

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

NEWMARK



CONTACT INFORMATION

TERRY COYNE

Executive Vice Chairman

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Terry **COYNE**.com

PROPERTY SPECIFICATIONS



633,415 SF Total



84 Total Dock Doors



55.48 Acres



Truck Trailer Parking (150+ Positions)



Rail Car Access (With Modification)



240+ Employee Parking Spaces



35' Clearance Height with ESFR Sprinklers



Server Room with FM200 Waterless Fire Suppression



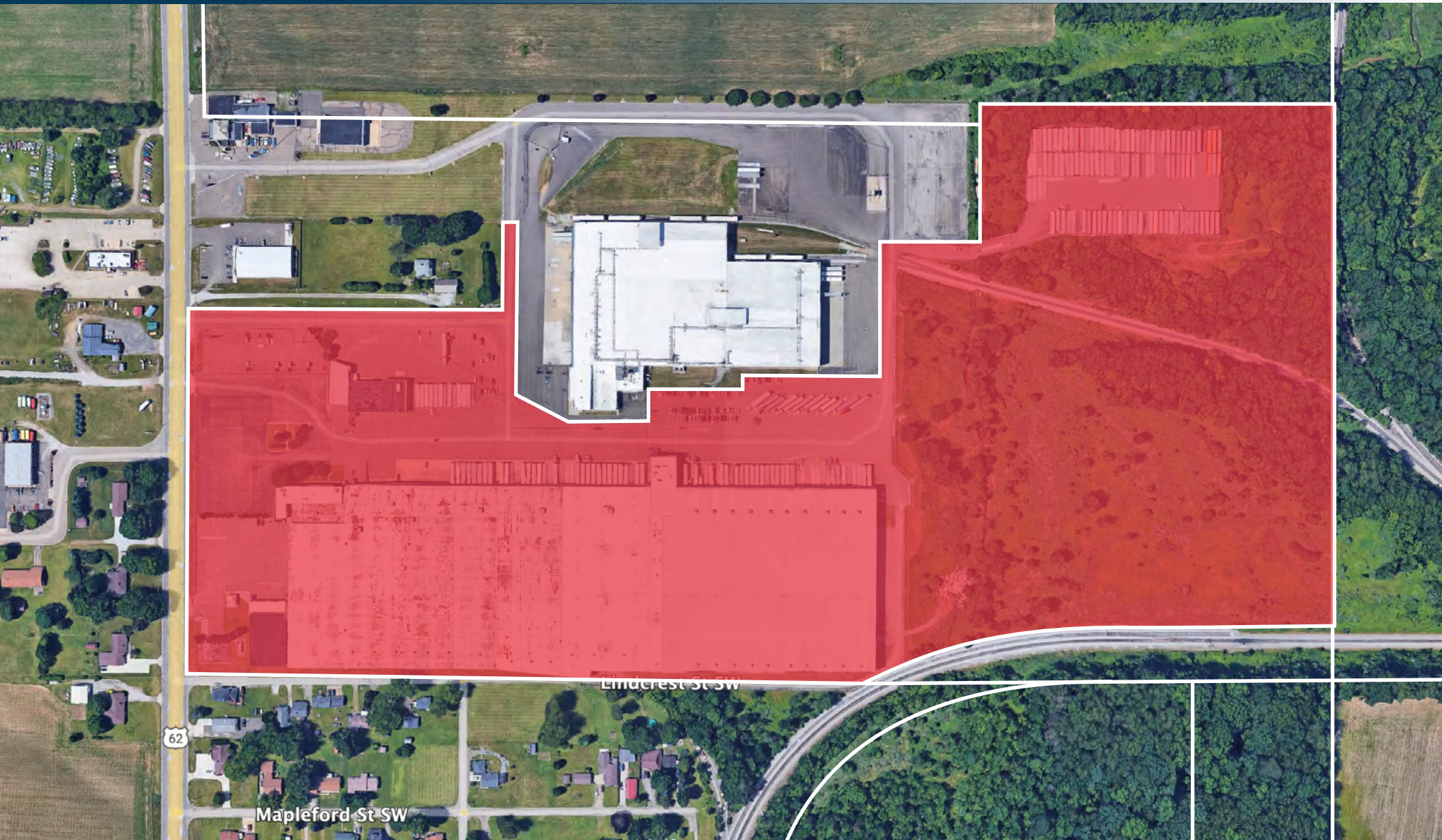
Heavy Power: 208-480V 3-Phase; 12,470V and EST. 3,000-4,000A; Substation of 67,000V on Site: 3,000A Amperage; 100 Megawatts ~4 Month Lead Time



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

NAVARRE

PROPERTY LINES



NAVARRE

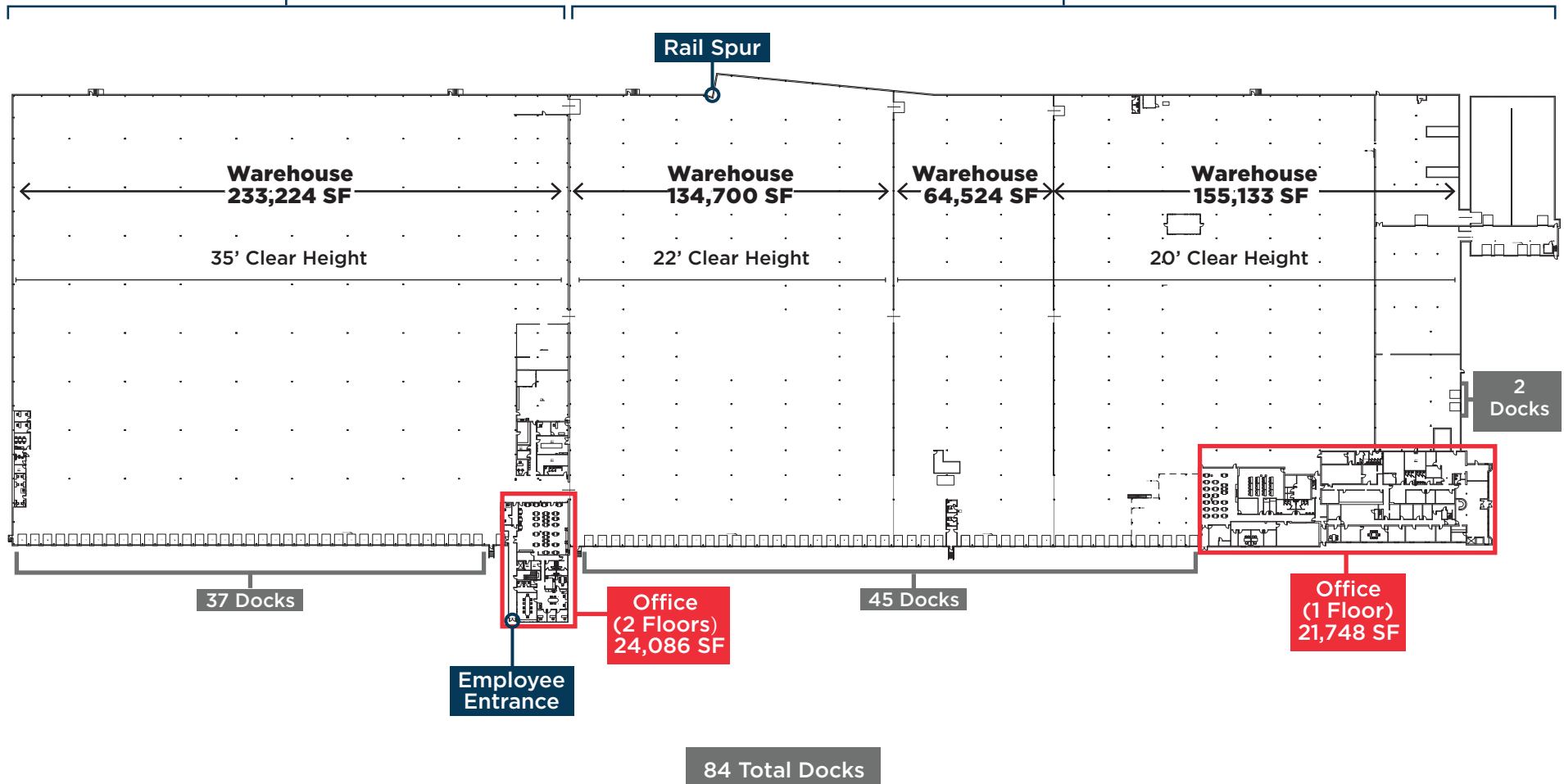
FLOOR PLAN



High Bay



Low Bay



NAVARRE

PHOTOS



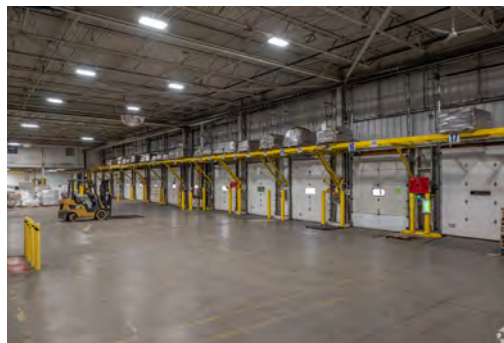
Exterior Entry



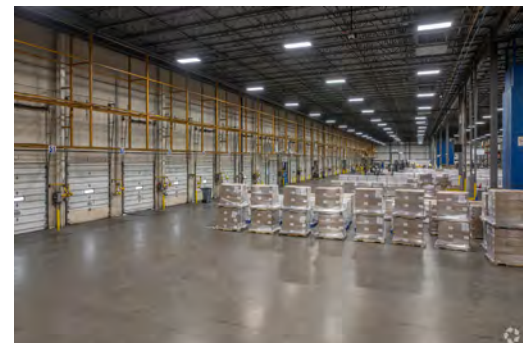
Exterior Aerial



Exterior Docks



Interior Docks





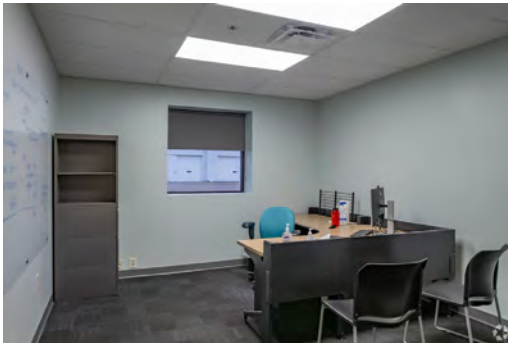
Warehouse

NAVARRE

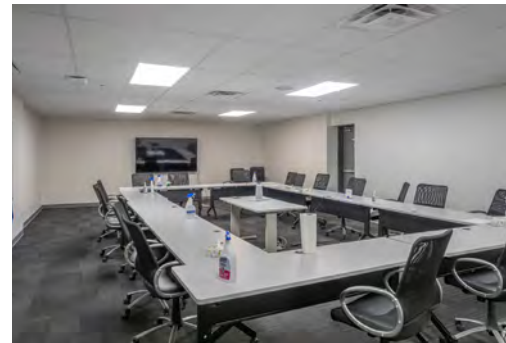
PHOTOS



High Bay Warehouse



Office



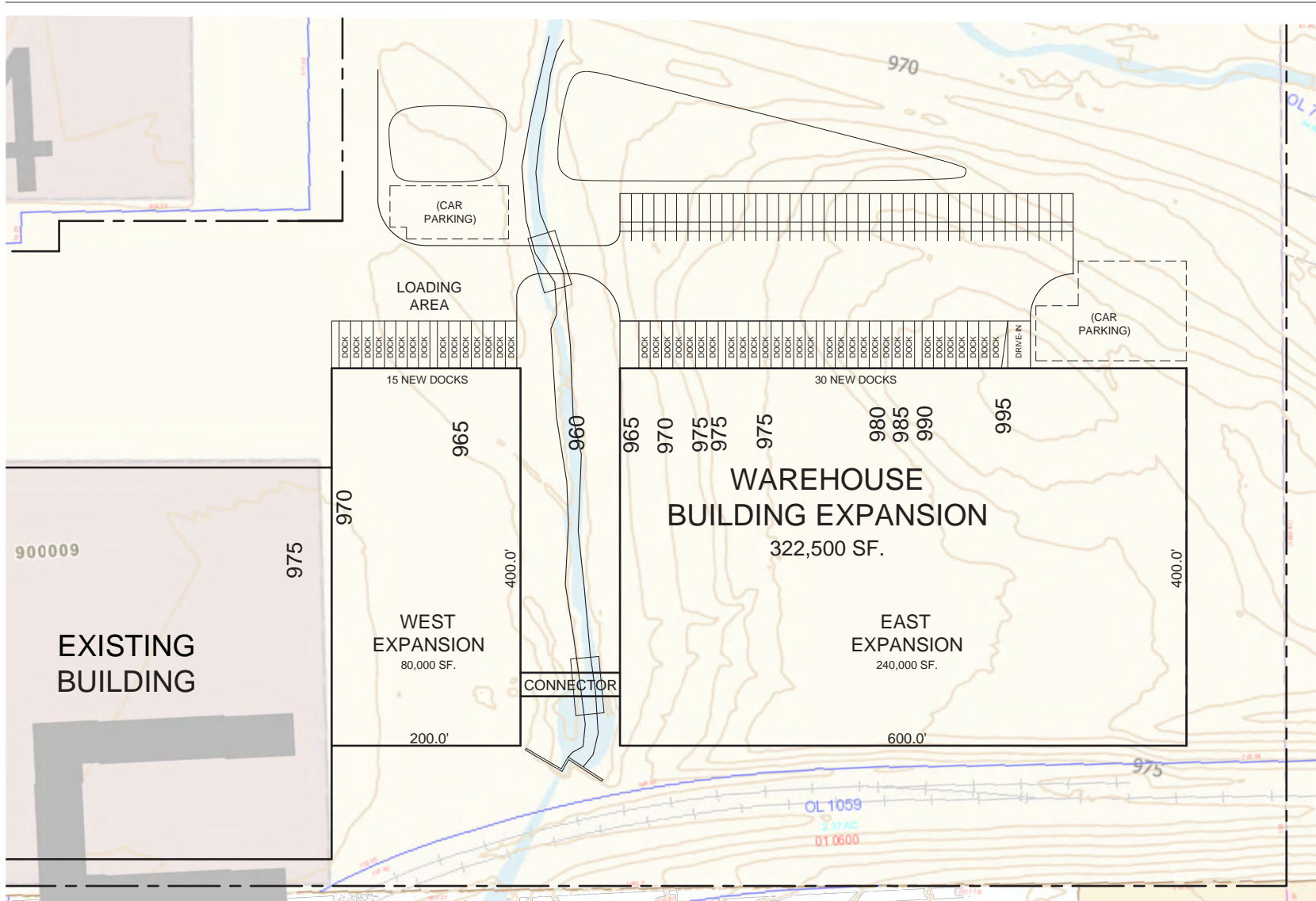
Training Rooms



Cafe

BUILDING EXPANSION

ADDITIONAL 402,500 SF POTENTIAL



EXPANSION SITE PLAN

NOT TO SCALE



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DATES AND REVISIONS
21 MAY 2020

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REVISIONS
REFLECTED IN
THIS DRAWING
DATE: 21 MAY 2020
BY: [Signature]
CHECKED BY: [Signature]
PROJECT NUMBER: [Number]

Warehouse Building Expansion
4676 Erie Ave SW
Massillon, Ohio

Drawn By
Checked By
Project Number



NORTH

SITE PLAN
DRAWING NO:
A.1.1

A photograph of a large warehouse interior. The space is filled with tall, industrial shelving units (pallet racks) that reach towards the ceiling. The racks are made of metal and have various colored beams (red, blue, grey). The floor is a smooth, light-colored concrete. The ceiling is high with visible structural elements and some lighting fixtures. A semi-transparent blue rectangular overlay is positioned in the center of the image, containing the title and a list of upgrades.

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

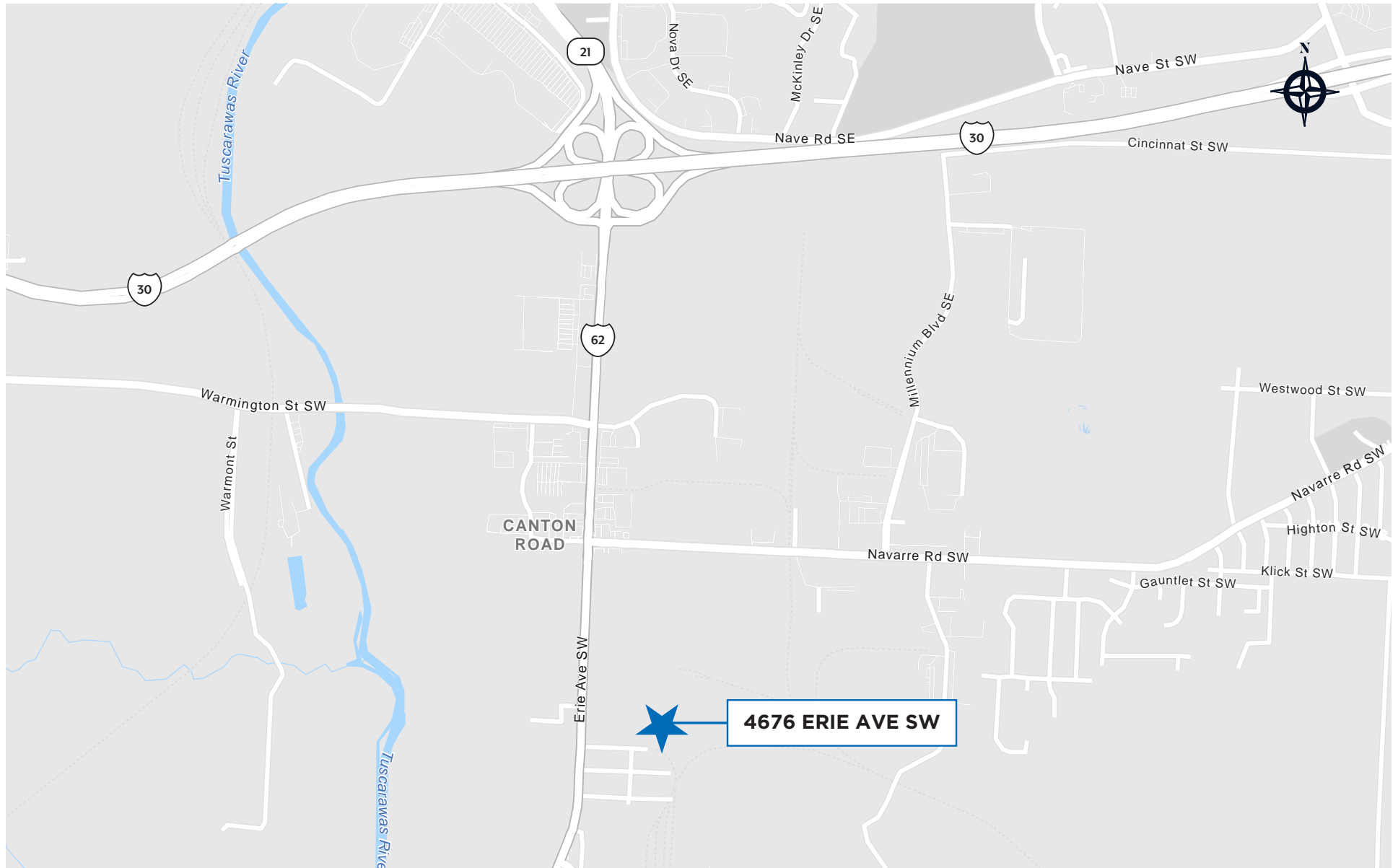


REALTRUCK TENANT UPGRADES

- 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

NAVARRE

LOCATION MAP



NAVARRE

INDUSTRIAL AERIAL MAP





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