

4,500 SQ.FT. INDUSTRIAL BAY WITH OFFICE

FOR LEASE

1900 CLEVELAND AVENUE SOUTHWEST, CANTON, OH 44707



PROPERTY DESCRIPTION

4,500 Sq.ft. bay features private office, restroom, reception area, 2 on grade automatic doors, 3phase 220 volt 200amp electrical service and fenced in lot space. NN fee is \$1.20 per sq.ft. or \$450.00 per month includes property & casualty insurance and real estate taxes. Tenant is responsible for its own lawn care, snow plowing and salting, and parking lot maintenance.

Total monthly cost is \$2,700.00 + utilities.

PROPERTY HIGHLIGHTS

- Fenced, secure lot with automatic gate on 2.3 acres
- (2) 12'x14' on grade automatic doors
- Office & one restroom. +/- 16' Clear Height
- Close to I-77 and Rt 30 entry/exit in Canton
- Separately metered electric. Owner rebills for gas and water/sewer as they are sub- metered.

LOCATION DESCRIPTION

I-77 to exit #103 toward Cleveland Ave, take Timken Place ramp to Cleveland Ave/Shepler Church, right on to Bolivar Rd, left on to Cleveland Ave. Property on right.

OFFERING SUMMARY

| | |
|------------------|-------------------|
| Lease Rate: | \$6.00 SF/yr (NN) |
| Number of Units: | 2 |
| Available SF: | 4,500 SF |
| Lot Size: | 2.3 Acres |
| Building Size: | 12,000 SF |

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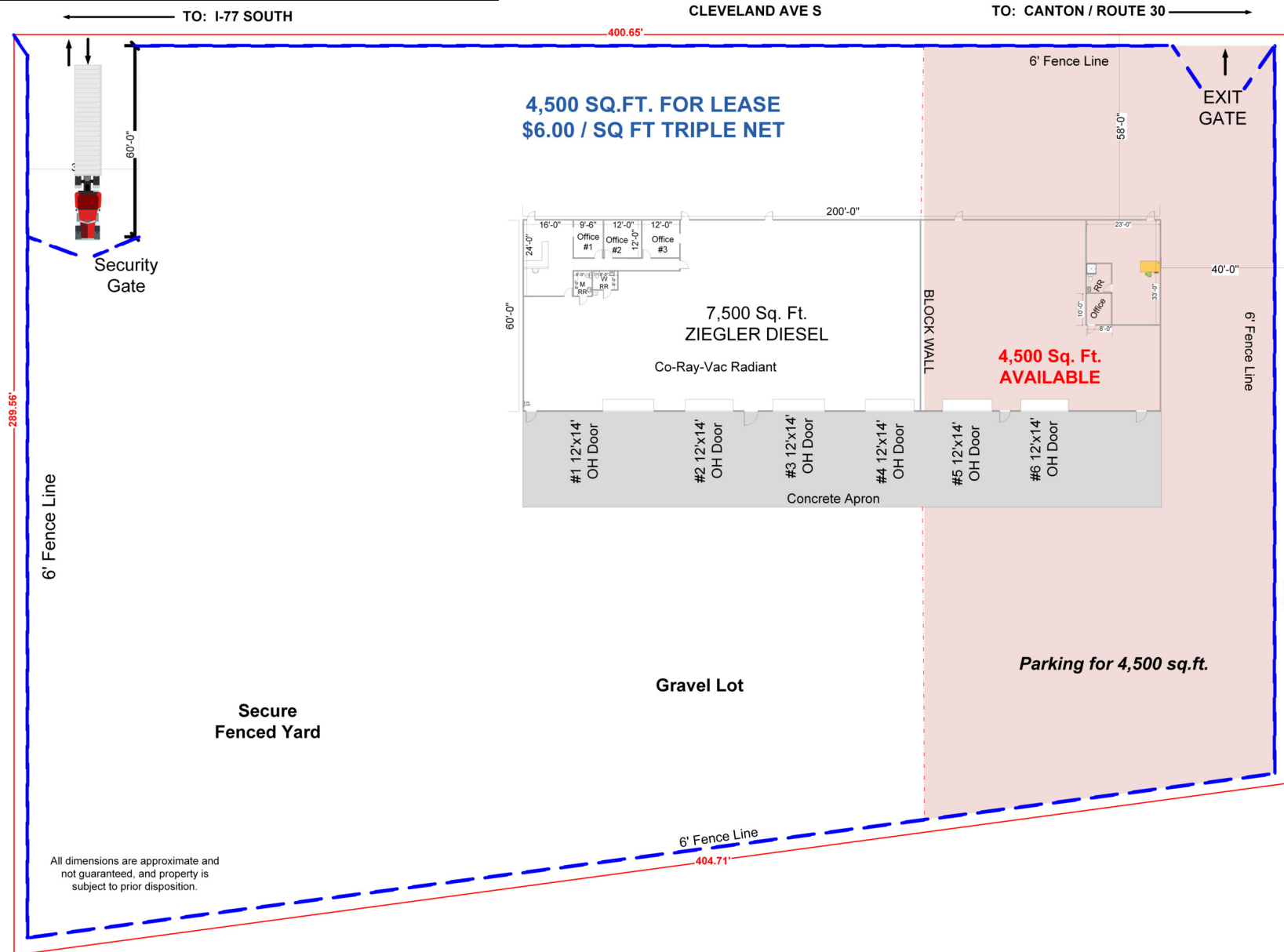


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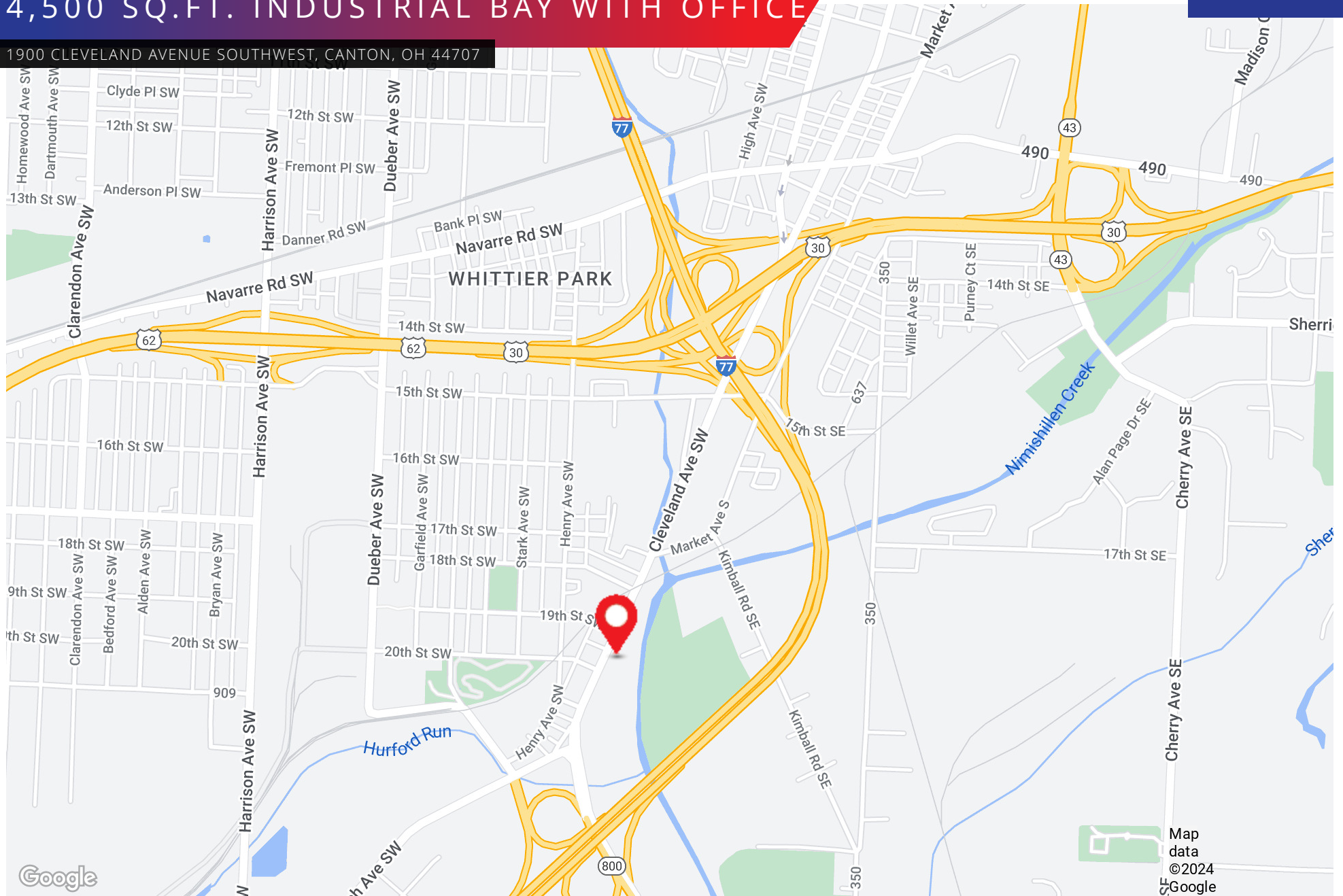


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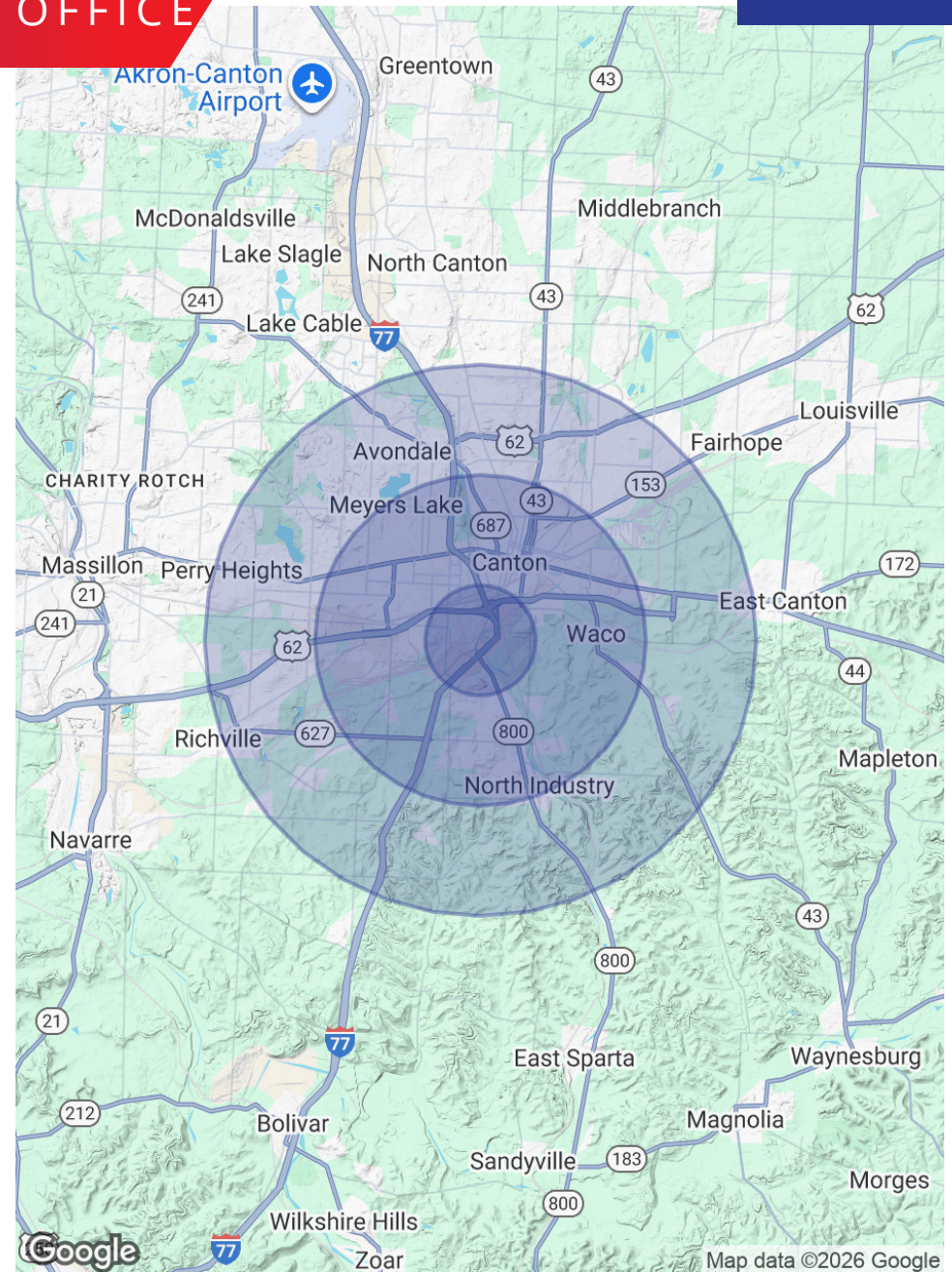
POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 5,434 | 51,808 | 117,726 |
| Average Age | 36 | 39 | 41 |
| Average Age (Male) | 35 | 38 | 40 |
| Average Age (Female) | 37 | 40 | 43 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|----------|-----------|-----------|
| Total Households | 2,278 | 21,969 | 51,048 |
| # of Persons per HH | 2.4 | 2.4 | 2.3 |
| Average HH Income | \$41,342 | \$53,931 | \$65,229 |
| Average House Value | \$83,132 | \$108,081 | \$141,924 |

Demographics data derived from AlphaMap



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