

• • • • Est. 1985 • • www.putmanproperties.com

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O • 330-498-4400 | F • 330-498-3800 4065 Fulton Dr. NW, Canton, OH 44718



4,000 SQ.FT. WAREHOUSE SPACE FOR LEASE

1109A Bowers Ave, New Philadelphia, OH, 44663

Directions: I-77 to Dover exit #83, left turn on Tuscarawas, right turn on OH-211 into right turn on Wabash, left turn on Bowers

BUILDING INFO

Previous:

Total Sq. Ft.: 112,586

Available: 4,000 0

Available: Units:

Floor(s):

Year Built: 1976

Roof: Flat

16' Ceiling Height: Sprinklers:

no Elevator: no

Heat: Gas

Air: None

UTILITIES

Dominion East Ohio Gas Gas: Electric: **AEP**

New Philadelphia Water:

Sewer: New Philadelphia

Internet:

SITE INFO

Acre(s): 9.00

Frontage: 600'

700' Depth:

County: **Tuscarawas**

Township:

Zoning:

Topo: Level

Nearby Hwy: 1-77

Distance: 3 Miles

Traffic Count:

Bus Lines:

Rail Name:

Miscellaneous:

New 10'x12' drive in door into 40'x100' shop. Over 400 free parking spaces on site. Security lighting. CAM of \$1.07/sq. ft. includes Real Estate Taxes,insurance, maintenance & repairs. Broker Interest.

SALE INFO

Sale Price:

Terms/Finance:

Gross Income:

RE Taxes/Year:

Expenses:

Net Oper Income:

Occupied By:

LEASE INFO

S.F. Avail:

4000

\$1,000.00

\$0.00

\$/S.F.: \$/Mo:

\$3.00

\$0.00

Terms/Poss:

Tenant Owner

Gas/Electric:

Water/Sewer:

Taxes/Insur:

Maint/Repairs:

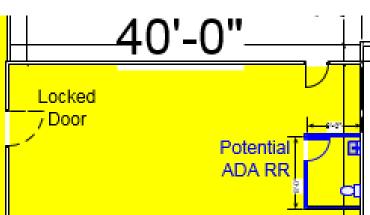
OTHER

Unit/Bay Size: 40'x100'

Construction: Pre-Engineered

Docks:

OH Doors: 1 Industrial & warehouse building known as the James-Fillmore Complex, home of Crystal Springs Water, Dee's Restaurant, Consumer Support Services, and Lincare Health Solutions. Located at the corner of Fillmore & James St, between Heritage Square and Monroe Center. This 4,000 sq. ft. is storage only. No office or restroom. Adjacent to this are warehouses of 21,000 & 25,000 sq. ft. @ 2.95 per sq.ft. triple net.



AVAILABLE

Sprinklered 16' C.H.

4,000 S.F. 1109A Bowers

New 10'x12' Door

1109A Bowers Ave New Philadelphia, OH 44663 1,600 Sq. Ft.

Warehouse Space

- New 10'x12' Drive In Door
- Separately metered electric
- No offices or restrooms exist
- Landlord willing to renovate for credit tenant

\$1,000 per Month plus CAM & Utilities

Should ADA restroom be installed, rent shall be \$1,250 per month plus CAM & utilities

Marketed by:

Wick Hartung Cell: 330-495-0601

Tim Putman Cell: 330-495-0600



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