

**FOR LEASE 118,927 SQ.FT. CRANED WAREHOUSE**

**PUTMAN  
PROPERTIES**

*Integrity and Trust Since 1985*

**115,829 SQ.FT. WAREHOUSE & 3,098 SQ.FT. OFFICE**



**225 Wetmore Ave SE, Massillon, OH, 44646**

118,927 Sq.ft. facility craned up to 40 tons, zoned industrial. Lease all or part - 25,430 sq.ft. up to 118,927 sq.ft.

Bays include (1) 40 ton crane, (1) 10 ton crane and (2) 25 ton cranes with ceiling heights from 33' up to 40'.

**Lease Rate:**  
**Sq.Ft:**  
**\$/Mo:**

	<u>Warehouse</u>	<u>Warehouse</u>
Lease Rate:	\$3.00	\$3.00
Sq.Ft:	25,430	118,927
\$/Mo:	\$6,357.50	\$29,731.75

Gas/Electric:  
Water/Sewer:  
Taxes/Insur:  
Maint/Repairs:

	<u>Tenant</u>	<u>Owner</u>
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 type="checkbox"/>



**Spencer Hartung**

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**Saylor Putman**

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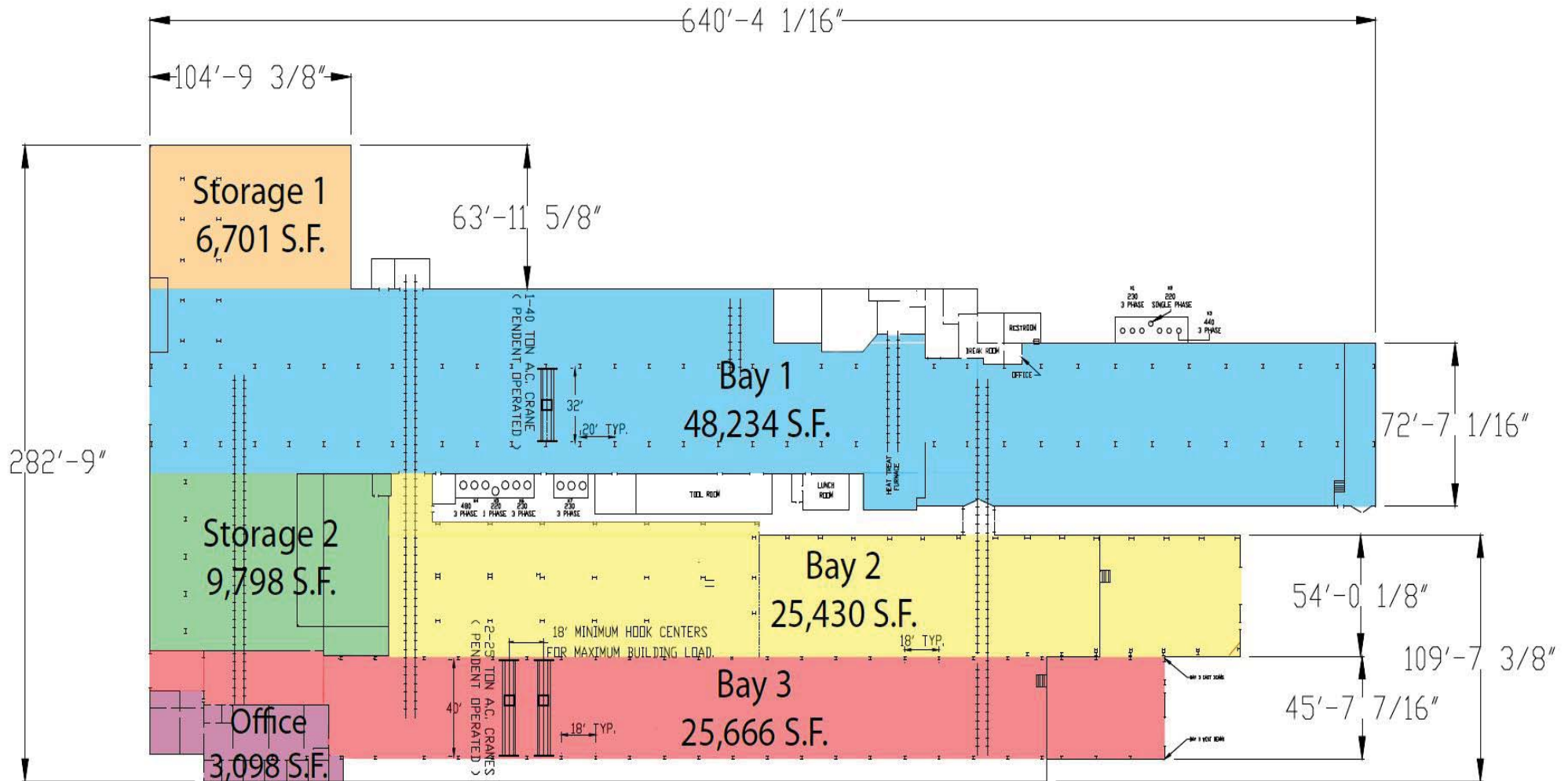
saylor@putmanproperties.com

[www.putmanproperties.com](http://www.putmanproperties.com)

4065 Fulton Dr. NW  
Canton, OH 44718

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## BUILDING INFO

Previous: Hydro Dyne  
Total Sq Ft: 118,927  
Warehouse: 118927  
Warehouse: 25430  
Units: 1-3  
Floor(s): 2  
Year Built: 1896-1951  
Roof: Metal  
Ceiling Height: 33'-40'  
Sprinklers: no  
Elevator: no  
Heat: Gas  
Air: Office only  
Construction: Block/Brick  
OH Doors: 4

## UTILITIES

Gas: Dominion East Ohio Gas  
Electric: Ohio Edison  
Water: Aqua America  
Sewer: Stark County  
Internet: MCTV

## ADDITIONAL INFO

- 3 SIDE-BY-SIDE BAYS:
- Bay 1: (1) 40 ton pendant crane, 23' under hook, overhead door at north end, swing door at south end
- Bay 2: (1) 10 ton crane, 28' under hook, overhead door at south end
- Bay 3: (2) 25 ton pendant cranes, 27' under hook, overhead door at north & south ends



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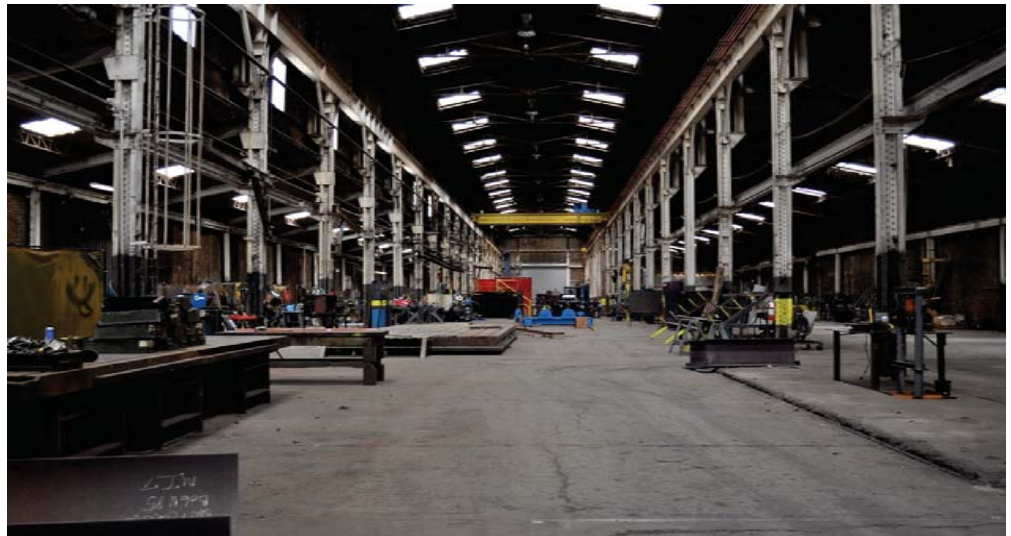
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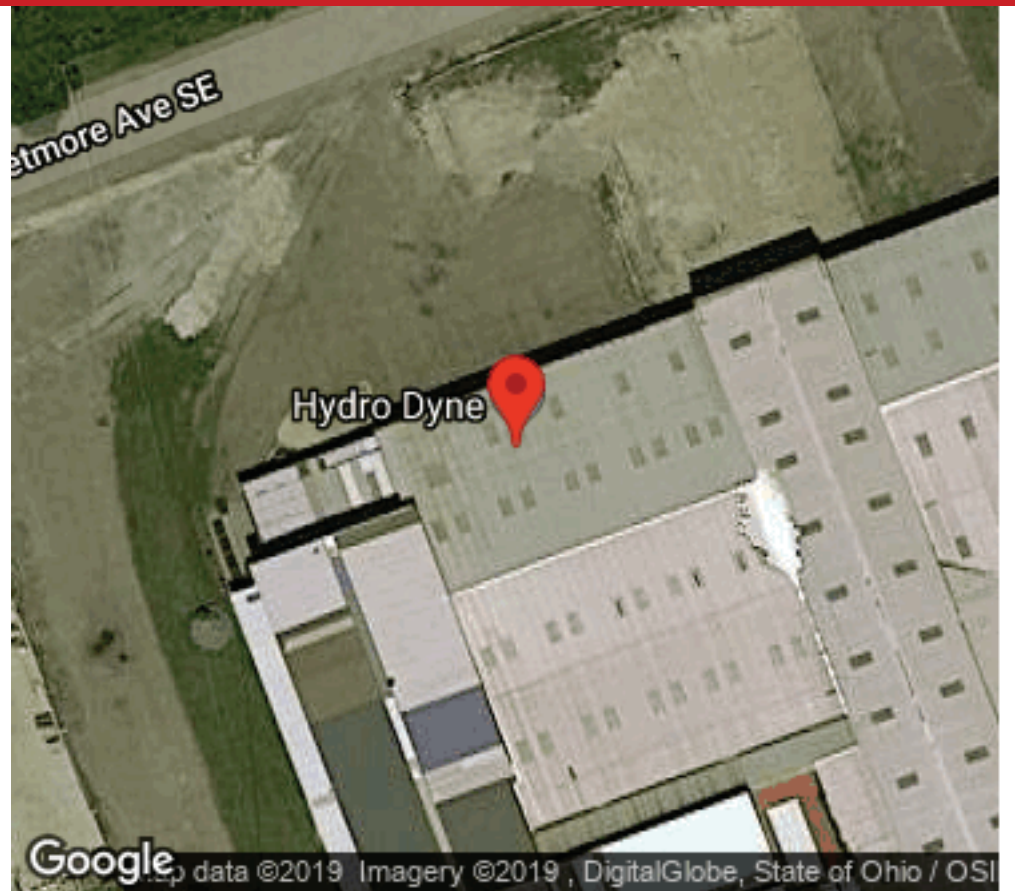
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# FOR LEASE 118,927 SQ.FT. CRANED WAREHOUSE BUILDING

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Directions: Route 30 to Route 21 north, right on Walnut St SE, left to Wetmore Ave SE, turn right.



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## SITE INFO

Acre(s): 8.13  
Frontage: Irregular  
Depth: Irregular  
County: Stark  
Zoning: I-1  
Topo: Level  
Nearby Hwy: Route 21  
Distance: 2 Blocks  
Traffic Count: Walnut = 3,500 cars per day,  
Erie = 6,665 cars per day, & Route 21 = 21,293  
cars per day  
Bus Lines: yes



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