

FOR SALE/LEASE 30,000 SQ.FT. OFFICE/WAREHOUSE

**PUTMAN
PROPERTIES**

Integrity and Trust Since 1985

Distribution center with office space near Route 21



280 Federal Ave NW, Massillon, OH, 44647

Distribution Center with office and/or retail space in the heart of downtown Massillon for sale and lease. Unbeatable access to Route 21 and Lincoln Way. Provides easy access to the greater Stark County area.

Sale Price: **\$1,400,000.00**

RE Taxes/Year: **\$16,179.12**

Total Sq. Ft.: **30,000.00**

Year Built: **1955**

Acreage: **1.9**

Lease Rate:

Sq.Ft:

\$/Mo:

Gas/Electric:

Water/Sewer:

Taxes/Insur:

Maint/Repairs:

Office

\$8.00

13,700

\$9,133.33

Tenant

☒

☒

☒

☒

Warehouse

\$2.90

16,300

\$3,939.17

Owner

☐

☐

☐

☐



Tim Putman

Cell: (330) 495-0600

tputman@putmanproperties.com



Saylor Putman

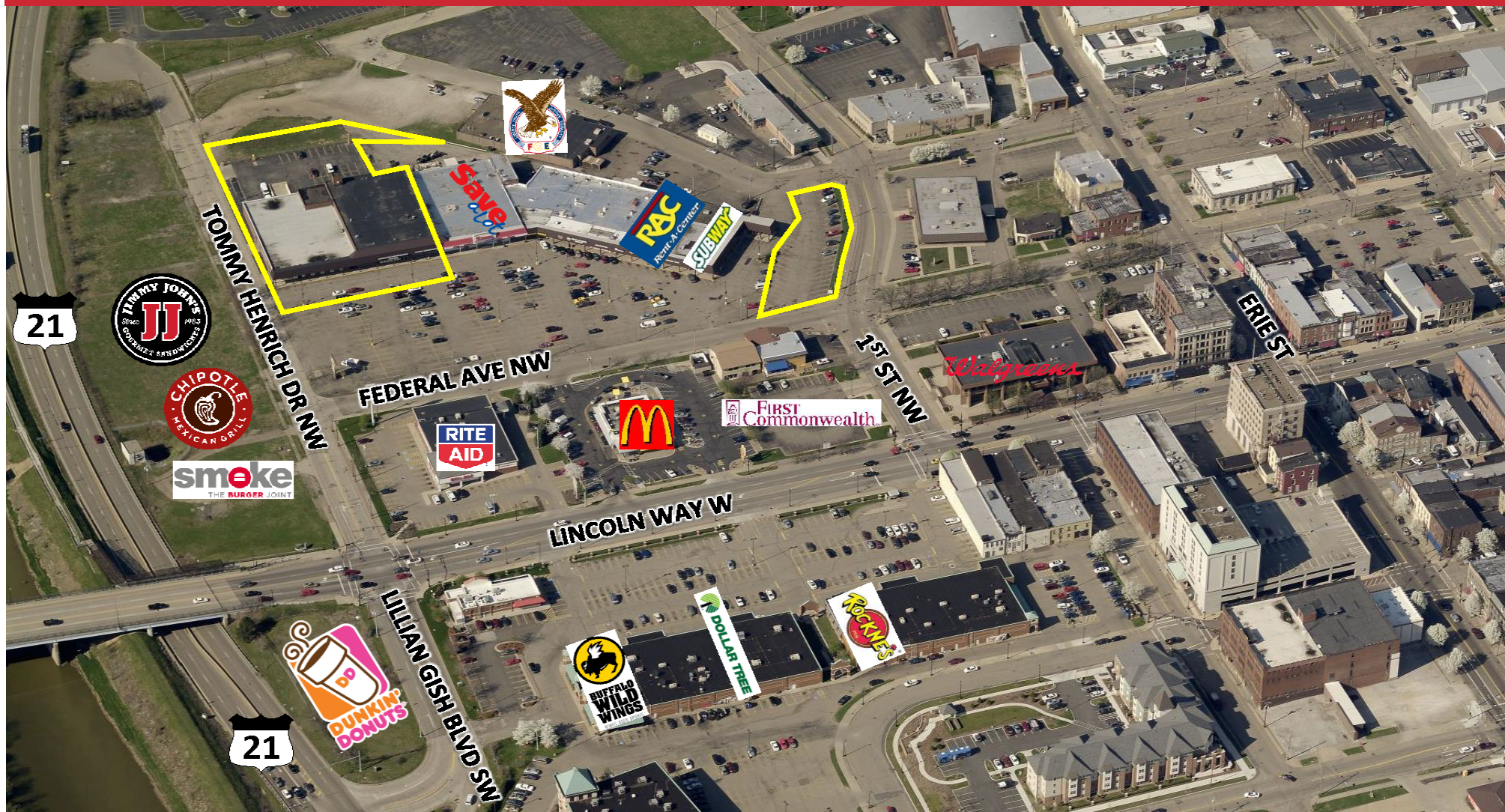
Cell: (330) 495-8292

saylor@putmanproperties.com

www.putmanproperties.com

4065 Fulton Dr. NW
Canton, OH 44718

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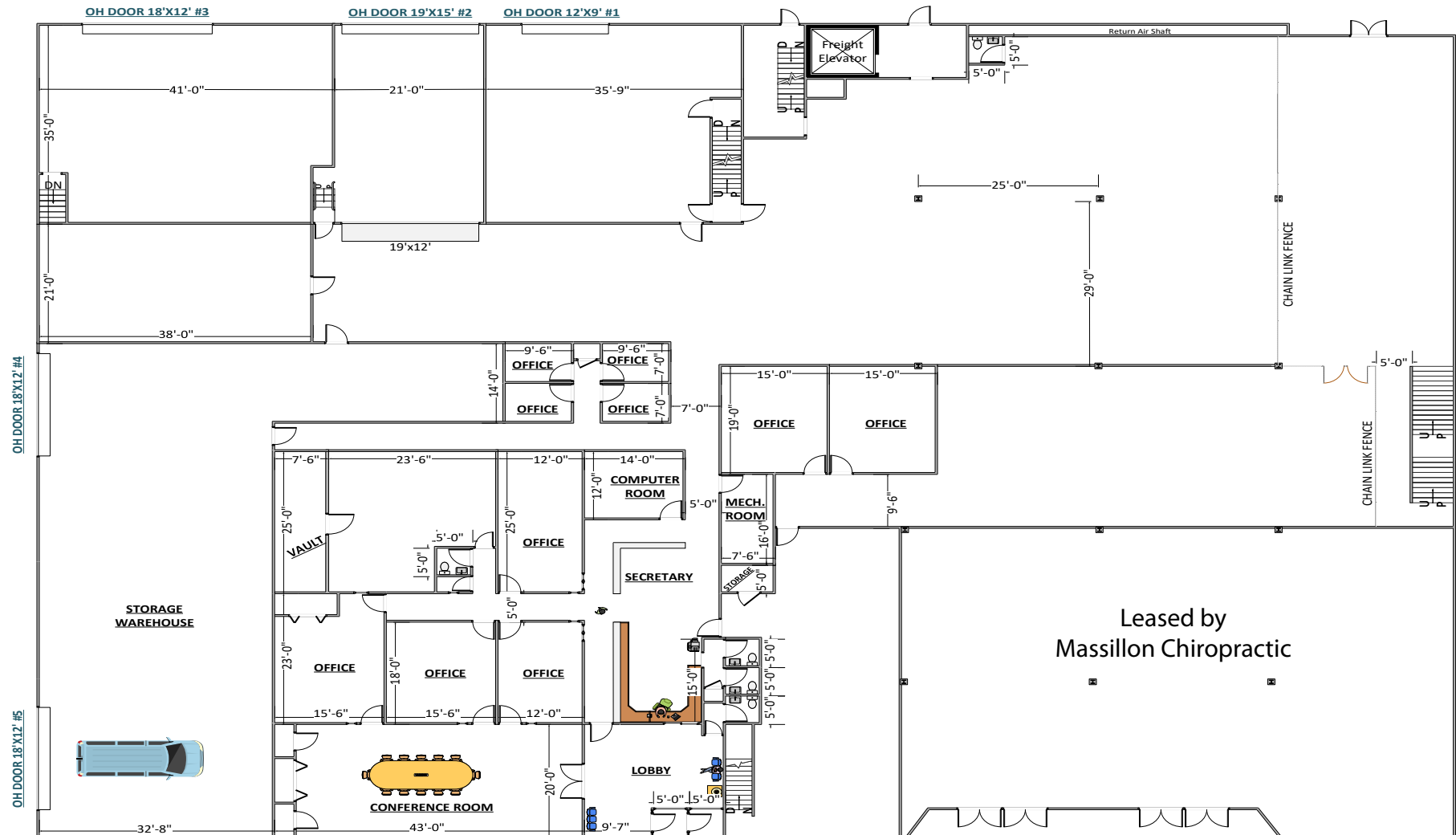
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MAIN LEVEL



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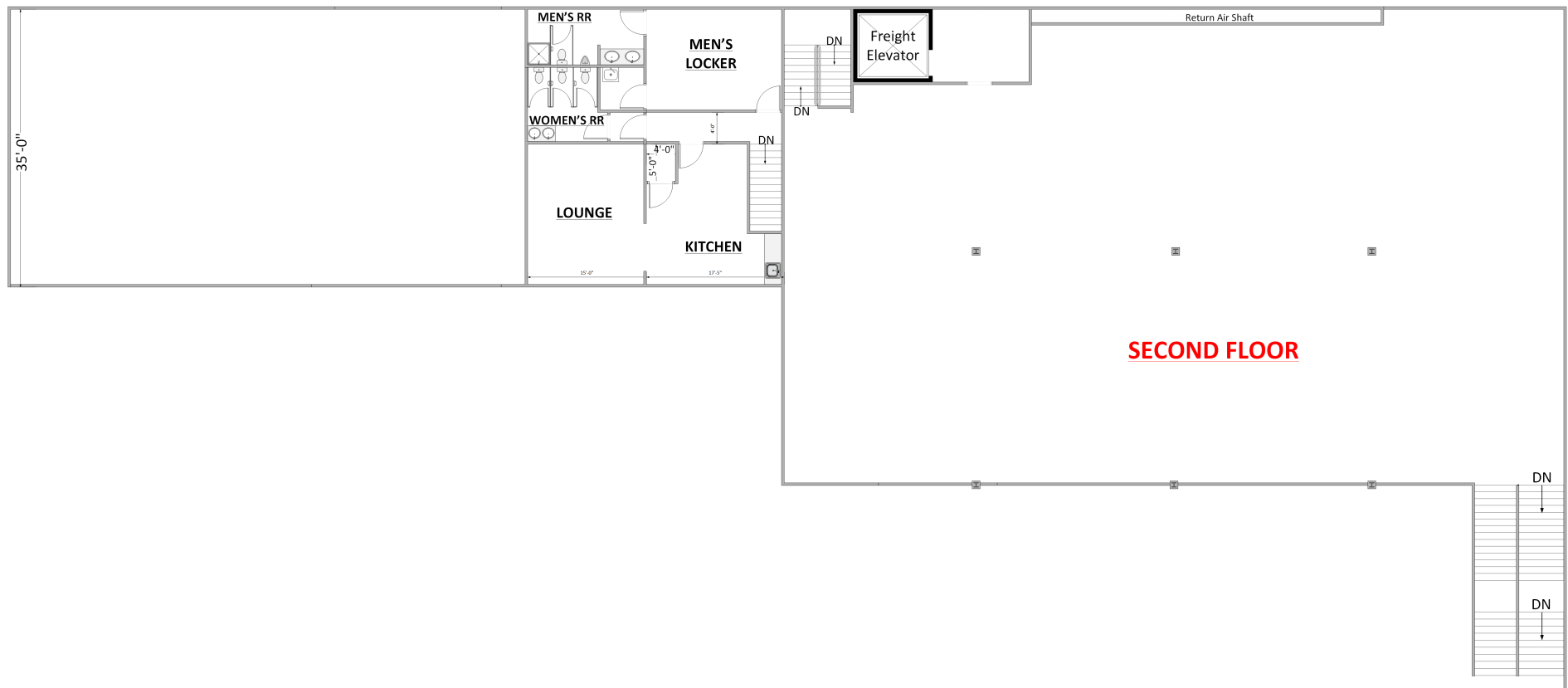
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SECOND FLOOR



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BUILDING INFO

Previous: Elum Music
Total Sq Ft: 30000
Office: 13700
Warehouse: 16300
Units: 1
Floor(s): 1
Year Built: 1955
Roof: Flat
Ceiling Height: 13'1"
Sprinklers: no
Elevator: Freight elevator
Heat: Gas
Air: Central
Construction: Brick on masonry
OH Doors: 5

UTILITIES

Gas: Dominion East Ohio Gas
Electric: Ohio Edison
Water: Consumer Water
Sewer: City
Internet: MCTV

ADDITIONAL INFO

- 2 Covered docks
- Large conference room
- Lots of on-site parking
- Freight elevator for upper and lower storage
- Located in the heart of downtown Massillon



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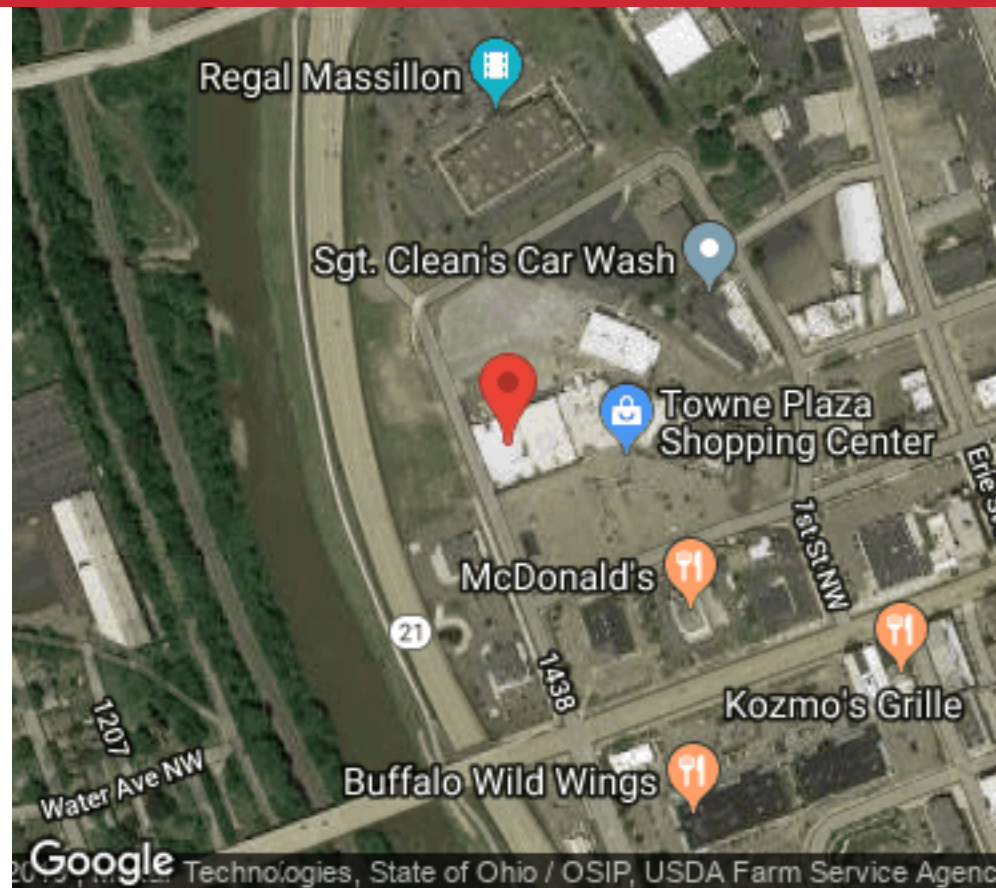
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Directions:



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SITE INFO

Acre(s):	1.9
Frontage:	Irregular
Depth:	Irregular
County:	Stark
Zoning:	B-2 & B-3
Topo:	Level
Nearby Hwy:	Route 21
Distance:	1/4 Mile
Bus Lines:	Yes



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