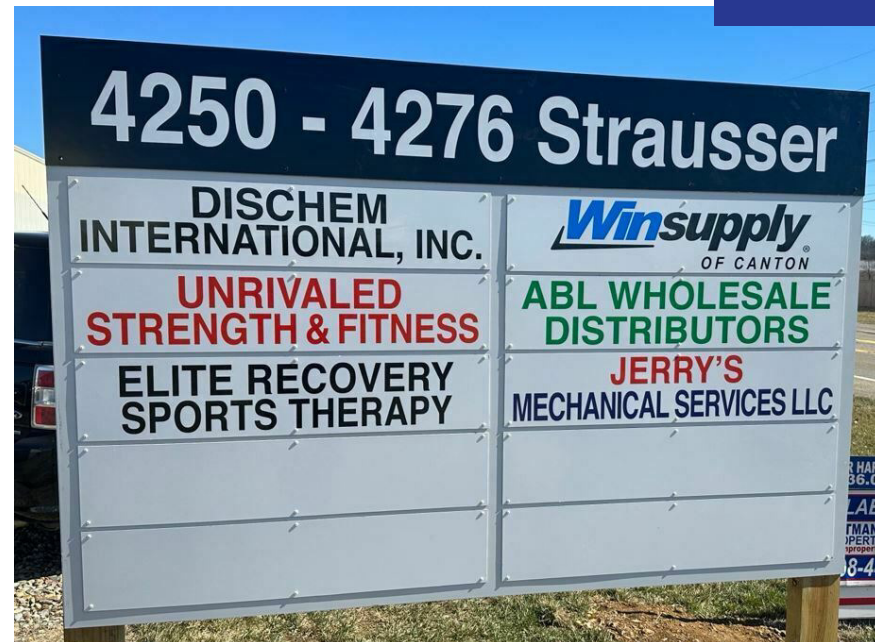


4250 - 4276 STRAUSSER ST NW

4282 STRAUSSER STREET NORTHWEST, NORTH CANTON, OH 44720



FOR LEASE



PROPERTY DESCRIPTION

Professionally managed Jackson Township industrial facility located near I-77 at Exit #112 Shuffel. Located in North Canton Industrial Park at the corner of Applegrove and Whipple. Sprinklered building with asphalt parking lot. Signage available on building and on pylon sign at street.

Triple net (NNN) fee is \$1.63 per SF which includes tenant's pro rata share of real estate taxes, insurance & common area building maintenance.

OFFERING SUMMARY

Lease Rate:	\$5.00 - \$5.50 (NNN - \$1.63)
Number of Units:	1
Available SF:	7,500 - 18,750 SF
Lot Size:	10.36 Acres
Building Size:	75,000 SF

PROPERTY HIGHLIGHTS

- 4268 Strausser: 7,500 SF** w/ 6,500 sprinklered warehouse/distribution & 1,000 office. Warehouse has one (1) dock, one (1) drive in concrete ramp (docks #11 & #12) and washer/dryer hookup. Office has NEW LUXURY VINYL PLANK FLOORING - reception, two (2) private offices, bullpen area and two (2) restrooms. 22' clear with 2 Phase, 240V 200 amp electric. \$4,456.25 / mo + utilities.
- 4276 Strausser: 18,750 SF** w/ 16,250 SF sprinklered warehouse/distribution & 2,500 office. Warehouse has five (5) docks (1 automatic, docks #1-#5), shop office, and one (1) shop restroom. Office has two (2) restrooms, seven (7) private offices, data room & break/conference room. 24' clear with 3 Phase 480V 400 amp electric. \$10,359.38/ mo + utilities. New luxury plank flooring to be installed in the offices along with fresh paint.

SPACES

	LEASE RATE	SPACE SIZE
4268 Strausser St NW, North Canton, Ohio 44720	\$5.50 SF/yr	7,500 SF
4276 Strausser St NW, North Canton	\$5.00 SF/yr	18,750 SF

Spencer Hartung

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Wick Hartung

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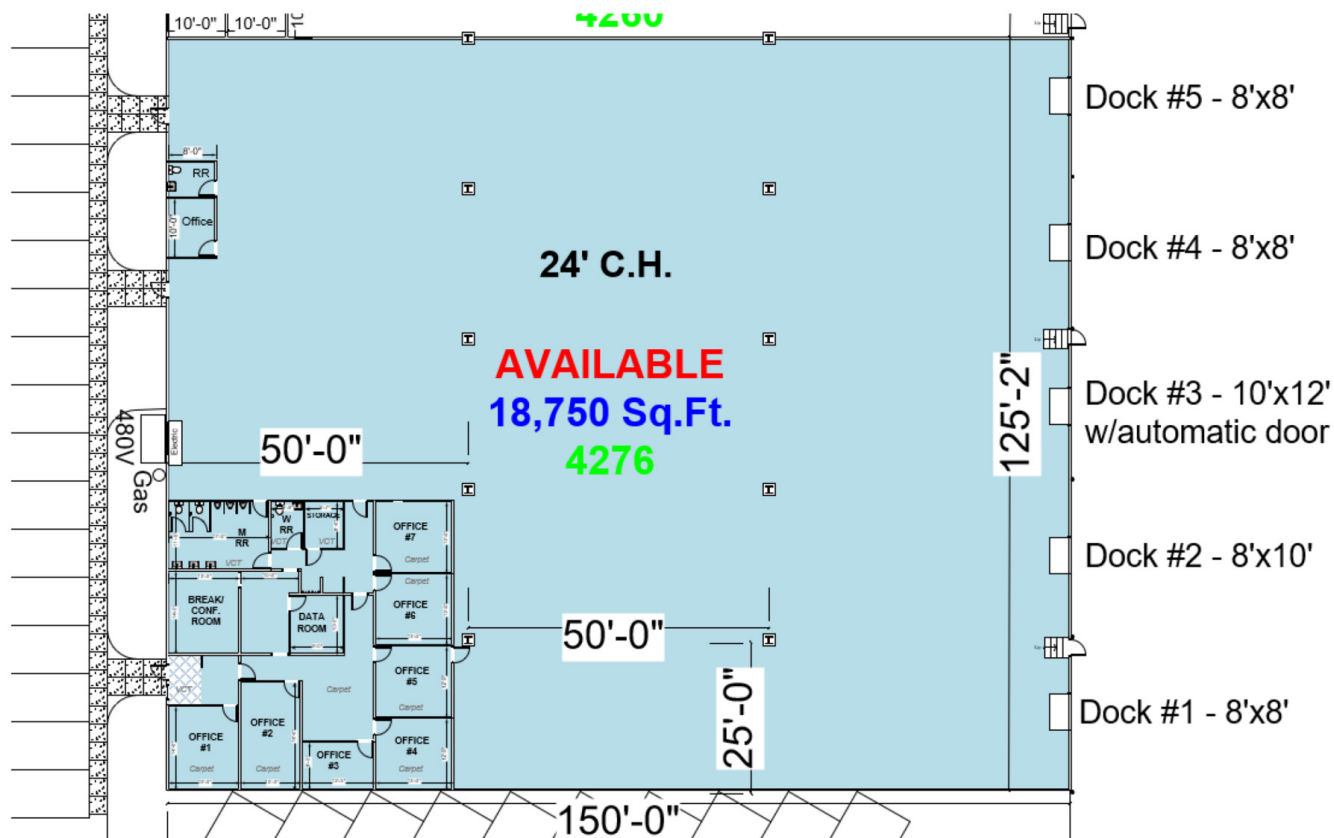


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FOR LEASE

(Not to Scale)



PUTMAN PROPERTIES
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Marketed by:
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18,750 SQ.FT. WAREHOUSE DISTRIBUTION
JACKSON TOWNSHIP
4276 STRAUSSER ST NW, BUILDING A
NORTH CANTON, OHIO 44720

Rent: \$4.50 per sq.ft.
CAM: \$1.63 per sq.ft.

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PUTMAN PROPERTIES
Est. 1985

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FOR LEASE



4276 Strausser Interior



4276 Strausser Interior



4276 Strausser Interior



4276 Strausser Interior

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FOR LEASE



4276 Strausser Rear 5 docks



4276 Strausser warehouse



4276 Strausser Rear 5 docks



4276 Strausser Auto OHD

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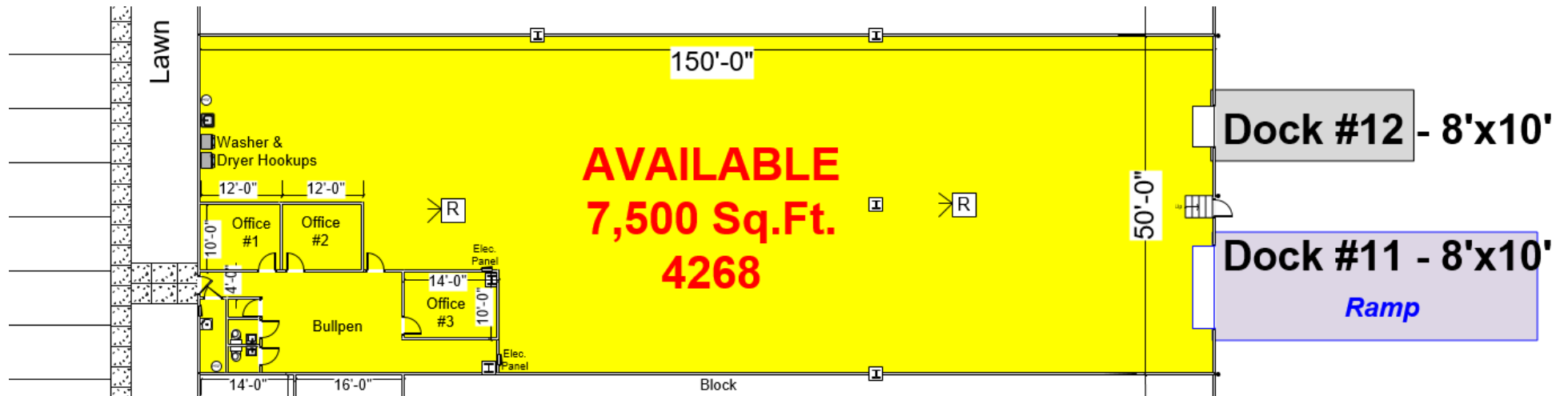
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4268 Strausser St NW

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FOR LEASE



4268 New Luxury Vinyl Plank Flooring



4268 New Luxury Vinyl Plank Flooring



4268 Strausser



4268 Strausser

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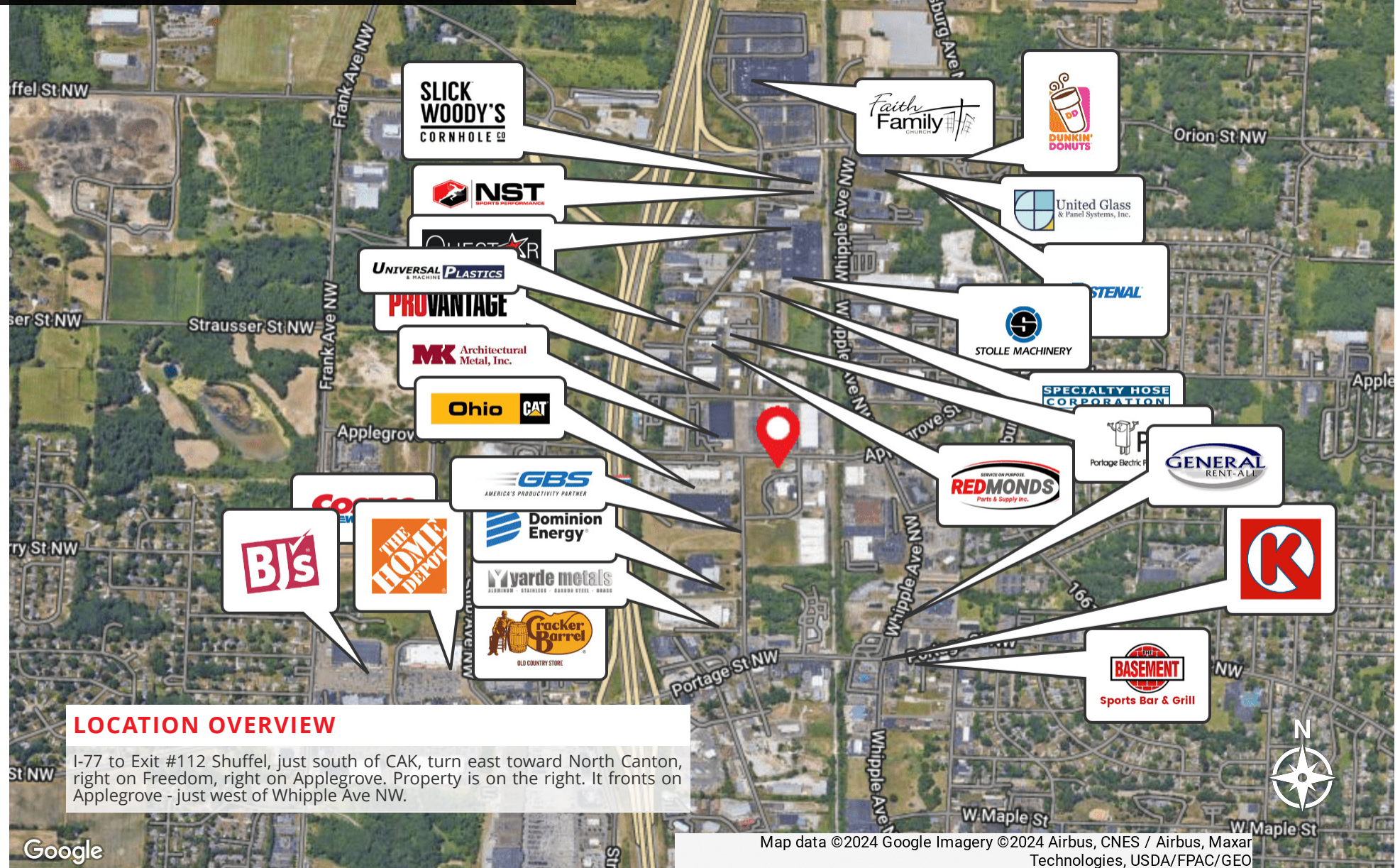
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,188	40,205	106,958
Average Age	43	44	44
Average Age (Male)	42	42	42
Average Age (Female)	45	45	45

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,568	17,518	45,848
# of Persons per HH	2	2.3	2.3
Average HH Income	\$93,603	\$112,414	\$110,572
Average House Value	\$232,474	\$292,905	\$281,152

Demographics data derived from AlphaMap

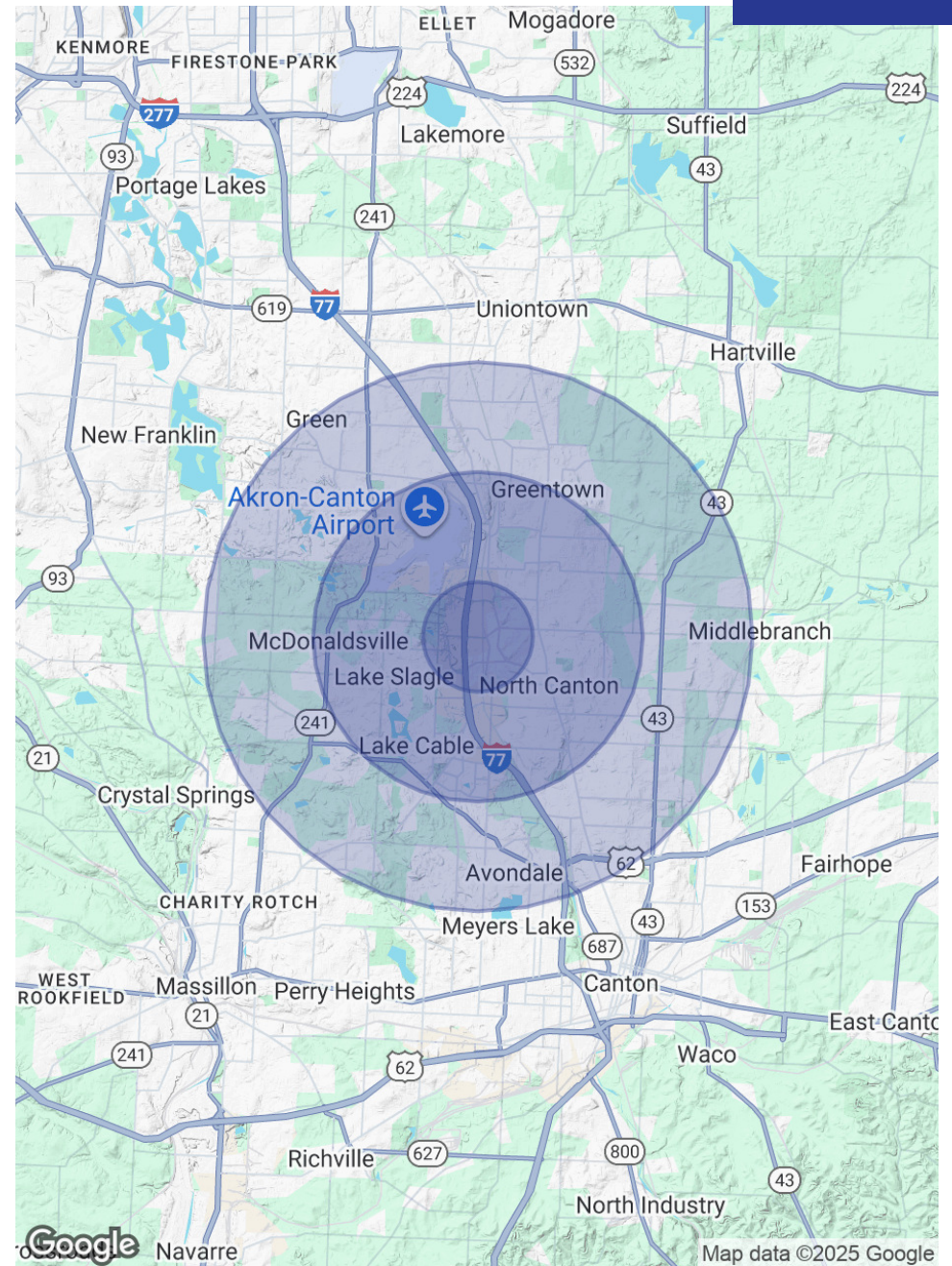
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