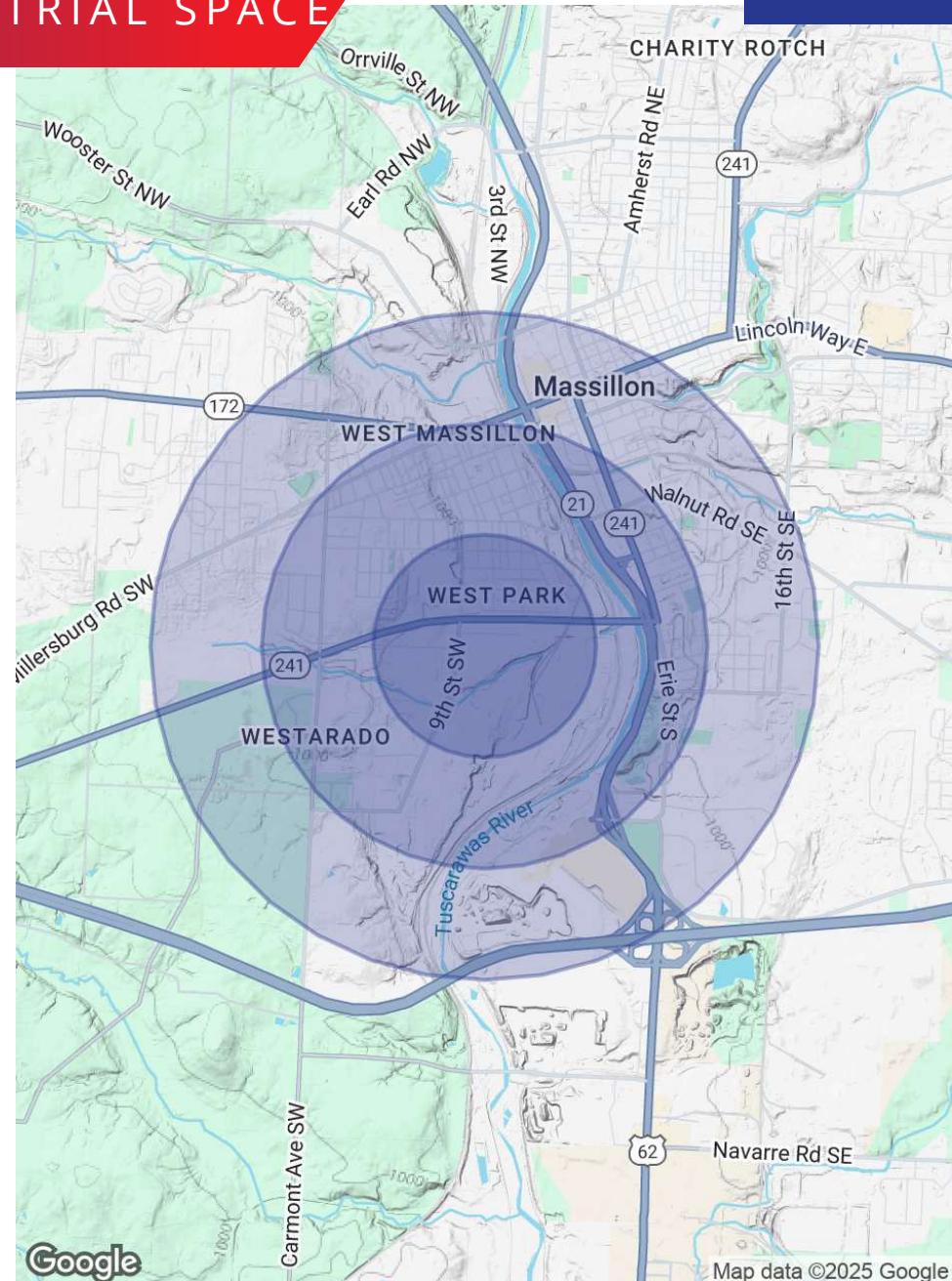
0.5 MILES 1 MILE 1.5 MILES

	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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