

12,000 SQ.FT. SHOP/OFFICE SPACE FOR LEASE

FOR LEASE

1415 RAFF RD SW, CANTON, OH 44710



PROPERTY DESCRIPTION

Newly refurbished 12,000 sq.ft. industrial/office space with one 14' x 14' overhead door, new metal ceiling, lighting and new Reznor heaters. Small office and restroom. Separate utilities and security system. Glazed tile, 16" concrete floor, 440V-3-Phase - 600 AMP; great for machine shop, warehouse, storage. Easy access with plenty of parking. Traffic count is 11,387 cars per day (2024)

PROPERTY HIGHLIGHTS

- **440V-3-Phase - 600 AMP**
- Zoned Canton Township I-1 Industrial District
- Canton Twp. does not have personal or corporate income taxes
- Dominion East Ohio Gas, AEP, Canton City Water, Stark County Sewer
- CAM of \$1.44 per sq.ft. or \$1,440 per month includes real estate taxes, insurance, maintenance and repairs
- **Total CAM and Rent = \$5,940 per month plus utilities.**

James Bednar

Senior Sales Associate
330.417.9034
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LOCATION DESCRIPTION

Directions: I-77 to US-30 West toward Massillon; Take Raff Road exit ramp north, or right, onto Raff Road SW, cross over RR tracks; 1415 Raff Road is on the left.

Located adjacent to Fix-it with Fred.

OFFERING SUMMARY

Lease Rate:	\$4.50/sq.ft. or \$4,500/month (NNN)
Available SF:	12,000 SF
Lot Size:	2.52 Acres
Building Size:	23,500 SF

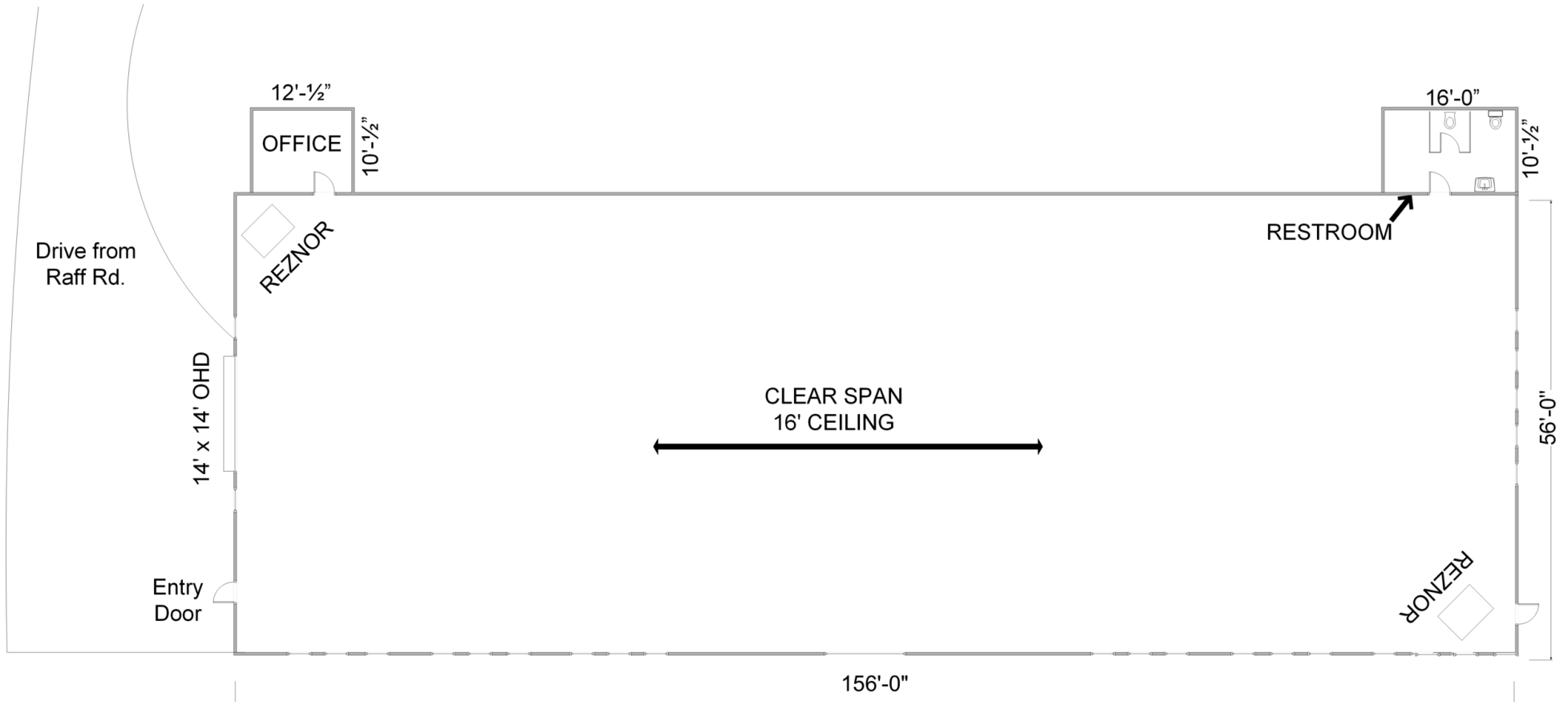
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PROPERTIES
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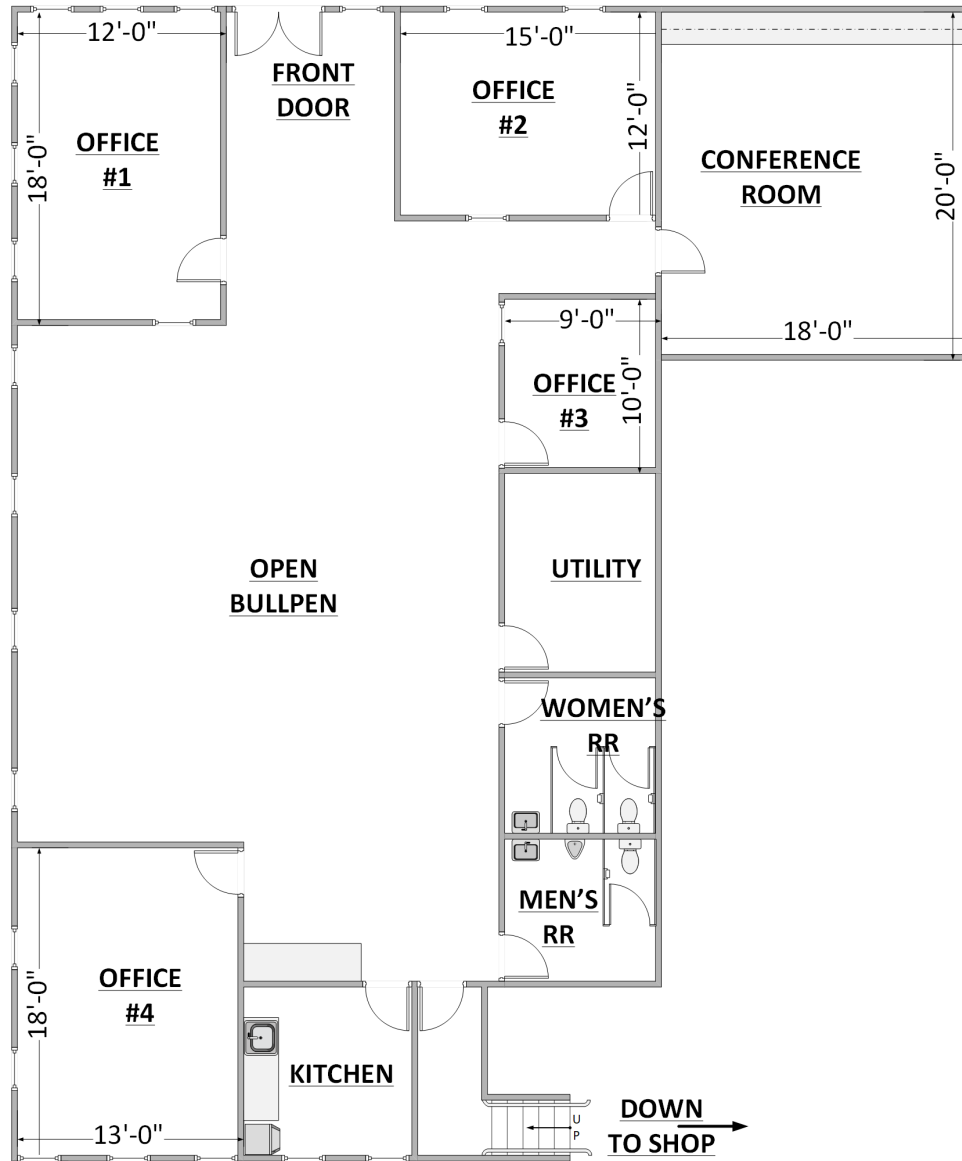
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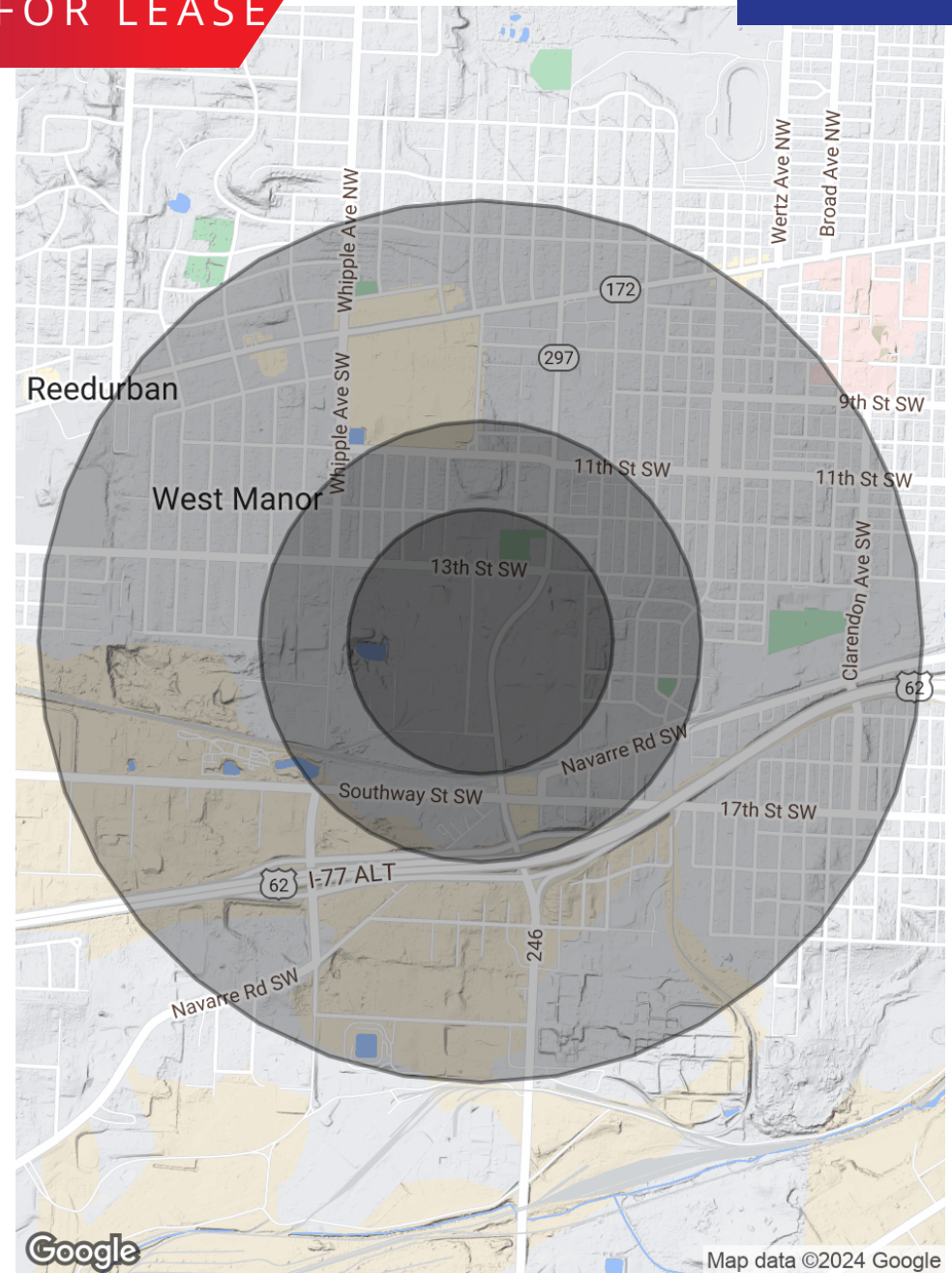
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	234	2,569	9,543
Average Age	45	41	40
Average Age (Male)	40	38	38
Average Age (Female)	49	44	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	122	1,181	4,116
# of Persons per HH	1.9	2.2	2.3
Average HH Income	\$60,222	\$61,118	\$59,291
Average House Value	\$110,430	\$99,992	\$98,931

Demographics data derived from AlphaMap



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