



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

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4065 Fulton Dr. NW, Canton, OH 44718



23,355 S.F. WAREHOUSE/DISTRIBUTION SPACE

1121 Bowers Ave, New Philadelphia, OH, 44663

Directions: I-77 to New Philadelphia exit #84, LT on Tuscarawas, RT on Wabash, LT on Bowers

BUILDING INFO

Previous: Kimble Mixer
Total Sq. Ft.: 112,586
Available : **23,355**
Available : **0**
Units: 1
Floor(s): 1
Year Built: 1976
Roof: Flat
Ceiling Height: 10'-14'
Sprinklers: yes
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: n/a
Bus Lines:
Rail Name:
Miscellaneous:

Over 400 free parking spaces on site. Security lighting. CAM of \$1.08/sq.ft. includes Real Estate Taxes, insurance, maintenance & repairs. Adjacent to Monroe Center, which is home to the Veterans' Administration Outpatient Clinic, Tuscarawas County MRDD, Ohio Means Jobs and Union Hospital.

SALE INFO

Sale Price:
Terms/Finance:
Gross Income:
RE Taxes/Year:
Expenses:
Net Oper Income:
Occupied By:

LEASE INFO

S.F. Avail:	23355	0
\$/S.F.:	\$3.00	\$0.00
\$/Mo:	\$5,838.75	\$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:	Industrial and warehouse building. Loading dock, overhead door, and 16 foot clear. The James-Fillmore Complex, home of Crystal Springs Water, Dee's Restaurant, Wayne-Dalton, Consumer Support Services, Lincare Health Solutions and Cristo Viene Church. Located at the corner of Fillmore & James St, between Heritage Square and Monroe Centre. Broker interest.
Construction:	Pre-Engineered
Docks:	1
OH Doors:	1

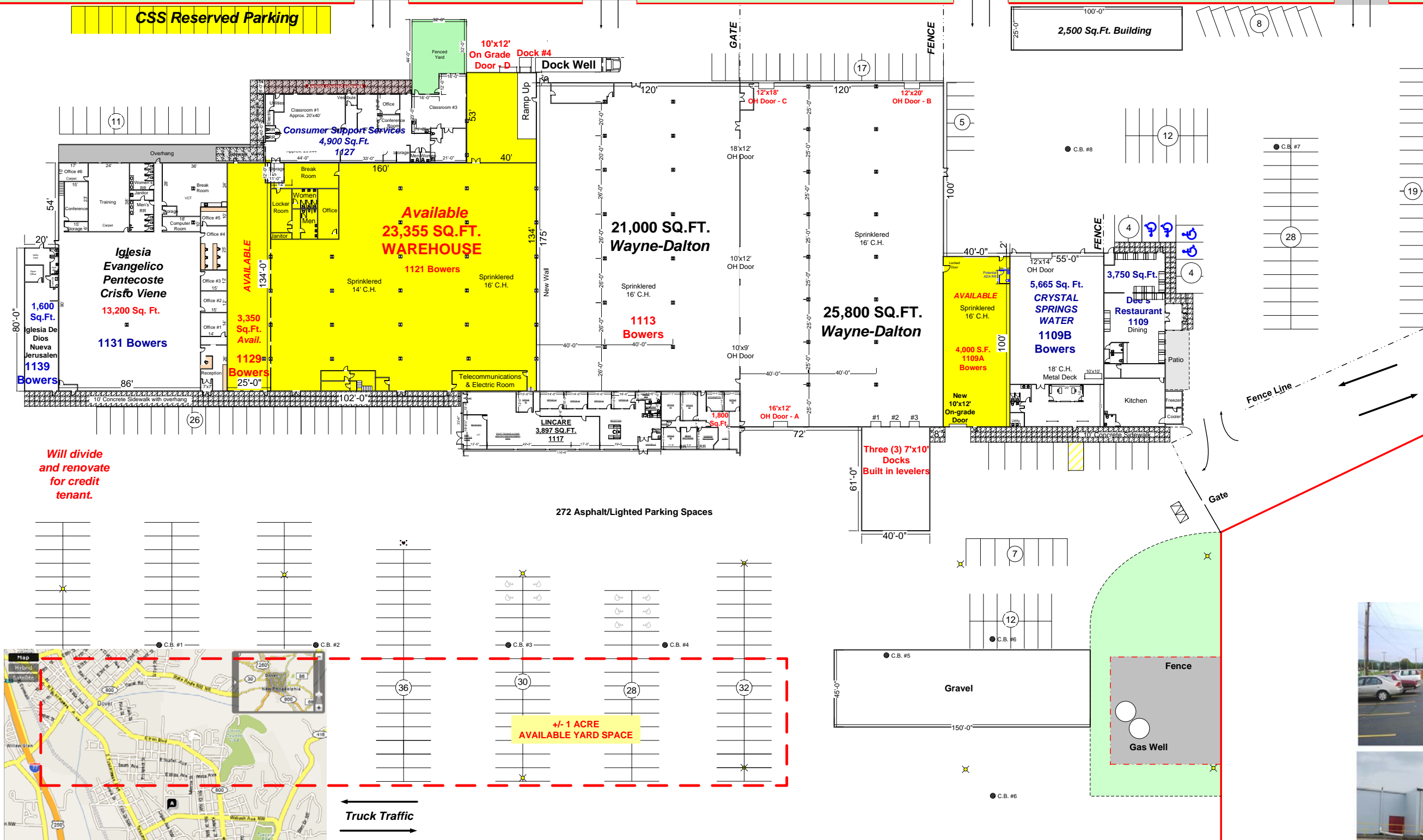
Fillmore St

To: Monroe Street

Heritage Square - Giant Eagle, Joanne Fabrics, etc.

James St NW

To: Bowers & Wabash



Service, Office, Assembly, & Distribution
110,517 Sq.Ft. on Approx. 9 Acres
1109 - 1139 Bowers Ave
New Philadelphia, Ohio 44643
FKA - Marsh Industries

Marketed By:
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 &
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