

4676 ERIE AVENUE, SW

MASSILLON, OHIO

SPACE FOR LEASE: 230,124 SF
BUILDING SIZE: 608,737 SF

LEASE RATE: \$5.50/SF | SALE PRICE: \$60,873,700 (\$100/SF)

ESTIMATED OPERATING EXPENSES

UTILITIES:	\$0.78/SF
CAM:	\$0.35/SF
INSURANCE:	\$0.47/SF
RET:	\$0.60/SF
TOTAL:	\$2.20/SF

NEWMARK



CONTACT INFORMATION

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Vice Chairman

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PROPERTY SPECIFICATIONS



608,737 SF Total



Food Grade Warehouse Storage



230,124 SF Warehouse Space Available For Lease



Truck Trailer Parking (150+ Positions)



55.48 Acres



320,000 SF Build-To-Suit Additional Space Available



Rail Car Access (With Modification)



240+ Employee Parking Spaces



35' Clearance Height with ESFR Sprinklers



Server Room with FM200 Waterless Fire Suppression



84 Total Dock Doors



Heavy Power: 208-480V 3-phase; 12,470V and est. 3,000-4,000A; Substation of 67,000V on site: 3,000A amperage; currently 2.5 megawatts; 100MW ~4 month lead time



9,500 SF Maintenance Shop



Location: Proximity to Rt. 30, 62, and 21 as well as I-77

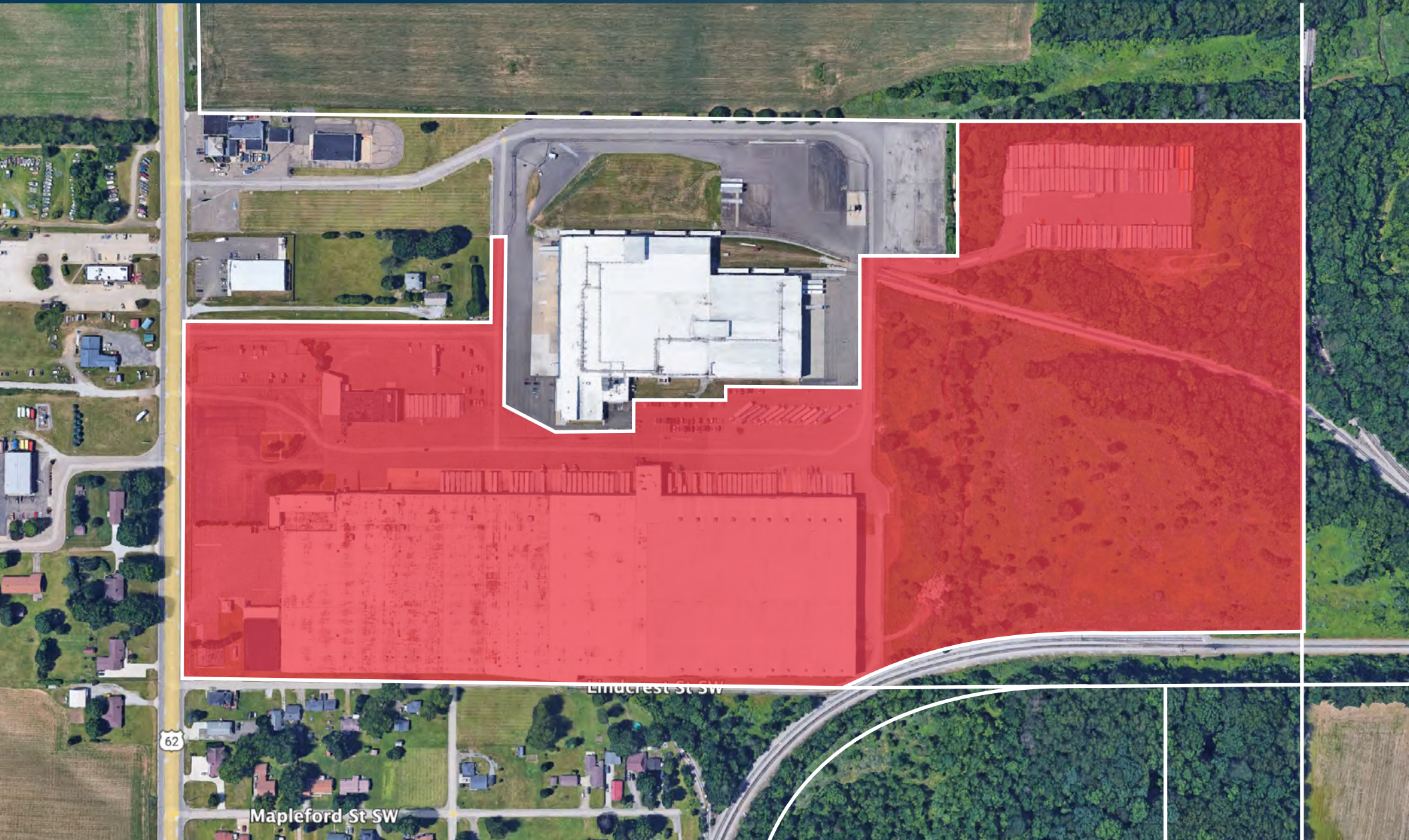
RACKING SPECIFICATIONS

13,200 Sprinkled Locations in Building A (Selective Racking)

Capacity of Each Location in Rack is 2,000 lbs

NAVARRE

PROPERTY LINES



NAVARRE

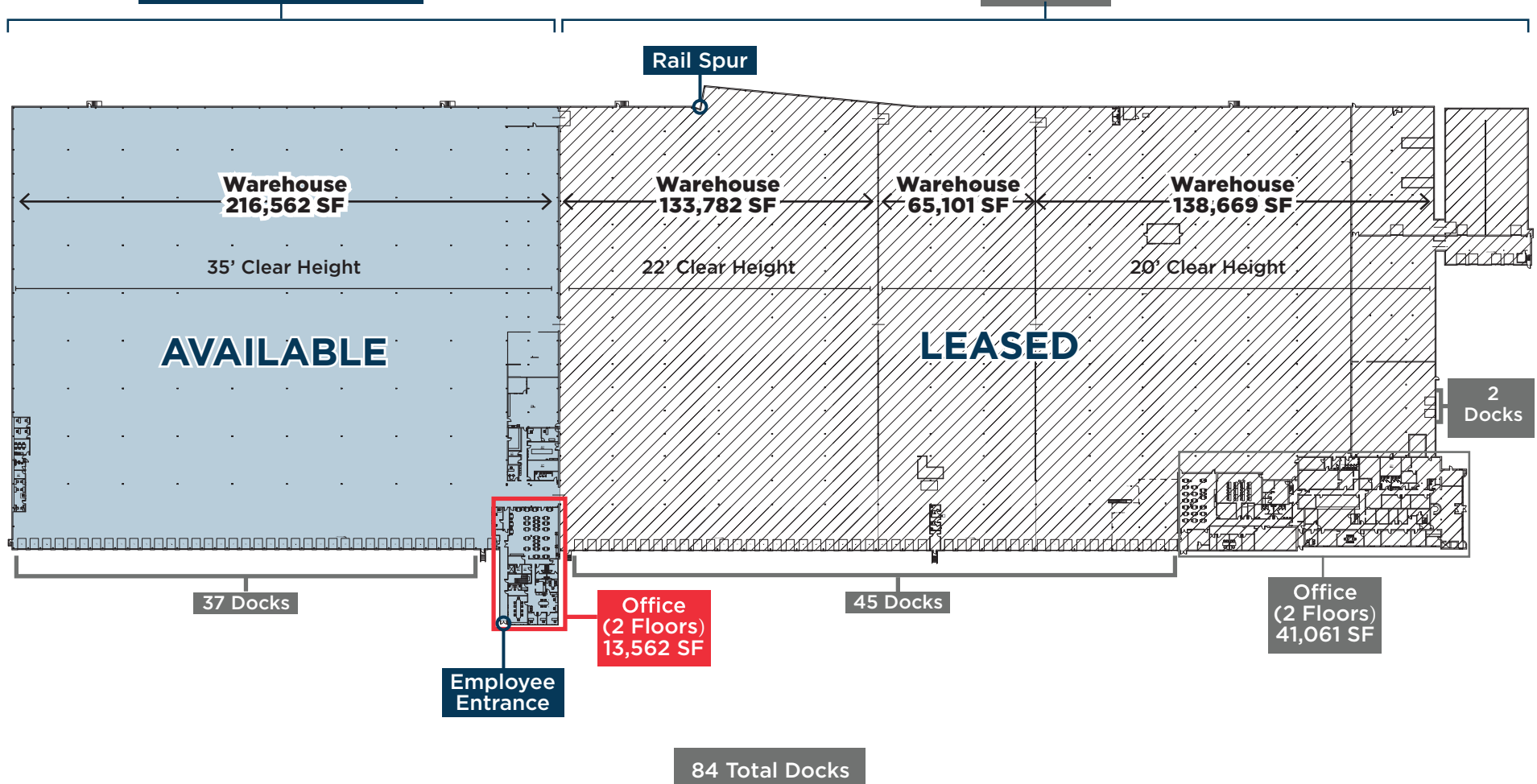
WAREHOUSE 1: TOTAL AREA FLOOR PLAN

230,124 SF HIGH BAY SPACE FOR LEASE

High Bay

- 230,124 SF
- 35' Clear Height
- 37 Docks
- In-Rack Sprinklers

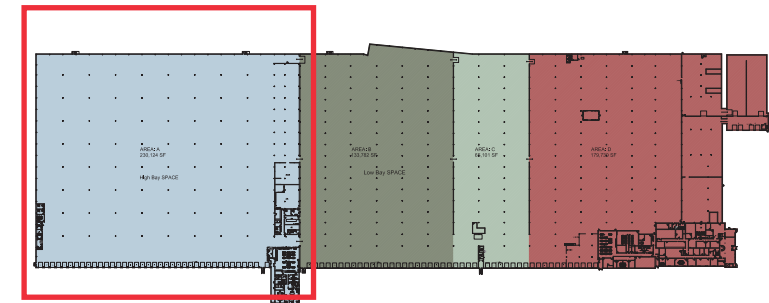
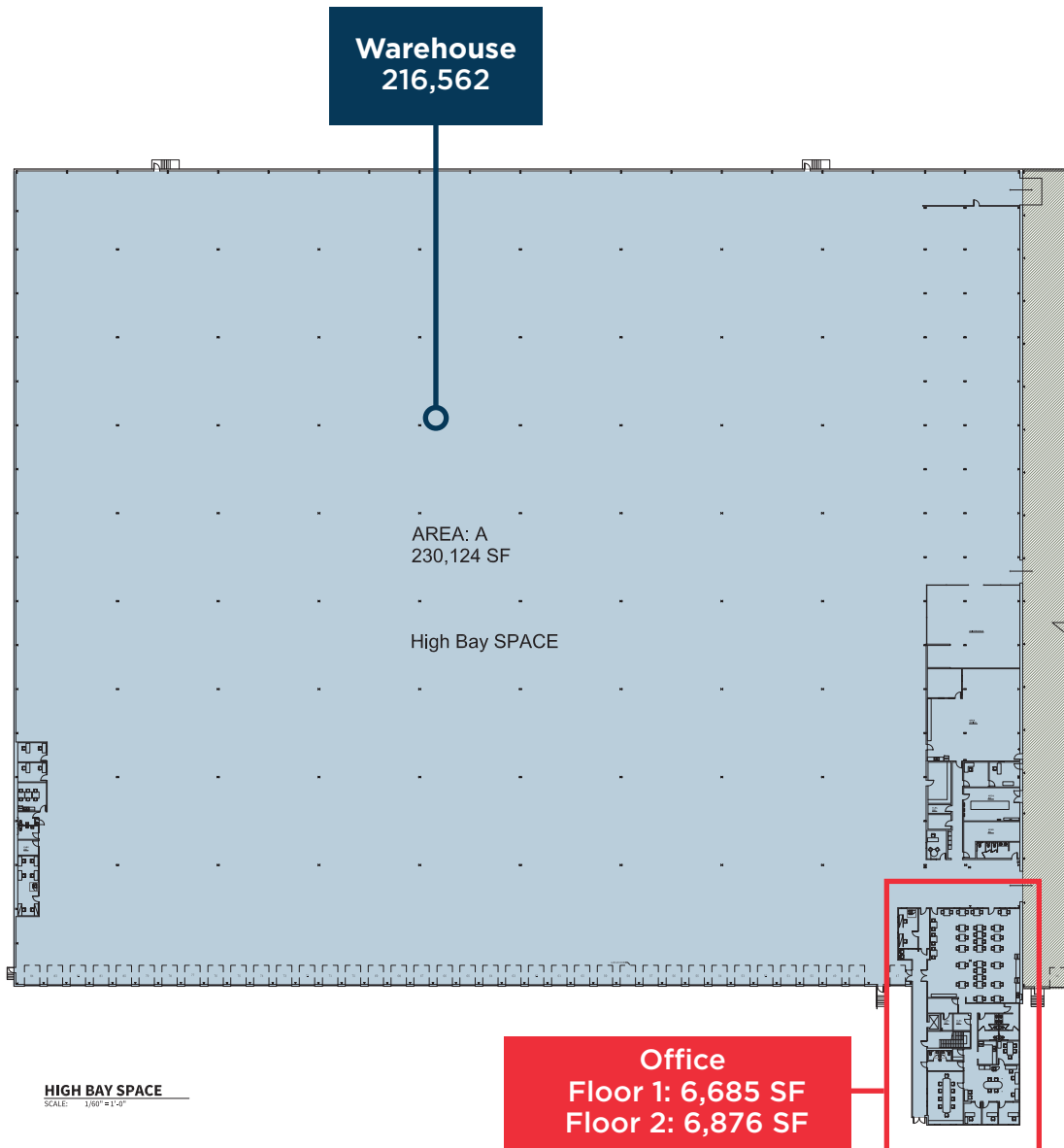
Low Bay



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WAREHOUSE 1: TOTAL AREA FLOOR PLAN

230,124 SF HIGH BAY SPACE FOR LEASE



KEY PLAN
SCALE: NTS

Features:

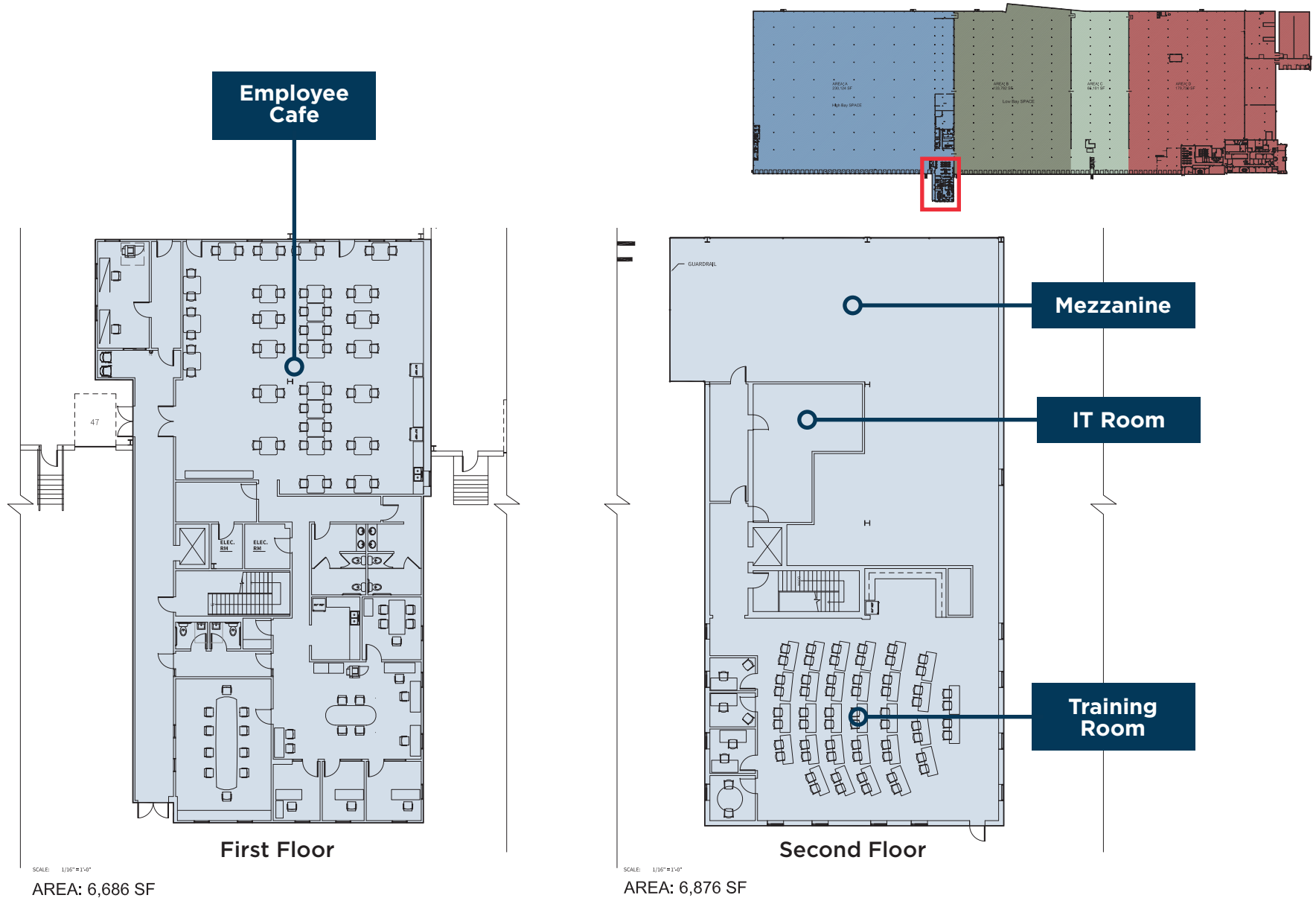
Warehouse

- 35' Clear Height
- 37 Docks
- In-Rack Sprinklers Included

Office

- Training Room (2nd Floor)
- Employee Cafe
- Conference Rooms
- Private Offices

WAREHOUSE 1: FIRST AND SECOND FLOOR OFFICE FLOOR PLAN



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PHOTOS

Exterior Entry



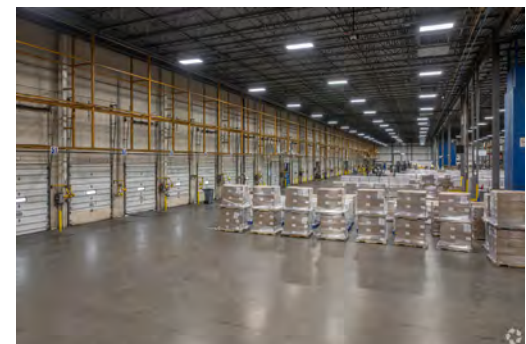
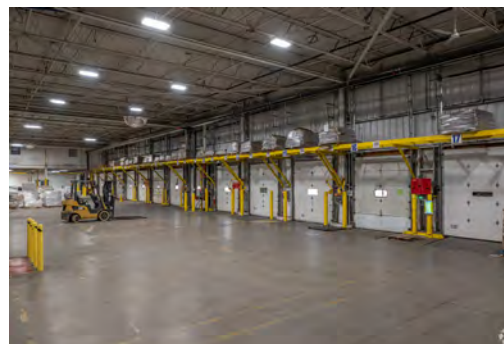
Exterior Aerial



Exterior Docks



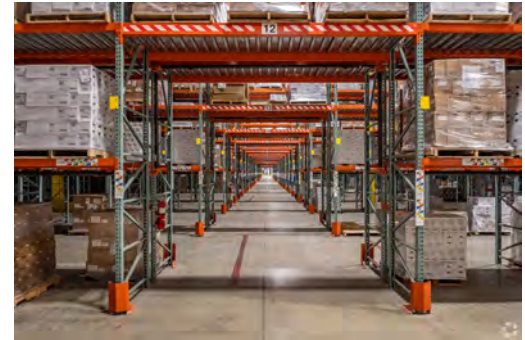
Interior Docks



High Bay Warehouse



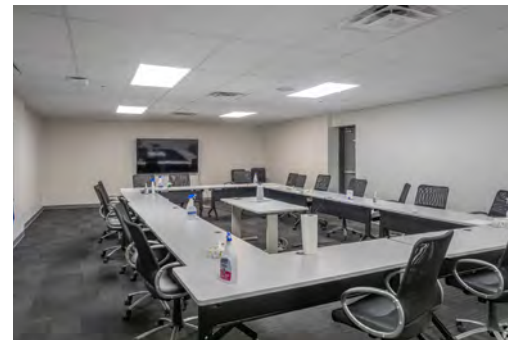
High Bay Warehouse



Office



Training Rooms



Cafe



402,500 SF ADDITIONAL



SITE PLAN
DRAWING NO:
A.1.1

BUILDABLE SPACE

AT NAVARRE



BUILDING EXPANSION
80,000 sq ft
15 Dock Doors

BUILDING EXPANSION
240,000 sq ft
30 Dock Doors

Lindcrest St SW

Mapleford St SW

62

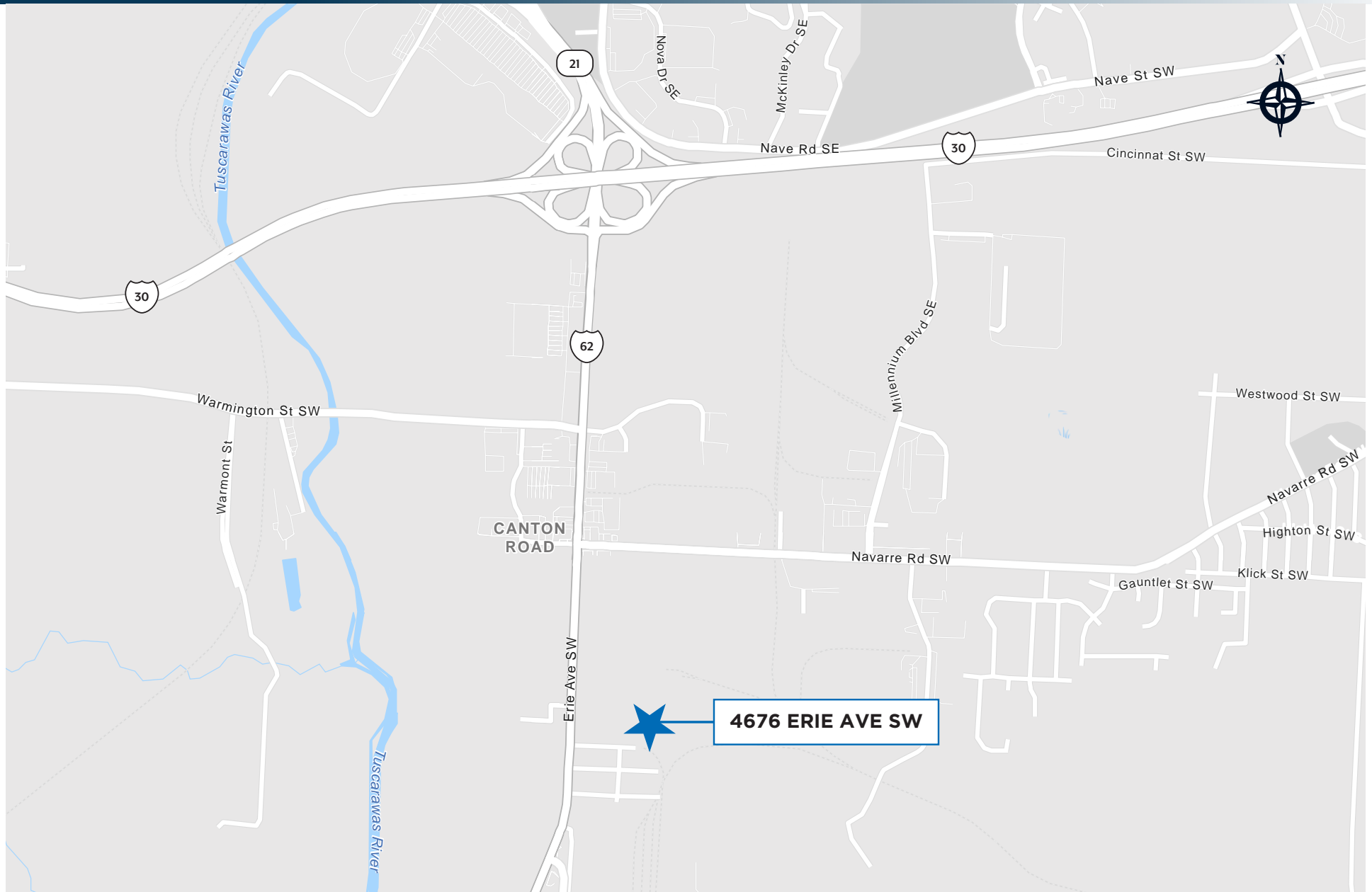
NAVARRE UPGRADES

OVERALL

- All columns repaired
- All warehouse concrete floors repaired
- Upgraded lighting to LED fixtures in warehouse and remodeled offices
- Upgraded Sprinkler systems for dense storage
- Racking installed with in-rack sprinklers
- 1st & 2nd floor offices remodeled, new carpet, paint, window treatments
- All restrooms updated
- New large breakrooms and two small breakrooms
- 32' x 20' modular building added (may be removed)
- Exterior concrete and asphalt repaired
- 84 dock doors maintained, dock levelers and dock locks in place
- Roof repairs recent

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LOCATION MAP



NAVARRE

INDUSTRIAL AERIAL MAP





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