



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

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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
Available : 0
Units: 1
Floor(s): 1
Year Built: 1976
Roof: Flat
Ceiling Height: 16'
Sprinklers: no
Elevator: no
Heat: Gas
Air: None

UTILITIES

Gas: Dominion East Ohio Gas
Electric: AEP
Water: New Philadelphia
Sewer: New Philadelphia
Internet:

SITE INFO

Acre(s): 9.00
Frontage: 600'
Depth: 700'
County: Tuscarawas
Township:
Zoning:
Topo: Level
Nearby Hwy: I-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 | 0 |
| \$/S.F.: | \$3.00 | \$0.00 |
| \$/Mo: | \$1,000.00 | \$0.00 |

Terms/Poss:

| | Tenant | Owner |
|----------------|-------------------------------------|-------------------------------------|
| Gas/Electric: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Water/Sewer: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Taxes/Insur: | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| Maint/Repairs: | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |

OTHER

| | | |
|----------------|----------------|---|
| Unit/Bay Size: | 40'x100' | 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. |
| Construction: | Pre-Engineered | |
| Docks: | | |
| OH Doors: | 1 | |

40'-0"

Locked
Door

Potential
ADA RR

AVAILABLE

Sprinklered
16' C.H.

4,000 S.F.
1109A
Bowers

100'

New
10'x12'
On-grade
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

PUTMAN
PROPERTIES

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