

FOR SALE
\$43,100,000 | 7.25% CAP RATE
633,415 SF INDUSTRIAL BUILDING

4676 ERIE AVENUE, SW
MASSILLON, OHIO



100% LEASED TO LONG-TERM TENANTS | TRIPLE NET LEASES

OFFERING MEMORANDUM TEASER



CONTACT INFORMATION

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PROPERTY SPECIFICATIONS



633,415 SF Total



55.48 Acres



Rail Car Access (With Modification)



35' Clearance Height with ESFR Sprinklers



Heavy Power: 208-480V 3-Phase; 12,470V and EST. 3,000-4,000A; Substation of 67,000V on Site: 3,000A Amperage; 100 Megawatts ~4 Month Lead Time



84 Total Dock Doors



Truck Trailer Parking (150+ Positions)



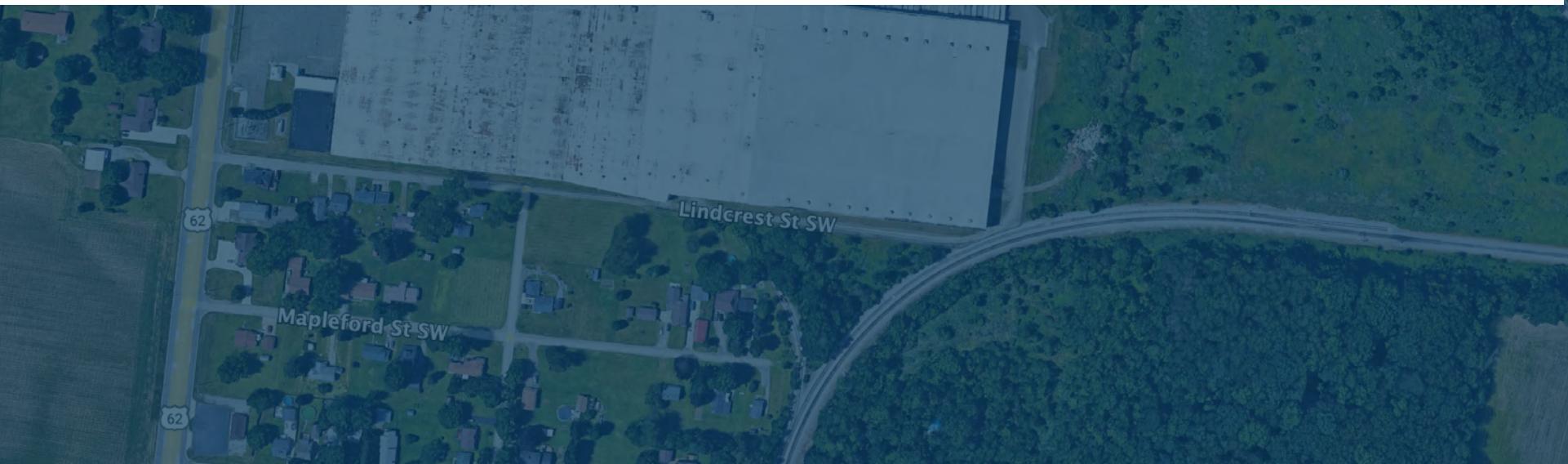
240+ Employee Parking Spaces



Server Room with FM200 Waterless Fire Suppression

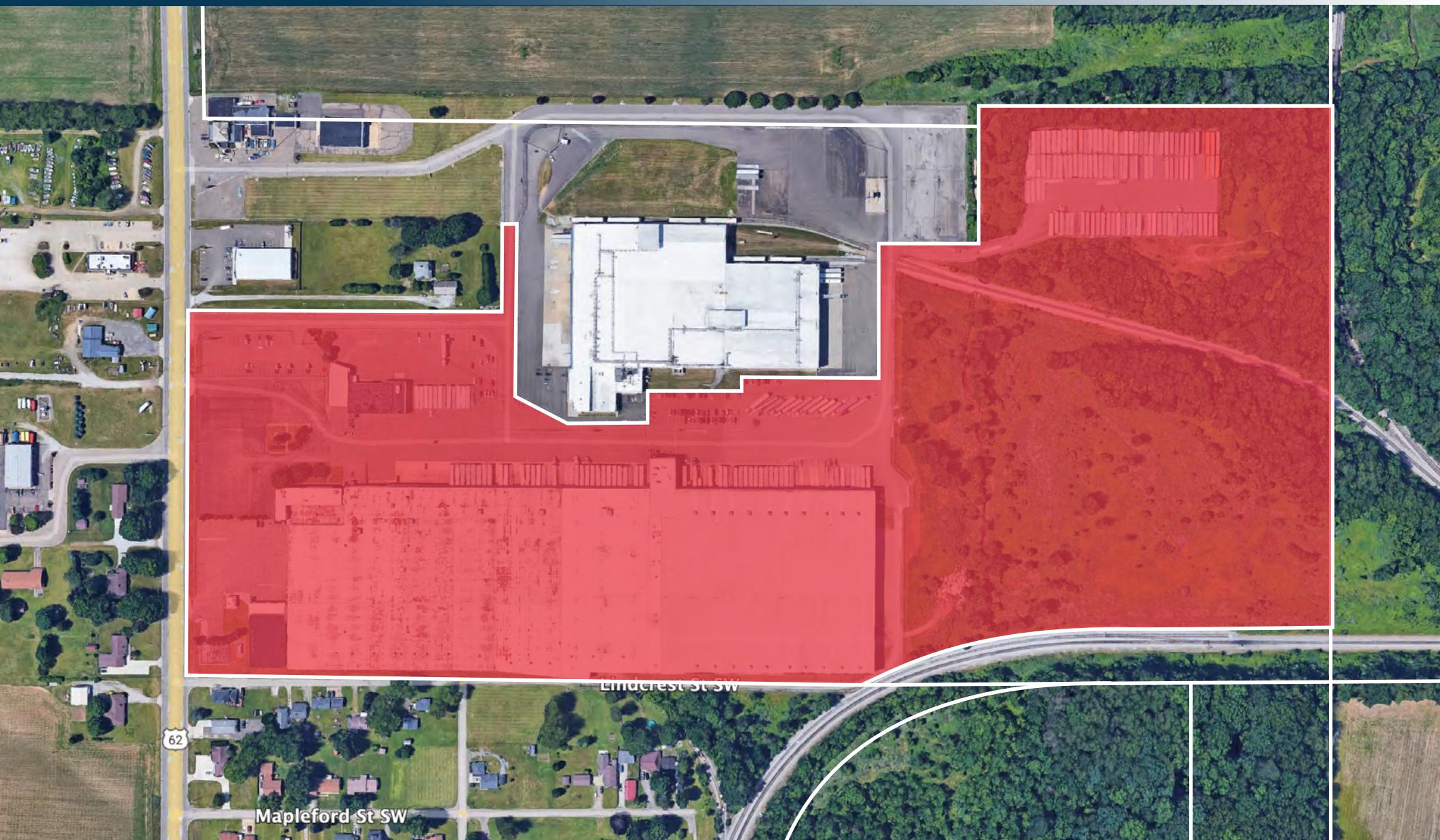


Location: Proximity to Rt. 30, 62, and 21 as well as I-77



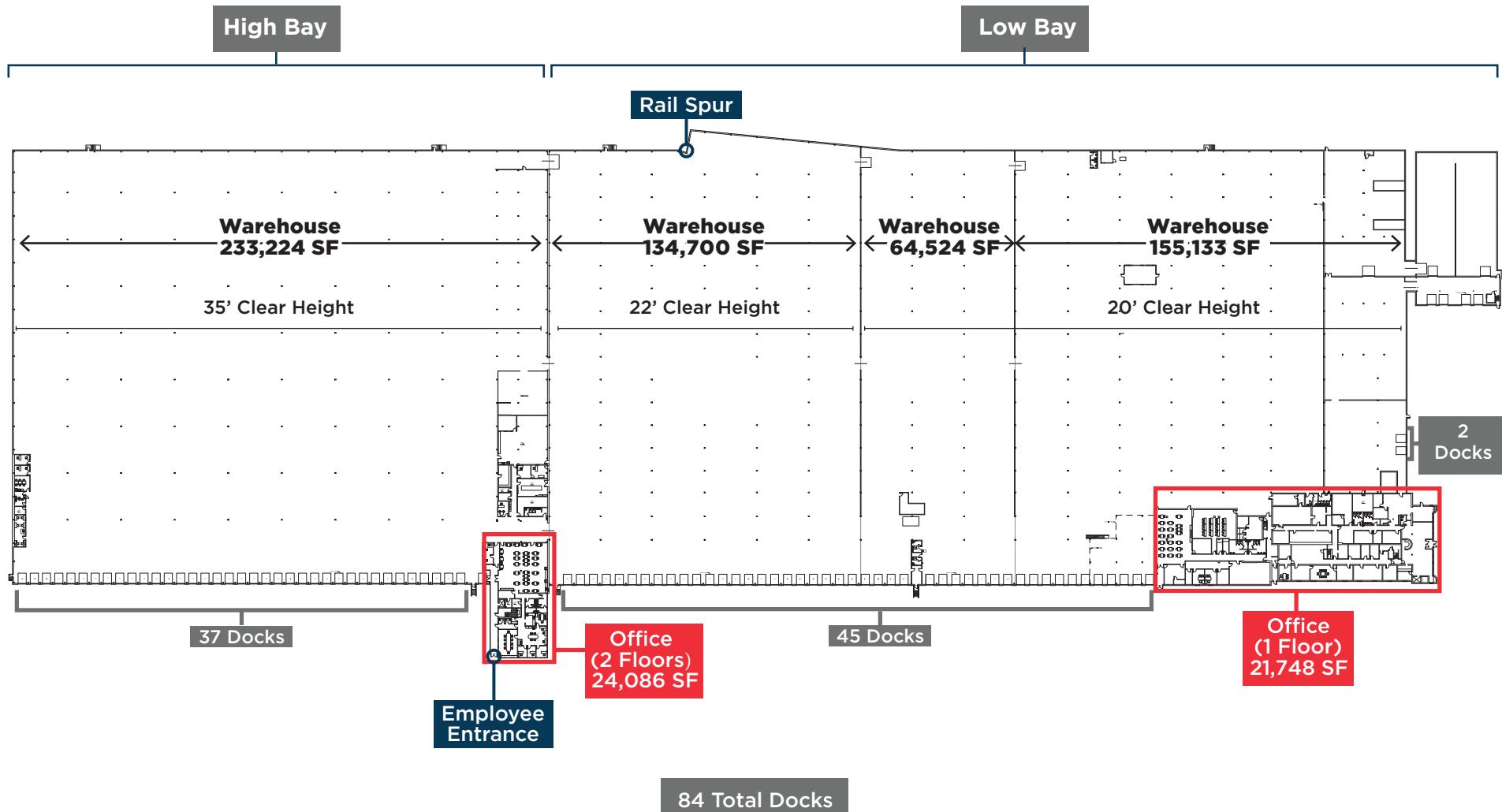
NAVARRE

PROPERTY LINES



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FLOOR PLAN



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PHOTOS



Exterior Entry



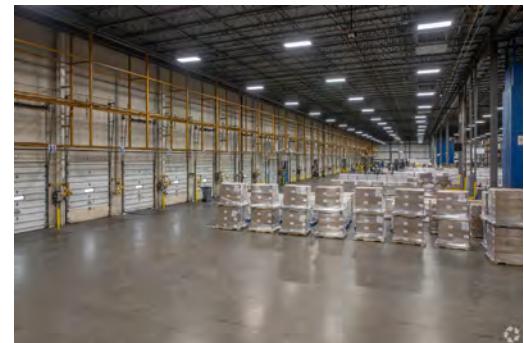
Exterior Aerial



Exterior Docks

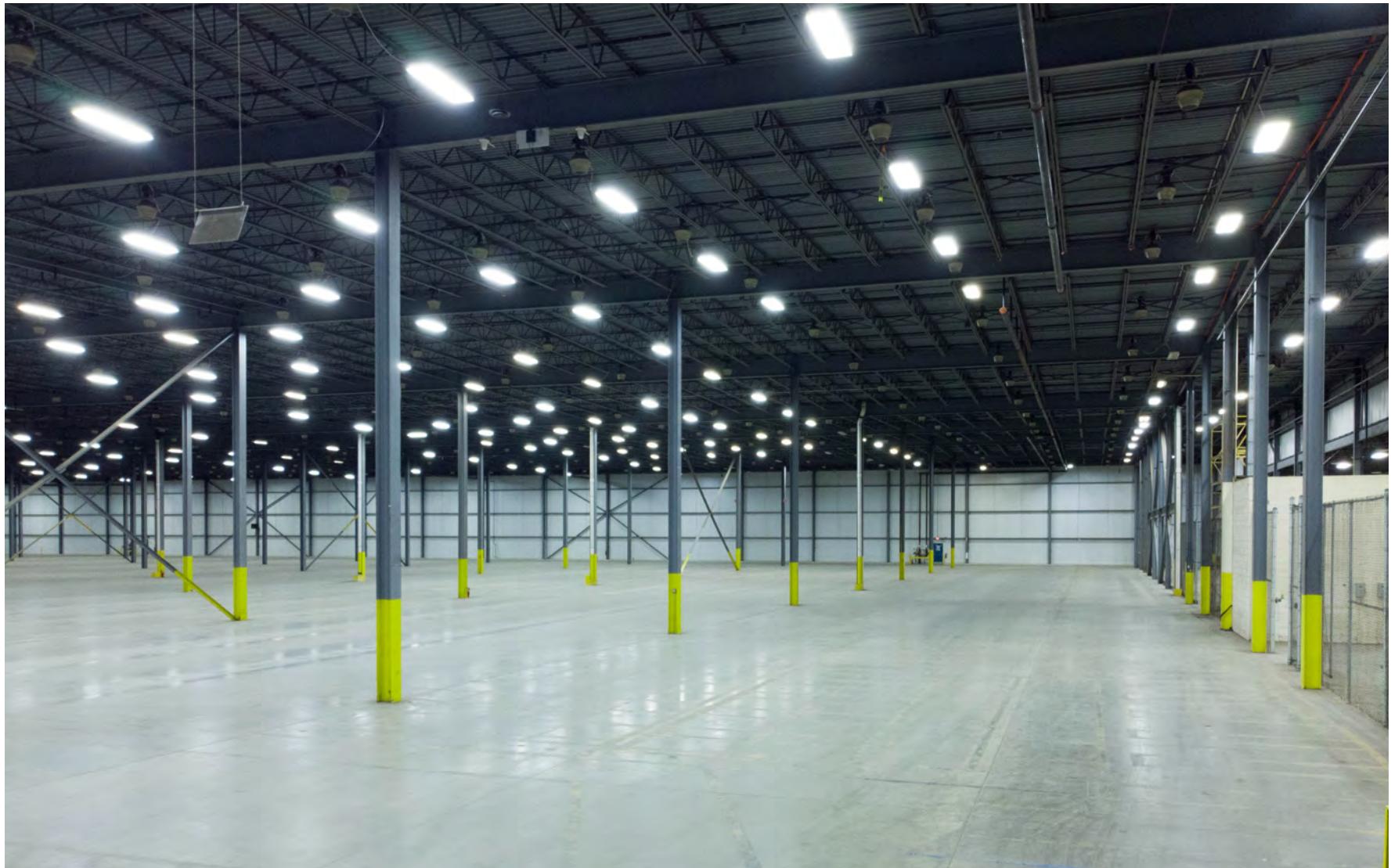


Interior Docks



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PHOTOS



Warehouse

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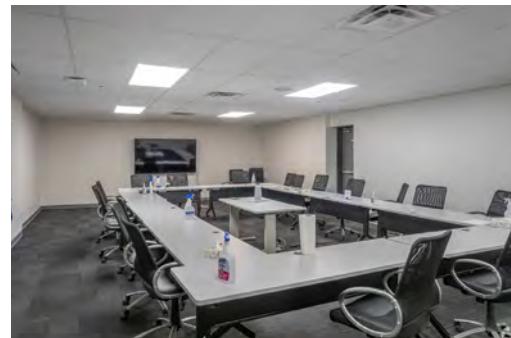
PHOTOS



High Bay Warehouse



Office

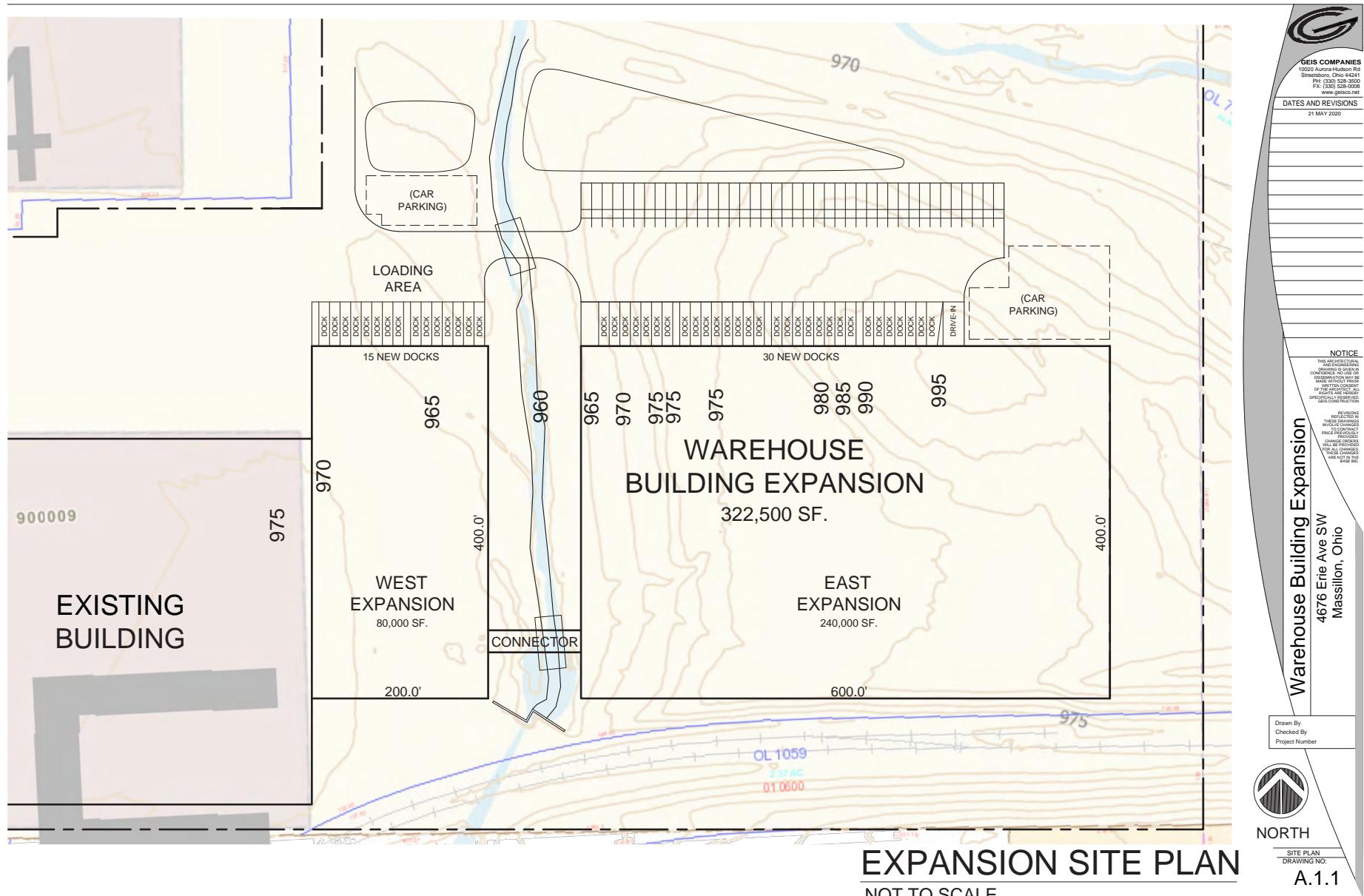


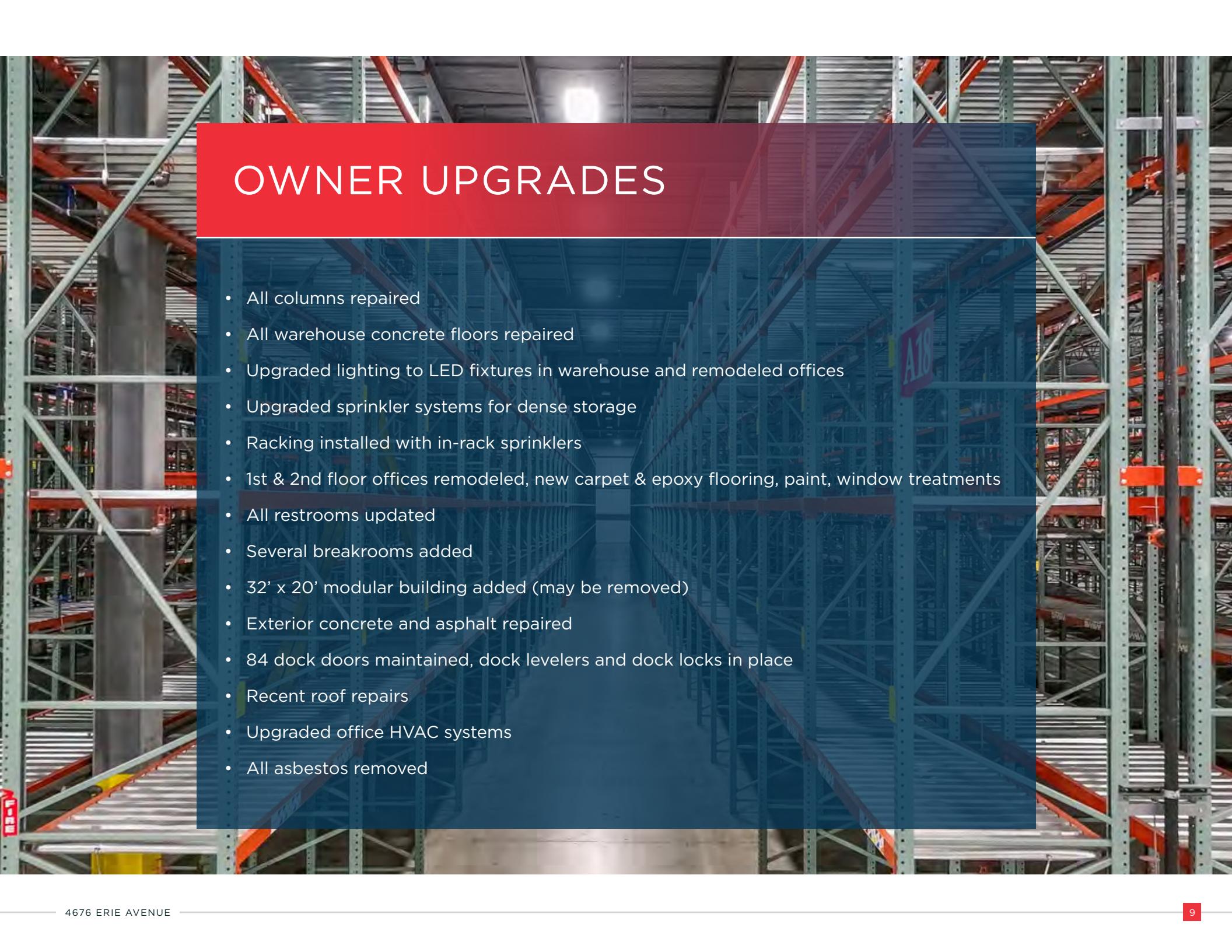
Training Rooms

Cafe

BUILDING EXPANSION

ADDITIONAL 402,500 SF POTENTIAL





OWNER UPGRADES

- All columns repaired
- All warehouse concrete floors repaired
- Upgraded lighting to LED fixtures in warehouse and remodeled offices
- Upgraded sprinkler systems for dense storage
- Racking installed with in-rack sprinklers
- 1st & 2nd floor offices remodeled, new carpet & epoxy flooring, paint, window treatments
- All restrooms updated
- Several breakrooms added
- 32' x 20' modular building added (may be removed)
- Exterior concrete and asphalt repaired
- 84 dock doors maintained, dock levelers and dock locks in place
- Recent roof repairs
- Upgraded office HVAC systems
- All asbestos removed

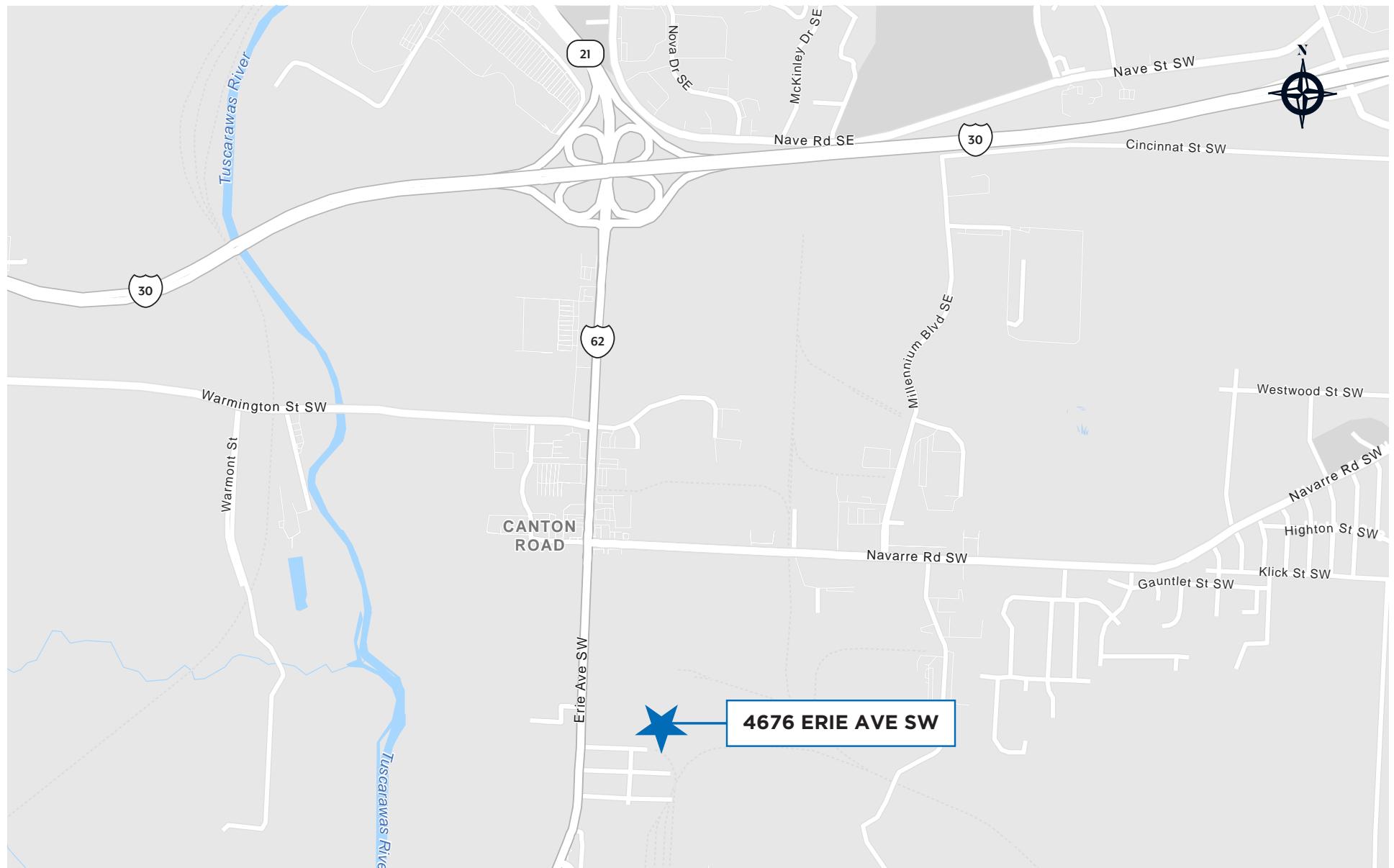
REALTRUCK TENANT UPGRADES

- Invested \$1M+ in a large, immovable piece of machinery, indicating long-term operational commitment to the site
- Installed a \$50,000 truck-access ramp allowing vehicles to drive fully into the bay for improved logistics and workflow
- Full lobby remodeled, visibly modernizing and upgrading the front-of-house experience
- Additional furniture, fixtures, and equipment upgrades, enhancing functionality, efficiency, and overall facility quality



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LOCATION MAP



NAVARRE

INDUSTRIAL AERIAL MAP





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