

FOR
LEASE



3620 PROGRESS ST NE

CANTON, OH 44705

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PROPERTY DESCRIPTION FOR LEASE

This 39,000 sq.ft. facility features 3,000 sq.ft. of modern office and 36,000 sq.ft. of manufacturing or distribution space that is air conditioned. Ideal for manufacturing with 2000 Amp, 240V, 3 phase electric, two (2) docks and two (2) overhead doors (12'x14' and 14'x16'). Co-Ray-Vac heating is in place. There is a Reverse Osmosis System and a floor drain in place leading to an oil/water separator. Ceiling heights are from 14' to 17'. A total of eight (8) restrooms and two (2) lunch rooms exist. **VACANT & AVAILABLE!!!** Broker owned.

PROPERTY HIGHLIGHTS

- Air Conditioned Warehouse or Manufacturing Space w/2 docks & 2 on grade doors
- Sprinklered with Wet Fire Suppression System
- Trench Style Floor Drains with Oil Water Separator
- Interior Walls are not load bearing and can be removed
- Zoned I-4 Light Industrial

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LOCATION DESCRIPTION

Take I-77 to Canton, Ohio, and follow Route 62 east through Canton. East of Canton turn left at the traffic light at Rebar Ave, then left on Progress.

The 39,000 sq.ft. facility sits on 4.6 acres. The site allows the building to be doubled in size. Amazon's new 1,000,000 sq.ft. distribution center is around the corner. The building is served by City of Canton water (water softener in place) and Stark County Sewer.

OFFERING SUMMARY

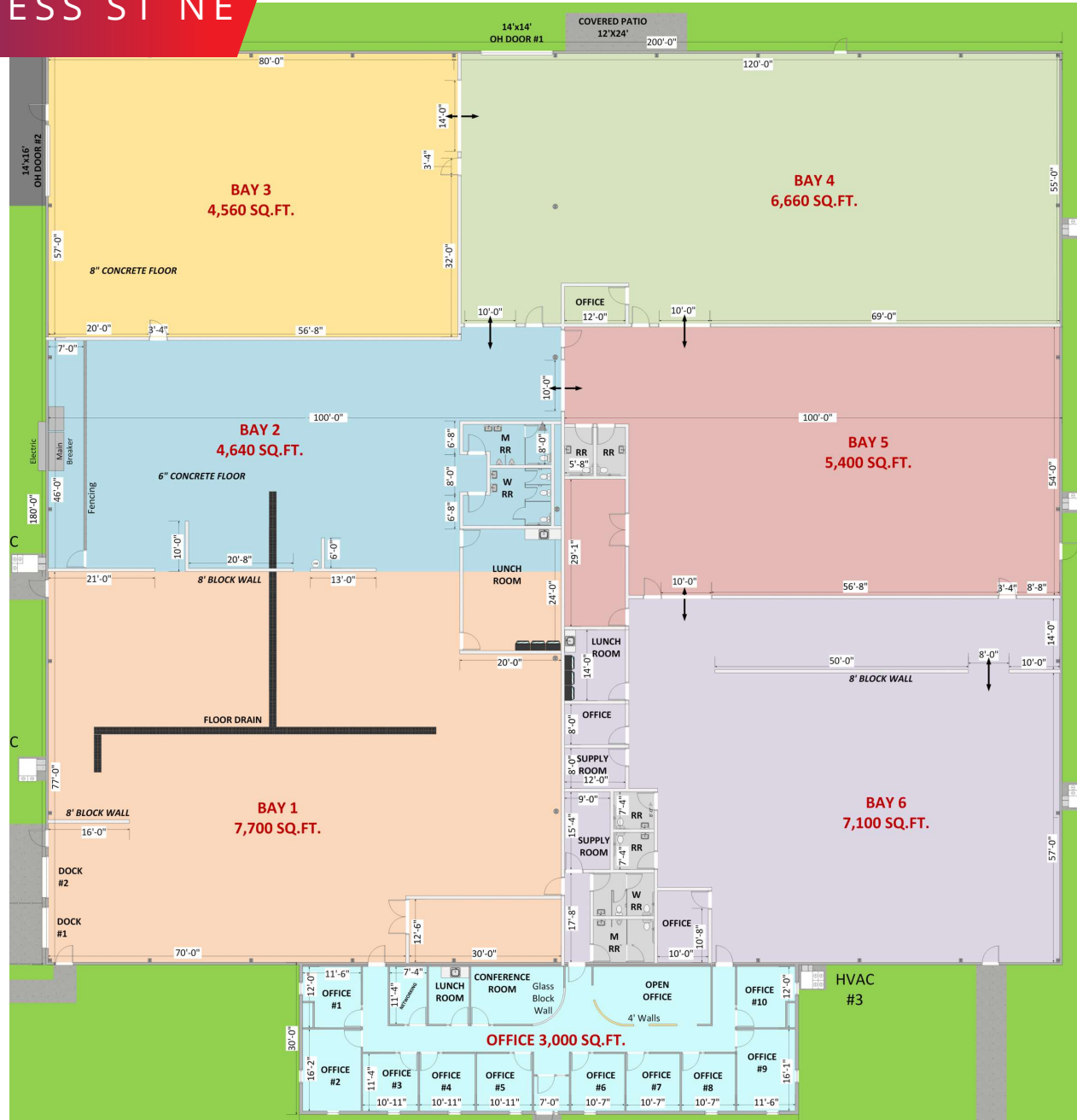
Lease Rate:	\$6.00 SF/yr (NNN)
NNN	\$1.51 SF/yr
Number of Units:	1
Lot Size:	4.6 Acres
Building Size:	39,000 SF



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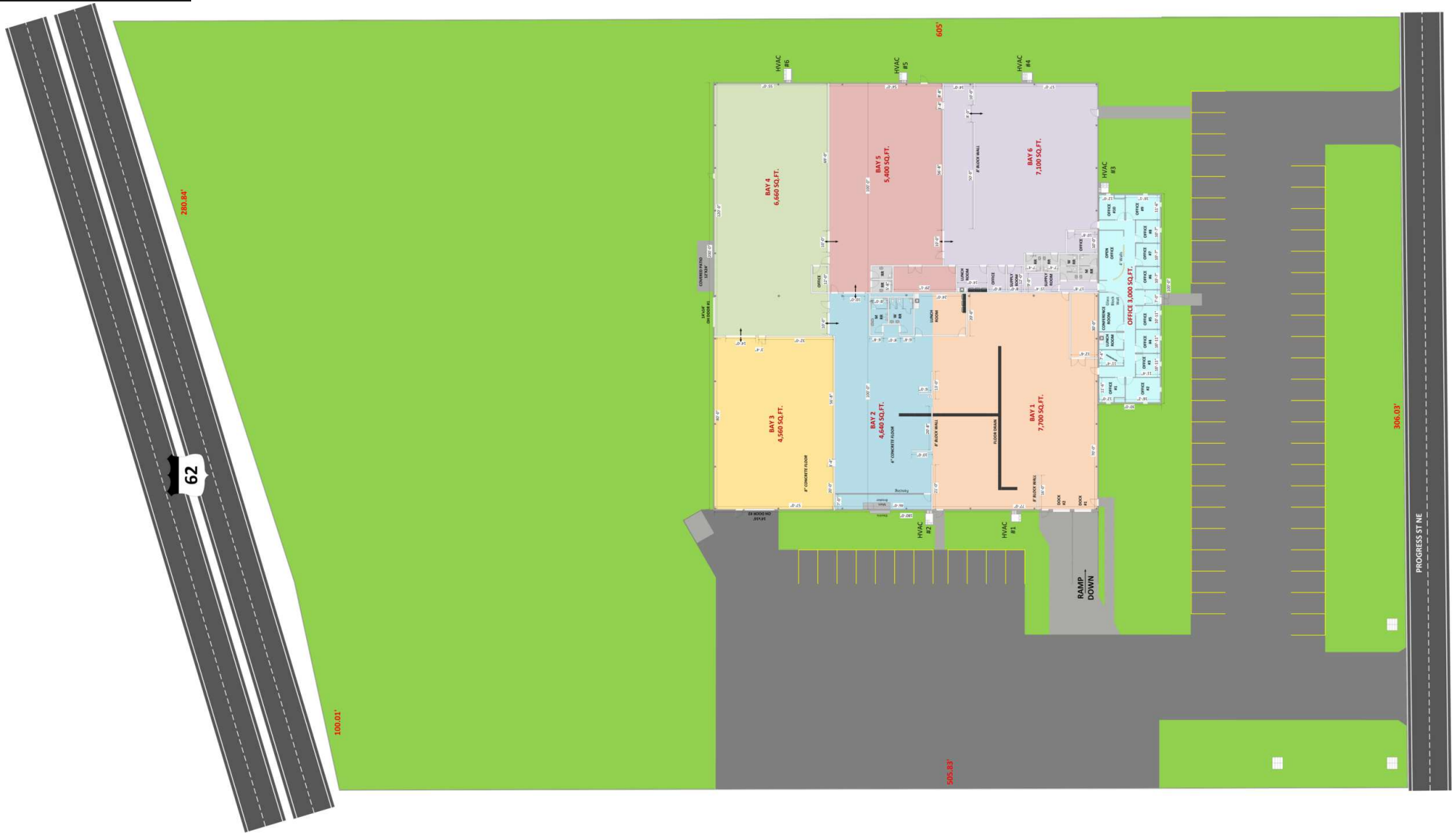
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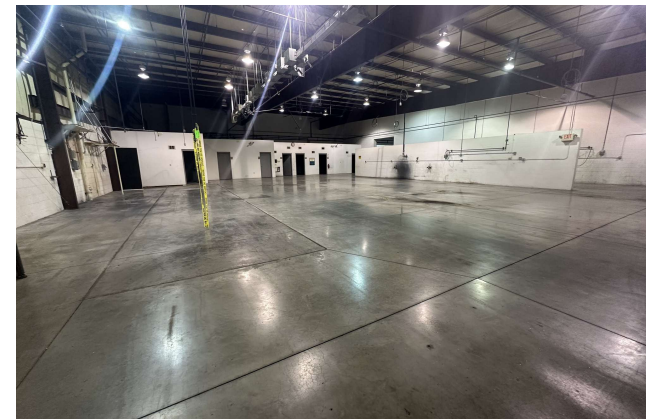
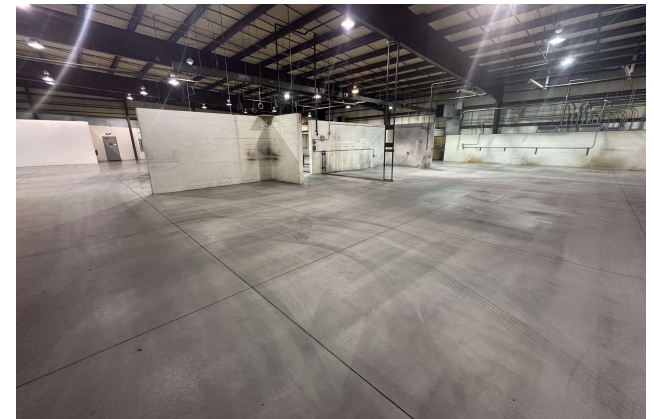
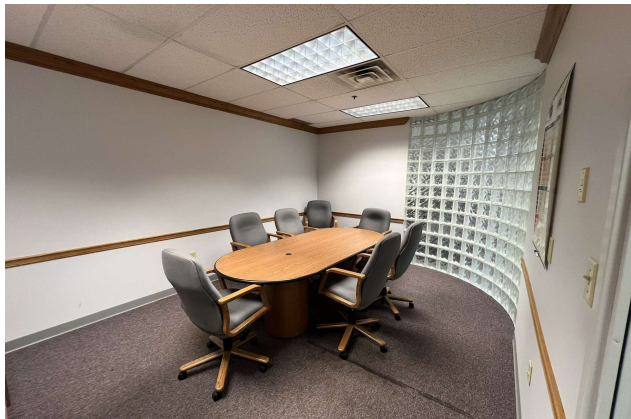
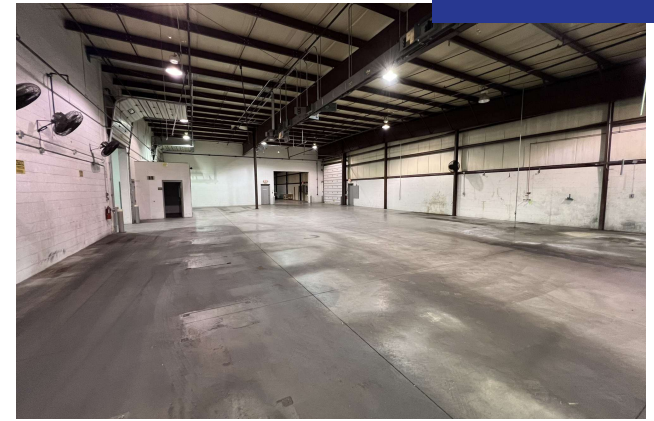
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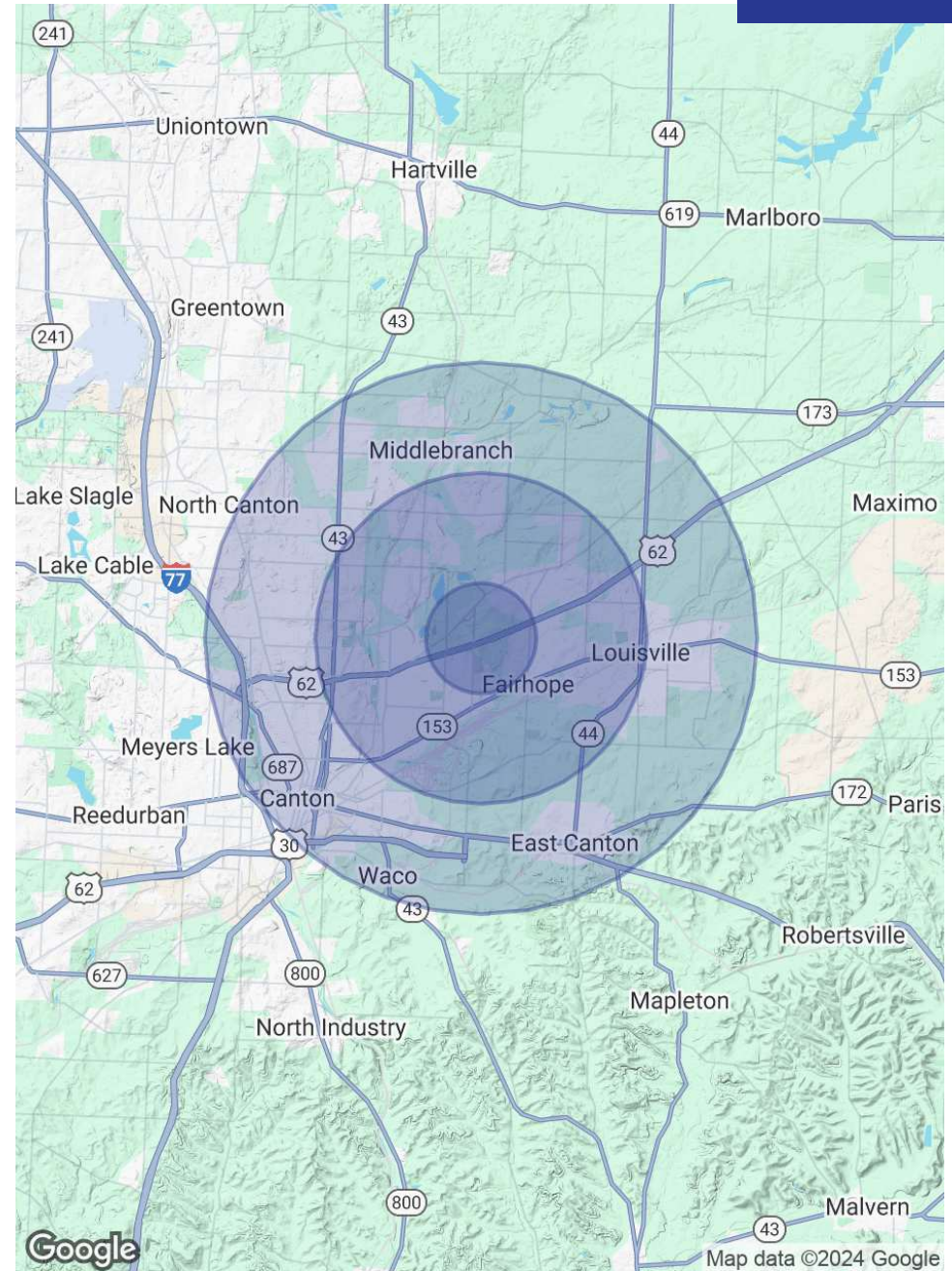
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,874	39,920	104,123
Average Age	41	42	42
Average Age (Male)	39	41	40
Average Age (Female)	42	44	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,456	16,605	43,926
# of Persons per HH	2.7	2.4	2.4
Average HH Income	\$66,192	\$77,653	\$75,125
Average House Value	\$131,462	\$175,535	\$174,350

Demographics data derived from AlphaMap



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