

O F F E R I N G S U M M A R Y

7774-7810 Whipple Avenue NW

JACKSON TOWNSHIP, OH 44720



**INDUSTRIAL INVESTMENT
OPPORTUNITY**



7774-7810

Whipple Avenue NW
Jackson Township, OH 44720



Table of Contents

Property Highlights 5

Property Positioning 14



OFFERING SUMMARY

NOI \$788,896

SUBMARKET Stark County

ACRES 6.66

TOTAL SIZE (SF)
7774 Whipple Avenue NW - 128,849 SF
7810 Whipple Avenue NW - 6,454 SF
Total - 135,303 SF

NUMBER OF TENANTS 2

OCCUPANCY 95%

WALT 4.96 Years*
*as of June 1, 2026



PROPERTY SPECIFICATIONS



YEAR BUILT	1969 with Substantial Renovations 2026
BUILDING SIZE	7774 Whipple Avenue NW - 128,849 SF 7810 Whipple Avenue NW - 6,454 SF
ACREAGE	6.66
ZONING	I-1 (Industrial)
EXTERIOR DOCKS	Questar Space: 9 - 9'x10' - 8 have pit levelers; 9 have seals Powell Space: 4 - 8'x10' - all have pit levelers and seals
DRIVE-IN DOORS	None in Questar Space 2 - 12'x14' in Powell Electric 4 - (1) 12' x 14' (3) 14' x 16' in Garage Space (7810 Whipple Avenue NW)
CLEAR HEIGHT	Questar Space: 18' - 25' Powell Electric: 14' - 25'
POWER	Questar Space: 400-Amp, 208-Volt, 3-Phase service Powell Space: 600-Amp, 480-Volt, 3-Phase service 7810 Whipple: 150-Amp, Single Phase, 240-Volt service <i>All three spaces are separately metered</i>

COLUMN SPACING	25'x60'
SPRINKLER	ESFR
CONSTRUCTION TYPE	Metal
LIGHTING	LED High Bay
HEATING / COOLING	Air Rotation
ROOF TYPE	Standing Seam Metal over Powell space and 60-mil TPO installed by Centimark (2025) with 20 year warranty over Questar space
OFFICE SPACE	Questar Space: 6,077 SF Powell Space: 1,040 SF Garage Space: 500 SF
PARKING SPACES	157 striped with possibility for additional



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PROPERTY HIGHLIGHTS



**COMMERCIAL
ADVISORS**



KEY PROPERTY HIGHLIGHTS

7774 Whipple Avenue NW

Jackson Township, OH 44720

- Well-located with convenient highway connectivity and close proximity to the Akron-Canton Airport
- Supported by a strong local workforce and robust surrounding amenities
- Renovations completed or in progress include:

- Painting the warehouse interior white
- Upgrading the existing wet sprinkler system to ESFR
- Installing new LED high-bay lighting throughout the warehouse
- Adding six (6) new dock positions
- Repaving the asphalt parking lot
- Installing a new roof over Questar, backed by a 20-year warranty



KEY PROPERTY HIGHLIGHTS

7810 Whipple
Avenue NW

Jackson Township, OH 44720

- Available space 6,454 SF
- 4 Drive-ins
 - (1) 12' x 14'
 - (3) 14' x 16'
- 2.5 miles from CAK and 1 mile to I-77
- 500 SF of shop office
- 120/240V single-phase 150 Amp
- No income tax in Jackson Township



PROPERTY PHOTOS



PROPERTY PHOTOS

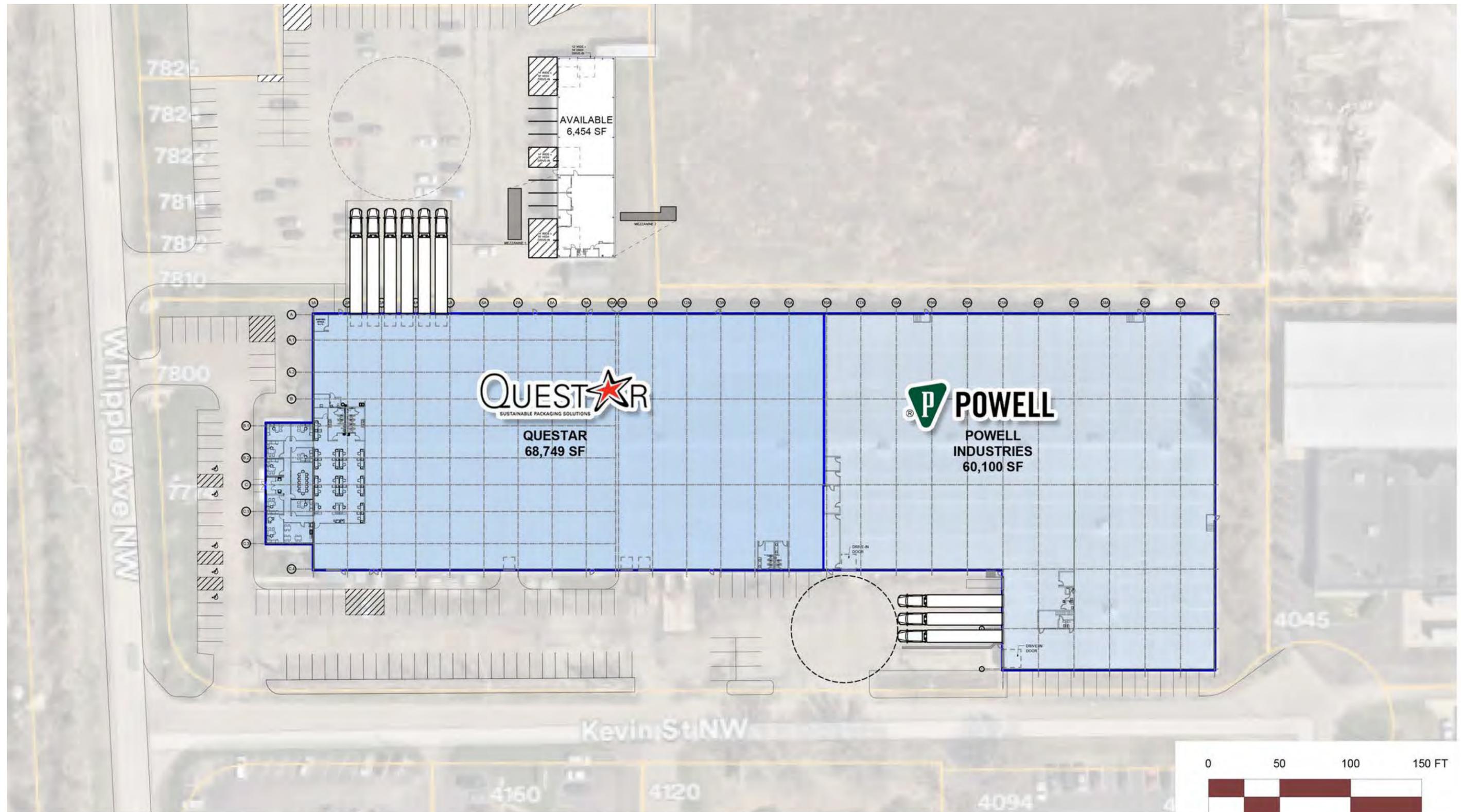


PARCELS



1	7774 Whipple Avenue NW
BUILDING SIZE	128,849 SF
2	7810 Whipple Avenue NW
BUILDING SIZE	6,454 SF

SITE PLAN - 7774 WHIPPLE AVENUE NW



SITE PLAN - 7810 WHIPPLE AVENUE NW

OUTPARCEL SPACE



TENANTS - 7774 WHIPPLE AVENUE NW



Founded in 1990 and headquartered in North Canton, Ohio, Questar Solutions, a division of Mauser Packing Solutions, is a trusted national provider of industrial containment and UN-certified packaging solutions for the waste and hazardous materials industries. The company combines deep expertise in DOT and UN packaging standards with a broad portfolio of quality products including drums, absorbents, cubic yard containers, bulk bags, and spill containment systems to support safe and compliant material handling and transport.

Questar's team brings industry knowledge and responsiveness to every project, backed by strategically located warehouses across the U.S. that ensure reliable inventory availability and timely delivery. Beyond standard products, the company designs and manages customized packaging solutions from initial sampling and product design through inventory management and UN performance packaging certification tailored to specific customer requirements.

Customer service is a key differentiator at Questar, with long-term relationships across environmental contractors, military operations, colleges and universities, and other industrial sectors. Whether supplying a single container or coordinating full logistics for large orders, the Questar team focuses on delivering the right solution at the right time and cost-efficiently.



Founded in 1947 in Houston, Texas, Powell Industries has grown from a local metal-working shop into a globally recognized leader in custom-engineered solutions for the distribution, control, and management of electrical energy and critical industrial processes.

Powell partners with customers across major end markets including oil & gas, petrochemical, electric utilities, mining, data centers, and renewables to deliver highly integrated electrical infrastructure systems. Their product portfolio includes advanced switchgear, power control rooms, modular electrical houses, motor control, bus duct, and automation systems, backed by project engineering, integration, and lifecycle support services.

Safety and customer focus are central to Powell's culture. The company emphasizes a Powered By Safety™ approach to protect people, assets, and the environment, and it builds long-term relationships through responsive service and innovation.

With a strong global footprint and commitment to continuous improvement, Powell is positioned as a one-source supplier for complex electrical projects delivering tailored solutions from concept through delivery.

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PROPERTY **POSITIONING**



**COMMERCIAL
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STARK COUNTY SUBMARKET

About Stark County, OH



Stark County Industrial Submarket (Year-End 2025)

- 1,440 industrial buildings totaling 53,475,070 SF
- Overall vacancy: 2.5%
- Leasing activity: 756,655 SF
- User sale activity: 1,416,437 SF
- Net absorption: -570,666 SF
- Market remains active, but currently adjusting to new availability and tenant move-outs

Stark County is a long-established Northeast Ohio industrial market with a diversified base that still reflects the region's traditional manufacturing roots, supported by modern logistics and business services. Within a three-mile radius of the subject property at 7774 Whipple Avenue in Jackson Township, the industrial market comprises 248 buildings totaling 9,621,572 square feet, with 6.0 percent overall vacancy and an overall asking rate of \$5.73 per square foot, NNN.

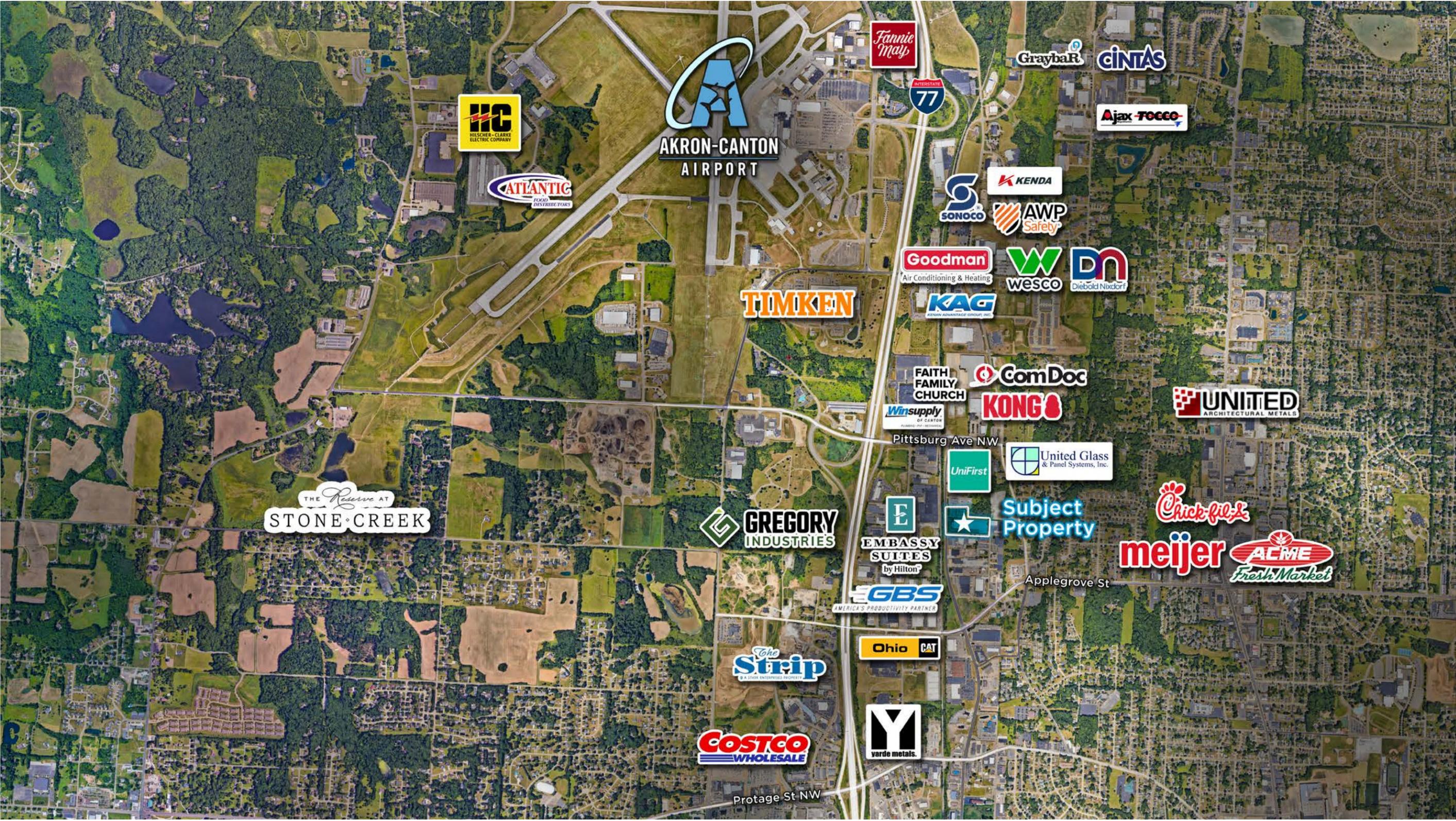
The immediate trade area benefits from proximity to Akron Canton Airport and direct connectivity to Interstate 77 and State Route 241 (Massillon Road), linking Jackson Township to the broader Akron and Canton corridor. The airport supports business development through on-airport and near-airport property opportunities, including established and planned industrial park development.

From an economic standpoint, Stark County is anchored by advanced manufacturing and corporate operations, including well-known headquarters and major employers tied to steel and industrial products, engineered components, and technology, alongside a deep base of service and manufacturing companies. Tourism also plays a meaningful supporting role, led by the Pro Football Hall of Fame and related attractions that contribute consistent visitor-driven spending in the county.

Retail and services within a short drive of 7774 Whipple Avenue provide a strong day-to-day amenity base for employees, vendors, and visiting customers. This location also benefits from immediate access to established North Canton retail nodes, including North Canton's "The Strip" retail corridor. The nearby mix includes a deep concentration of quick service and casual dining, coffee, grocery and convenience options, pharmacies, banks, fitness, and other everyday services, along with a broad selection of hotels and business travel support.

This amenity density is a plus for industrial users. It supports recruitment and retention with convenient meal and errand options, provides lodging and meeting choices for visiting executives and service providers close by, and does so while keeping primary traffic flows oriented to the major corridors and interchanges that serve freight movement.

CORPORATE NEIGHBORS



MAJOR COMPANIES WITHIN 3 MILE RADIUS



DEMOGRAPHICS

YEAR 2025	5 MINUTES	10 MINUTES	15 MINUTES
Population	8,056	53,345	218,454
Median Age	41.3	43.2	41.3
Average Household Income	\$92,474	\$107,837	\$92,881
Per Capita Income	\$44,796	\$46,970	\$39,739
Total Businesses	779	3,468	8,342
Total Employees	15,147	52,756	116,844
Employment (White Collar)	2,805	19,547	68,143
Employment (Blue Collar)	914	4,365	21,686
Employment (Services)	820	4,412	18,799
Unemployment Rate	1.7%	2.8%	4.1%

OFFERING SUMMARY

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This Offering Summary was prepared by The Company and has been reviewed by Owner. It contains select information pertaining to the Property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

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