

# AVAILABLE FOR SALE OR LEASE

## 40,000 SF HEAVY INDUSTRIAL WAREHOUSE BUILDING

5205 South Cleveland-Massillon Road | Norton, Ohio

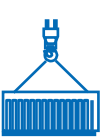


Estimated Operating Expenses	
Real Estate Taxes	\$0.80/SF
Insurance	\$0.50/SF
CAM	\$1.50/SF
<b>Total Expenses</b>	<b>\$2.80/SF</b>

Photo-realistic building example

**SALE PRICE: \$7,800,000 (\$195/SF)**  
**LEASE RATE: \$9.25/SF NNN**

### HIGHLIGHTS



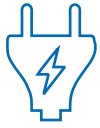
**3 CRANES**  
40, 40, 20-TON  
CAPACITY W/  
THE CAPACITY  
TO ADD 50-TON



**CLEARANCE  
HEIGHT**  
42 FT.



**OVERHEAD DOORS FOR  
OFFLOADING PURPOSES**  
(6) 25 FT. W X 25 FT. H  
(2) 29 FT. W X 18 FT. H  
W/ 100 FT. DRIVE-THRU  
CENTER BAY



**POWER**  
480V, 3000AMP,  
3-PHASE, 4-WIRE



**YEAR BUILT**  
PHASE 2 UNDER  
CONSTRUCTION



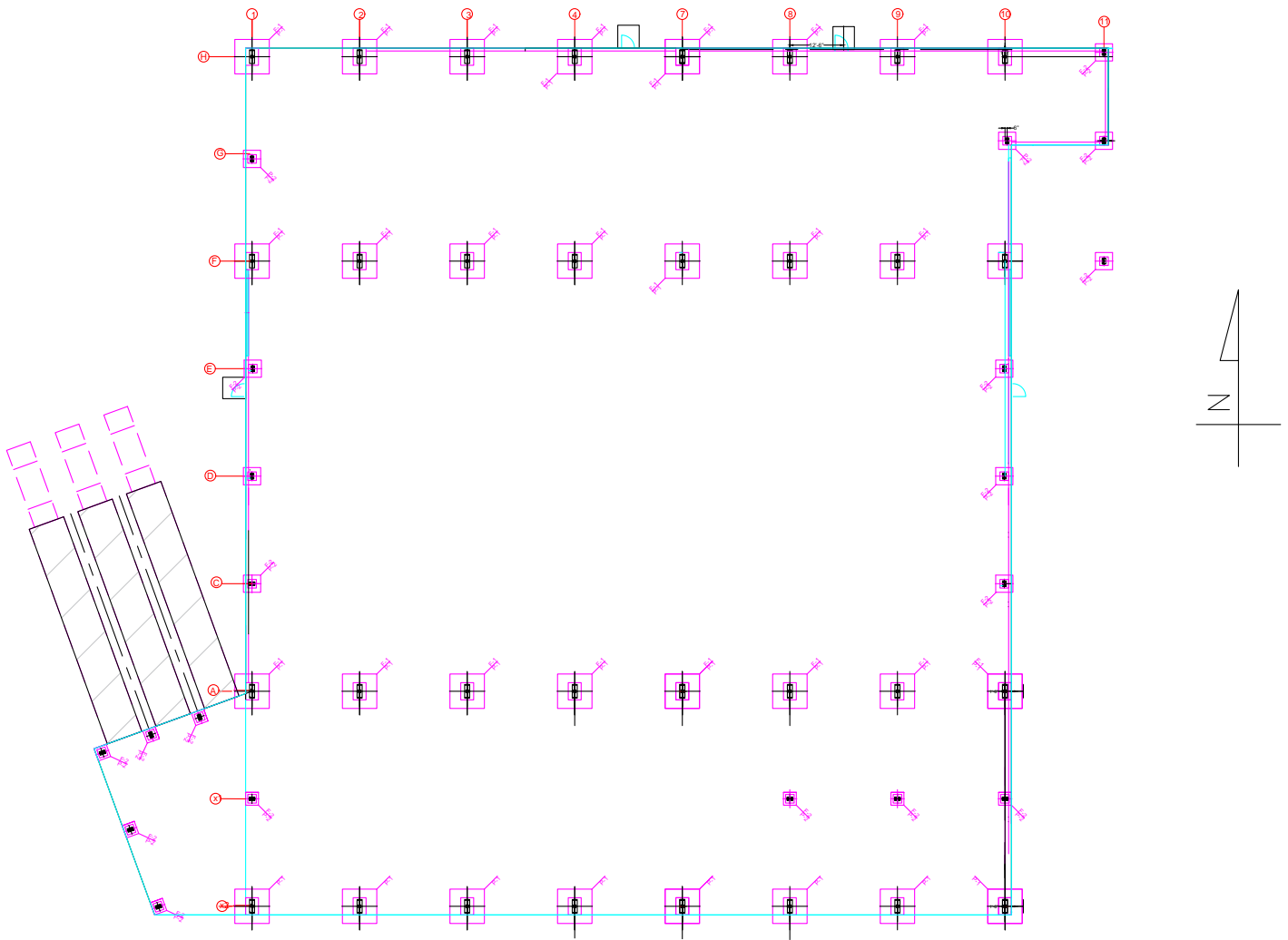
**DELIVERY DATE**  
2Q 2024

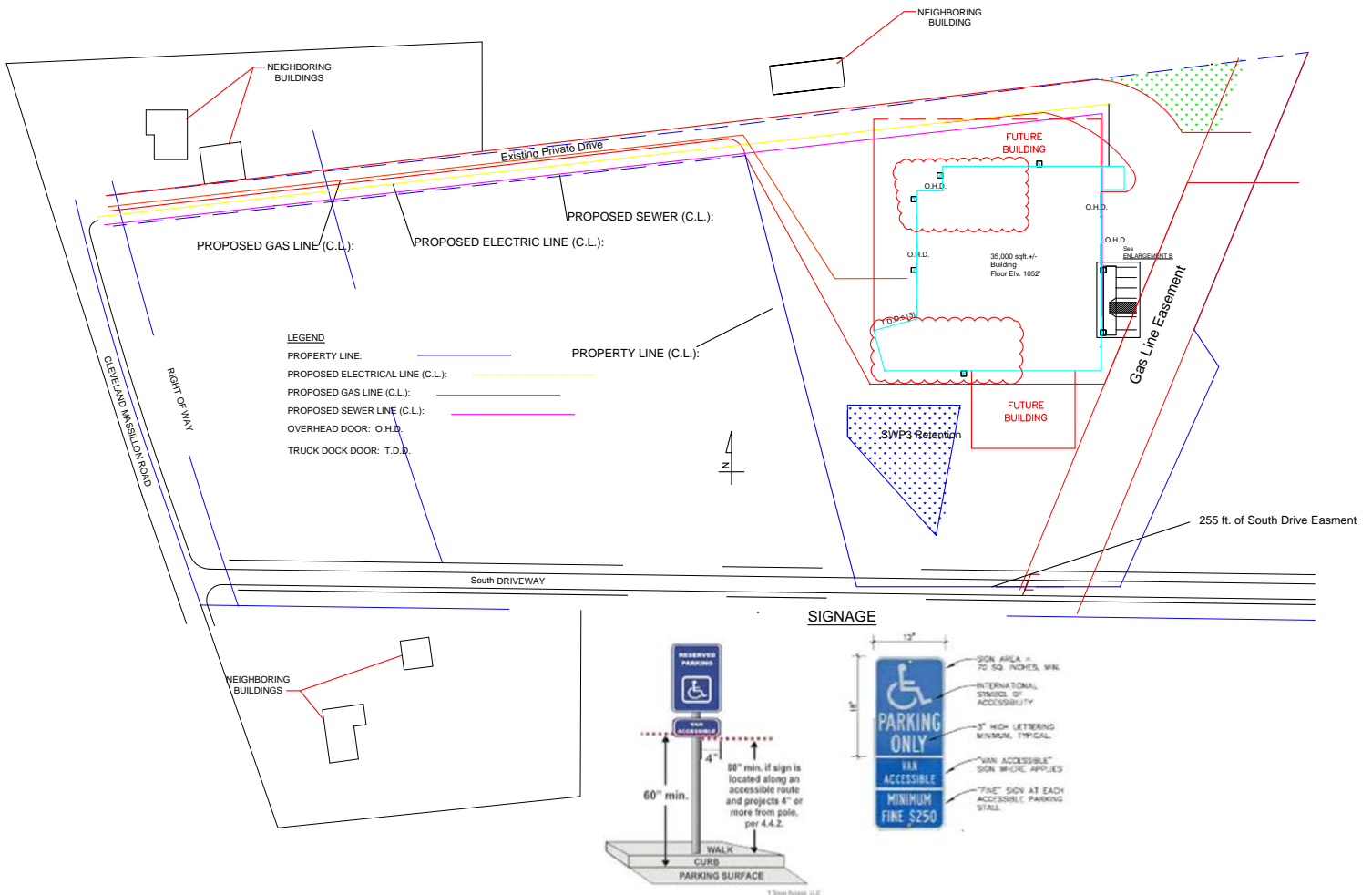
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**OFFICE**  
BUILD-TO-SUIT WITH  
GEOTHERMAL HEAT



**LED**  
LIGHTING



**GAS SERVICE**  
7 PSI, 4 INCH MAIN



**3 TRUCK DOCKS**  
FOR ON/OFF LOADING



**DAYLIGHT COMPLIANT**  
PLENTY OF THERMAL PANE  
WINDOWS



**EXTRA HEAVY COLUMNS**  
PROVIDE OPTION TO ADD JIB  
CRANES



**ESFR**  
SPRINKLER SYSTEM POSSIBLE



**RECYCLING RAIN WATER**  
MORE THAN 78,000 GALLONS



**CONCRETE FLOORS**  
8-12 INCHES THICK WITH FLOOR  
DRAINS AT OVERHEAD DOORS  
WITH A 1,000 GALLON TRIPLE  
BASIN GREASE TRAP



**REDUCED**  
REAL ESTATE TAXES



**LEED COMPLIANT**

R38/R19 INSULATION, LED MOTION LIGHTING CENSORING, WATER EFFICIENCY SYSTEM, BATHROOM WITH SHOWER, AMPLE NATURAL LIGHT IN MANUFACTURING AND OFFICE AREAS





































# EMPLOYMENT OVERVIEW

5205 S. CLEVELAND-MASSILLON ROAD  
NORTON, OH 44203  
(15-MILE RADIUS)

KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 <b>652,487</b> Population	 <b>29%</b> High School Diploma	 <b>\$55,647</b> Median Household Income	 <b>67%</b> White Collar	 <b>10%</b> Services
 <b>42.1</b> Median Age	 <b>30%</b> Some College	 <b>\$32,072</b> Per Capita Income	 <b>22%</b> Blue Collar	 <b>4.6%</b> Unemployment Rate
 <b>268,984</b> Households	 <b>31%</b> Bachelors/ Graduate/ Professional Degree	COMMUTERS	BUSINESS	
 <b>\$46,654</b> Median Disposable Income		 <b>15%</b> Spend 7+ hours commuting to and from work per week	 <b>20,885</b> Total Businesses	 <b>333,937</b> Total Employees



