

FOR LEASE



7801 FREEDOM AVE NW
NORTH CANTON, OHIO 44720

CBRE

14,520 SF

OFFICE|SHOWROOM|WAREHOUSE ON 2.87 ACRES
WITH INTERSTATE 77 VISIBILITY

PROPERTY HIGHLIGHTS

- Excellent interstate 77 visibility with pole and street front signage.
- Prime location with quick access to Akron and Canton
- Large parking capacity: 150+ cars
- Flexible use potential:showroom, office, storage, or mix use
- Immediate availability with flexible lease terms

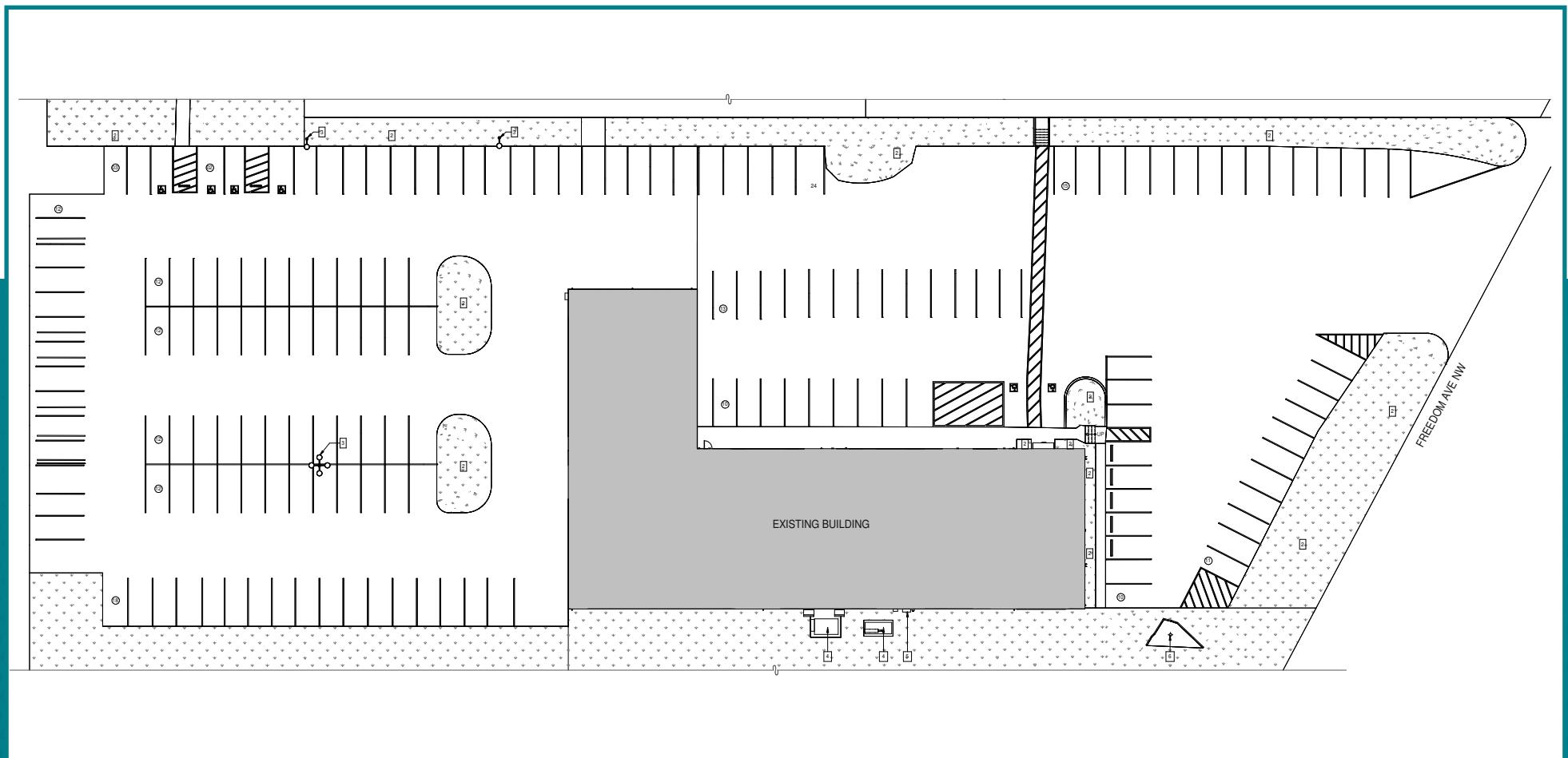


AVAILABILITY	Immediately available for lease
LEASE RATE	\$7.50 NNN
TOTAL AREA	14,520 SF Total
BUILDING FOOTPRINT	<ul style="list-style-type: none">• 1,560 SF Traditional office space• 7,200 SF Showroom/office• 5,760 SF Storage/ warehouse space
LAND AREA	2.87 Acres
YEAR BUILT	1969
CLEAR HEIGHT	13'0" Approx
DRIVE-IN DOOR	1 (on grade)
SPRINKLER	Wet system
HVAC	Office area's only
SIGNAGE	Interstate 77 visibility with pole and street-front signage
PARCEL	1628217
COUNTY	Stark County
MUNICIPALITY	Jackson Township
MAILING ADDRESS	North Canton
ZONING	I1 Industrial (Jackson Township)
TRAFFIC COUNTS	86,523 VPD (I-77) 16,637 VPD (Shuffel St.)

SITE PLAN

[Virtual Tour](#)

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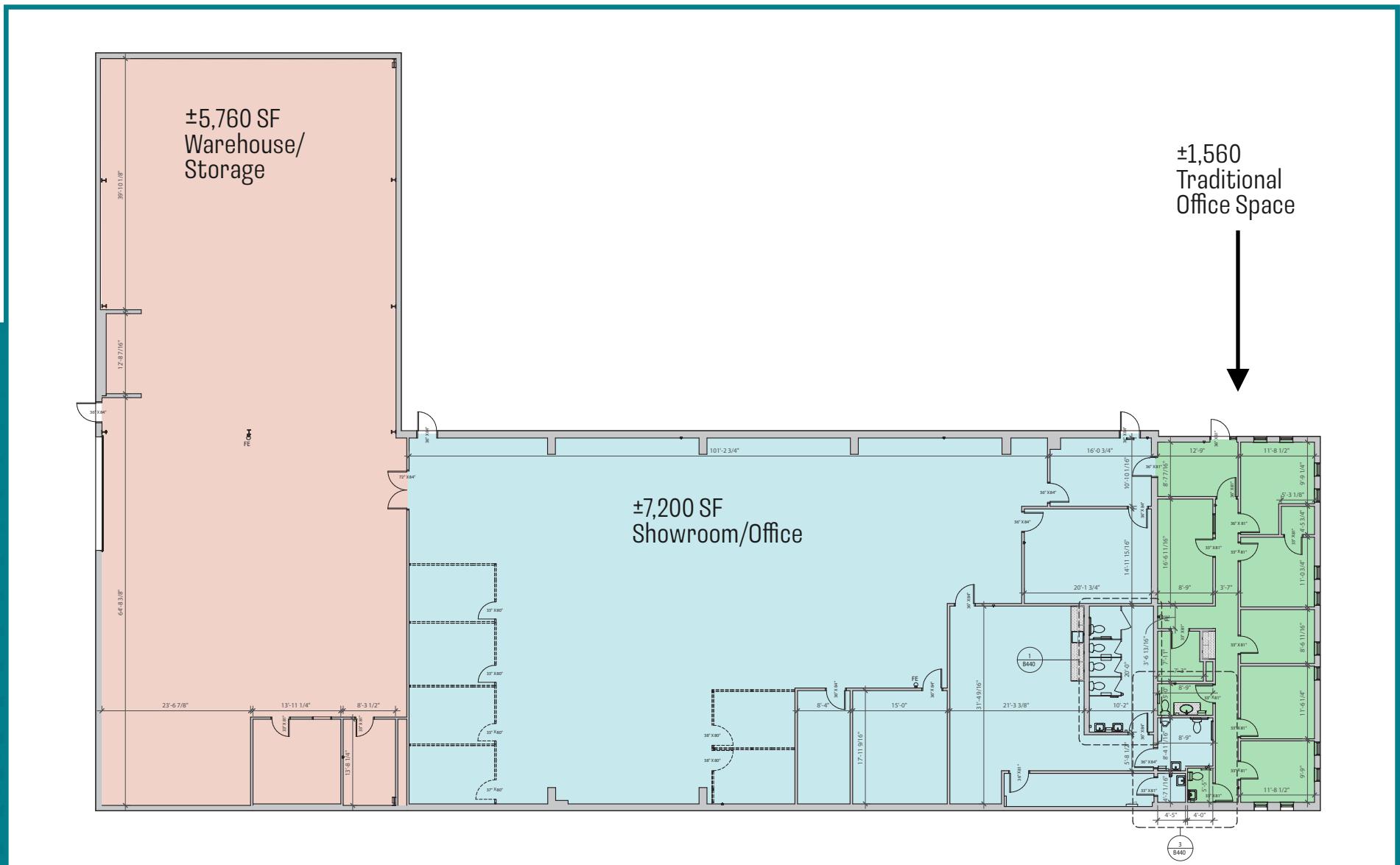
FLOOR PLAN

14,520 SF

Showroom / Office

Warehouse/ Storage

Traditional Office Space







AERIAL



CLOSE PROXIMITY TO MAJOR AIRPORTS

 3 MILES

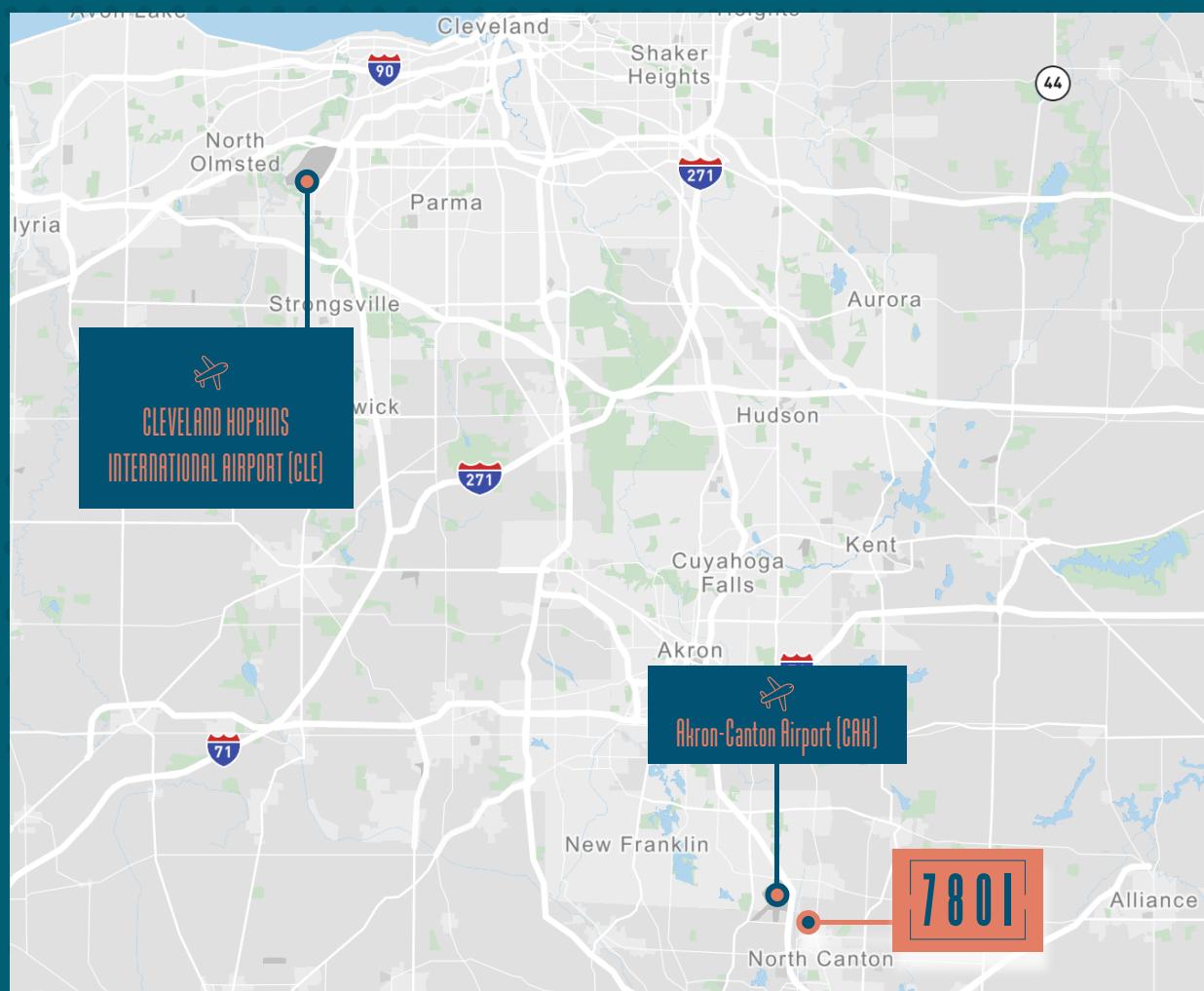
 8 MIN

to Akron-Canton Airport (CAK)

 55 MILES

 55 MIN

to Cleveland Hopkins
International Airport (CLE)





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CBRE

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