

*Location, Location, Location*

FOR  
LEASE

# 8000 FREEDOM CAMPUS

8000 FREEDOM AVE NW, JACKSON TOWNSHIP, OH 44720

**Saylor Putman**

Vice President - Senior Sales Associate  
330.495.8292  
saylor@putmanproperties.com



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## PROPERTY DESCRIPTION

**LOCATION, LOCATION, LOCATION!** This flexible industrial property offers a range of leasing options to suit diverse business needs.

**On the first floor**, five bays available: four spacious warehouse distribution bays ranging from 10,337 to 21,920 square feet, and two professional office spaces—one of which could be converted into additional warehouse space if desired.

**The second floor** features three bays: two dedicated office spaces and a versatile warehouse bay serviced by freight elevators with 10,000 pound capacities, ideal for tenants requiring vertical logistics solutions.

Whether you're seeking functional warehouse/production space or professional office areas, 8000 Freedom Campus delivers adaptable leasing options in a prime Jackson Township location.

## LOCATION DESCRIPTION

The location is prime just off the I-77 at the Shuffel exit ramp #112 in the North Canton Industrial Park.

Good proximity to Akron Canton Regional Airport, I-77, Belden Village and The Strip.

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$3.95 - 8.00 SF/yr (NNN)
<b>Number of Units:</b>	9
<b>Available SF:</b>	125,000 SF total with space sizes ranging from 3,000 - 125,000 SF
<b>Lot Size:</b>	11.93 ACRES
<b>Building Size:</b>	262,200 SF

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FOR LEASE

## LEASE INFORMATION

<b>Lease Type:</b>	NNN	<b>Lease Term:</b>	Tenant Based
<b>Total Space:</b>	125,000 SF	<b>Lease Rate:</b>	\$3.95 - \$8.00 SF/yr

## ALL SPACES MAY BE COMBINED OR OTHERWISE DIVIDED

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Bay A	Available	14,037 SF	NNN	\$6.00 SF/yr	Prime warehouse and distribution bay. 18 foot ceiling height. Must be leased in conjunction with Bay B and/or C. Access to common drive in door and six (6) docks.
Bay B	Available	10,337 SF	NNN	\$5.25 SF/yr	9 feet 8 inch ceiling height. Access to common drive in door and six (6) docks. Can be leased with Bay A and or C. Primed for future access to neighboring building.
Bay C	Available	17,630 SF	NNN	\$6.00 SF/yr	Bay with easiest access to common drive in door and 6 docks. 17 foot ceilings.
Office/Warehouse D	Available	15,836 SF	NNN	\$5.00 - \$8.00 SF/yr	Currently setup as professional office space but Owner will consider converting to warehouse with 12 foot ceiling for a qualified tenant and acceptable lease terms.
Office E	Available	10,143 SF	NNN	\$7.75 SF/yr	Professional office space on South side of building. Offers ample natural light as well as access to the large, private entrance.
2A	Available	14,443 SF	NNN	\$3.95 SF/yr	Large second floor office space with large bull pen ideal for sales people, customer service department, call center.
2B - Server Room	Available	4,472 SF	NNN	\$4.95 SF/yr	Second floor office space currently setup as a server room. Would make an ideal IT department/business office location.
2C	Available	15,931 SF	NNN	\$4.50 SF/yr	Second floor warehouse space with access to a freight elevator. Some office space could be removed to create more warehouse space. 17 feet 5 inch ceilings.
7948 Freedom	Available	21,920 SF	NNN	\$6.00 SF/yr	Clear span high bay space with 7 docks and OH drive in door. Ceiling heights range from 16-26 feet. Connected to the rest of the 8000 Freedom campus by way of two 8x10 OH doors and concrete driveway.

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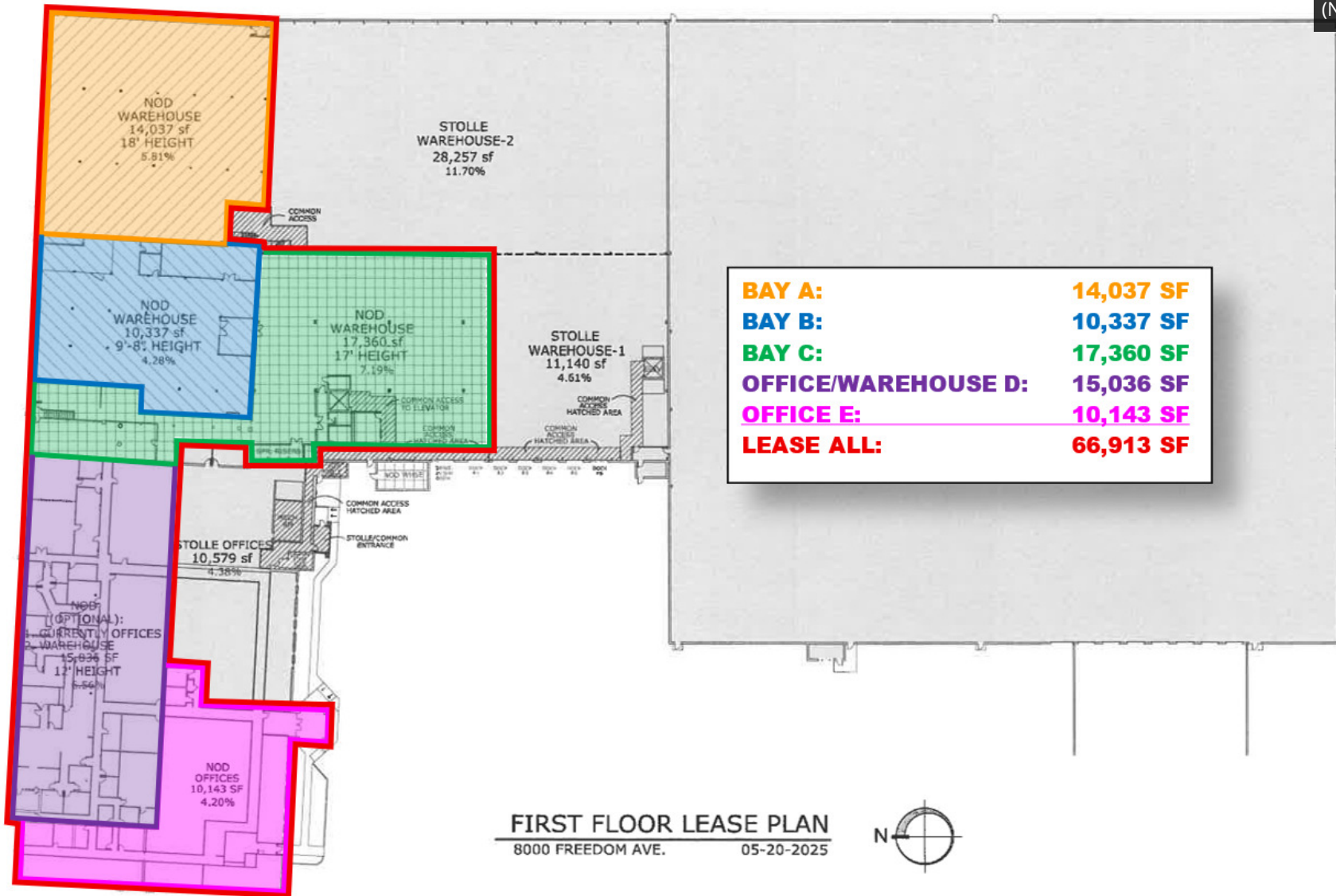
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(Not to Scale)



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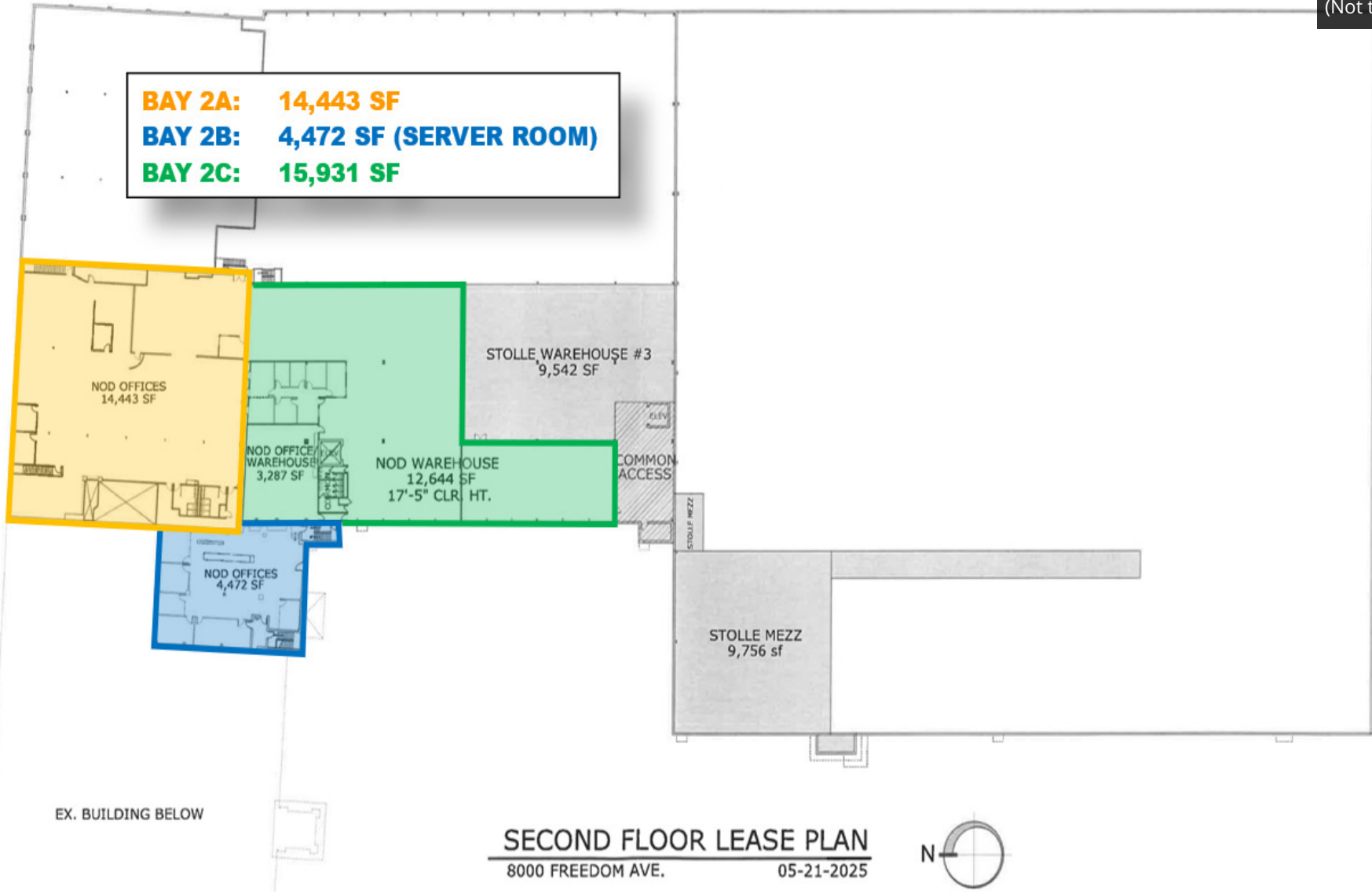
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(Not to Scale)

**BAY 2A: 14,443 SF**  
**BAY 2B: 4,472 SF (SERVER ROOM)**  
**BAY 2C: 15,931 SF**



**SECOND FLOOR LEASE PLAN**  
8000 FREEDOM AVE. 05-21-2025

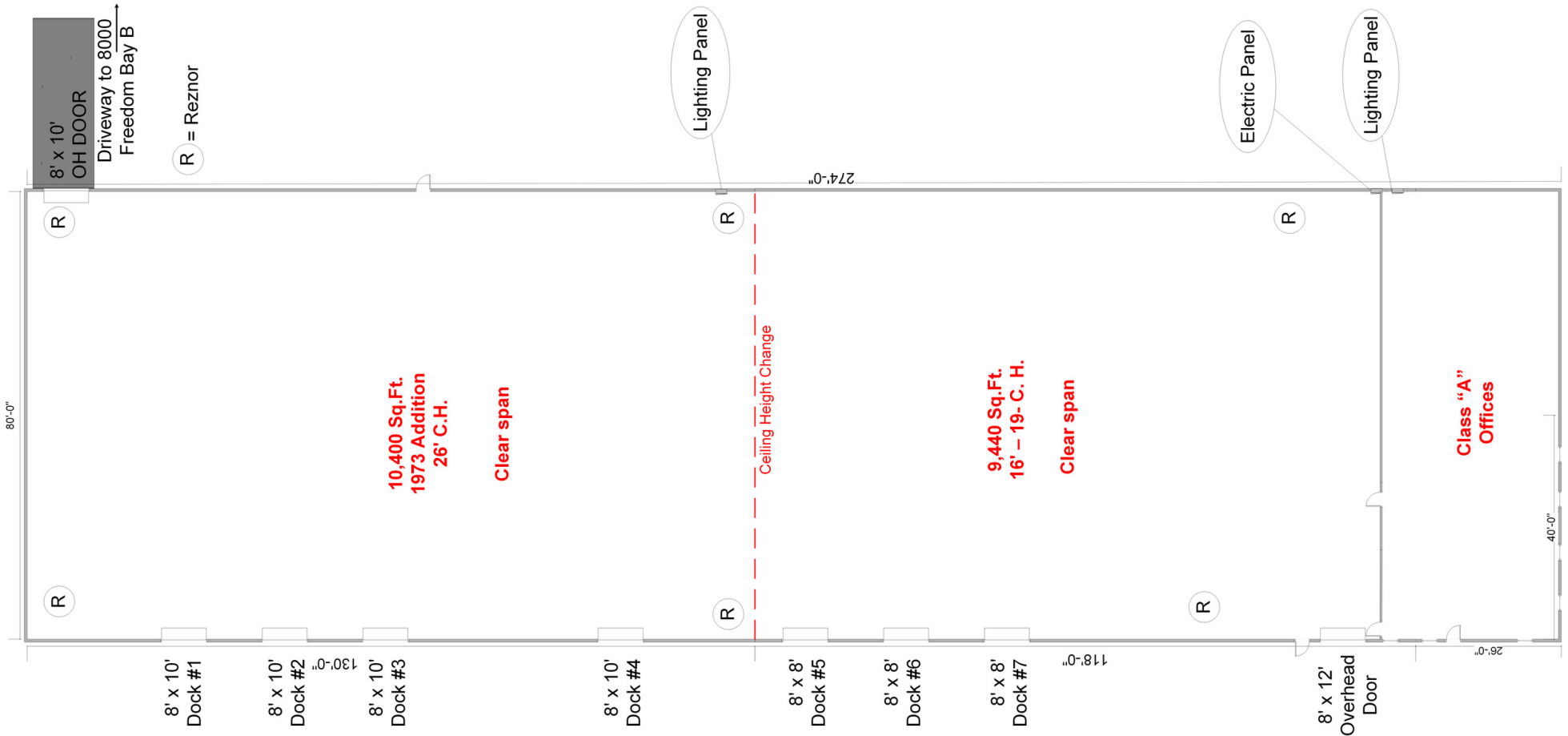
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## 7948 FREEDOM AVE NW STAND ALONE BUILDING



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7984 Freedom Ave NW - Stand Alone Building

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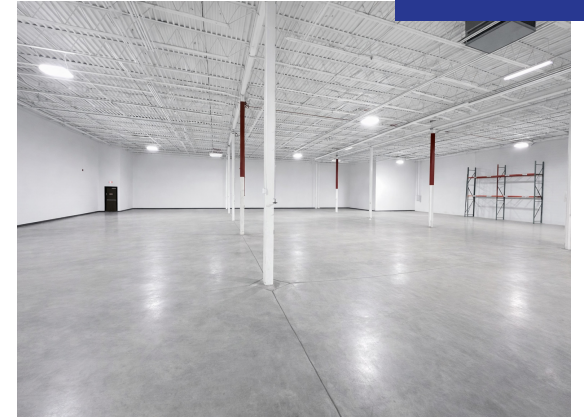


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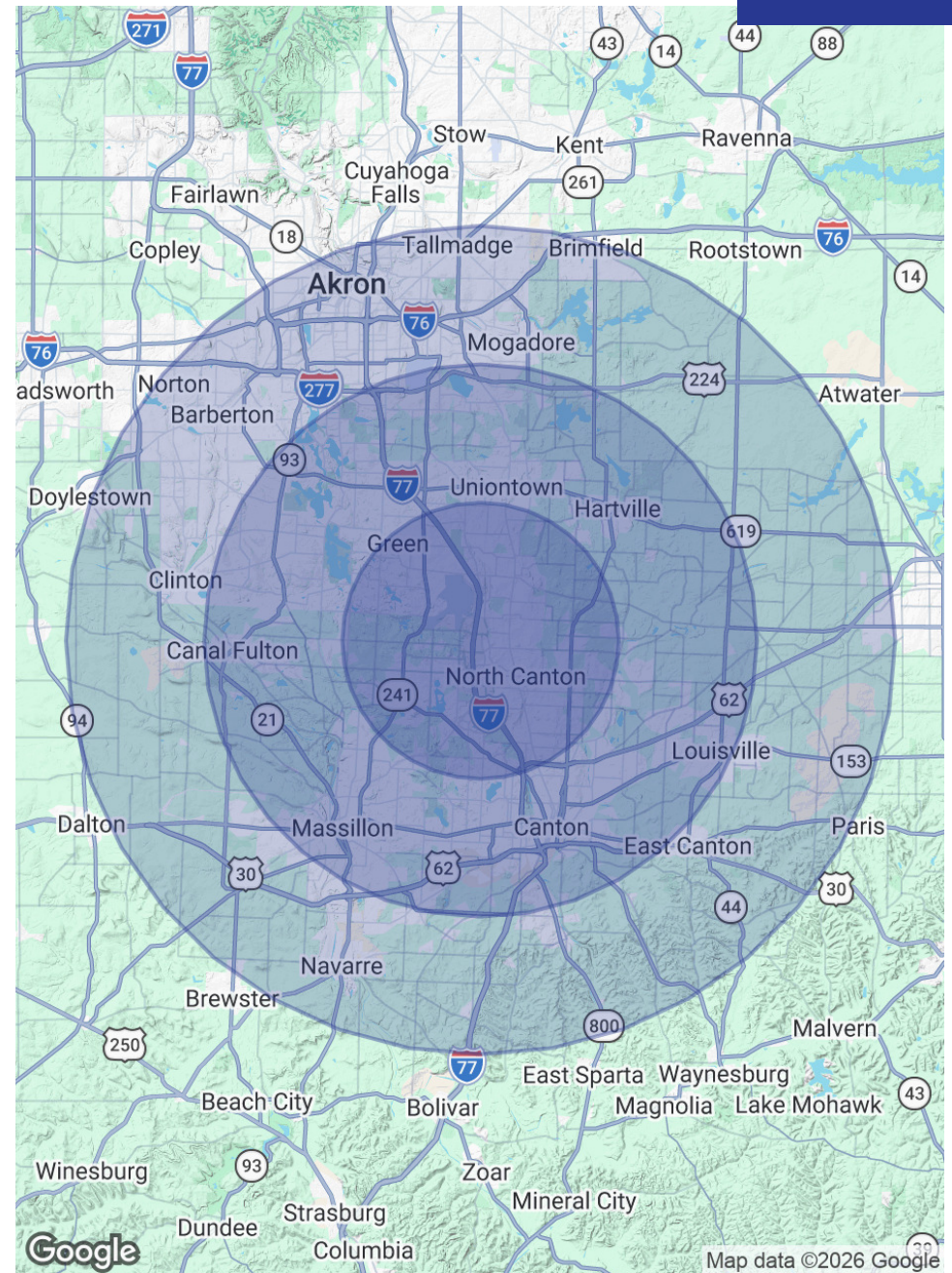
## POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	98,492	325,946	605,282
Average Age	43	43	42
Average Age (Male)	42	41	41
Average Age (Female)	45	44	43

## HOUSEHOLDS & INCOME 5 MILES 10 MILES 15 MILES

	5 MILES	10 MILES	15 MILES
Total Households	41,433	137,181	255,401
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$114,005	\$92,647	\$83,038
Average House Value	\$291,105	\$222,951	\$196,437

Demographics data derived from AlphaMap



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