

CBRE

OFFERING MEMORANDUM

Affiliated Business Disclosure

CBRE, Inc. (“CBRE”) operates within a global family of companies with many subsidiaries and related entities (each an “Affiliate”) engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Investment Management, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the “Property”) and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates’ interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms’ length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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THE OFFERING

CBRE is pleased to present as available this refrigerated distribution center that is exceptionally well-suited to the food and beverage industry.

The Building was expanded in 2004 and now includes more than 68,000 square feet under roof. The Property is entirely fenced and includes ample room for both customer parking and storage of vehicles.

The ideal buyer candidate will be able to move quickly to take advantage of this opportunity and close prior to the end of the calendar year.



SPECIFICATIONS

Asking Price	\$3,330,000.00	Loading Docks	4 (recessed) with levelers and chocking system
Building Size	68,779 SF	Parking	97 car parking; 20 tractor-trailer parking
Office	Approx. 5,000 SF plus Mezzanine	Water & Sewer	Well/septic
Property Acreage	5.38 acres	FF&E	Pallet racking and office furniture to remain with the building
Building Type	Industrial (Warehouse)	Sprinkled	No
Investment or Owner-User?	Owner/user	On Grade Loading Stalls	Multiple – ramped and recessed
Building Address	1611 Marietta Ave SE, Canton, OH 44707	Distance to Major Interstate	Approx 2 miles
Municipality	Canton Township	Rail	Adjacent to property but not active
Zoning	B3 Commercial (non-conforming)	Security	Fenced perimeter features security gate with coded access
Clear Heights	20' - 24'	Shore Power	Five quad outlet stations provide shore power / engine block heat in the parking lot
RE Taxes	Approx \$40k annually		
Power	1200+ amps * 120/208v and 277/480v - 3 phase 4 wire		

4.

1611 MARIETTA AVE SE / CANTON, OHIO



WAREHOUSE FEATURES LED LIGHTING



4 RECESSED LOADING DOCKS WITH SERCO MASTER CONTROL PANELS



49'3" X 35" DRAFT COOLER ROOM - KEPT AT ROUGHLY 34 TO 36 DEGREES YEAR-ROUND

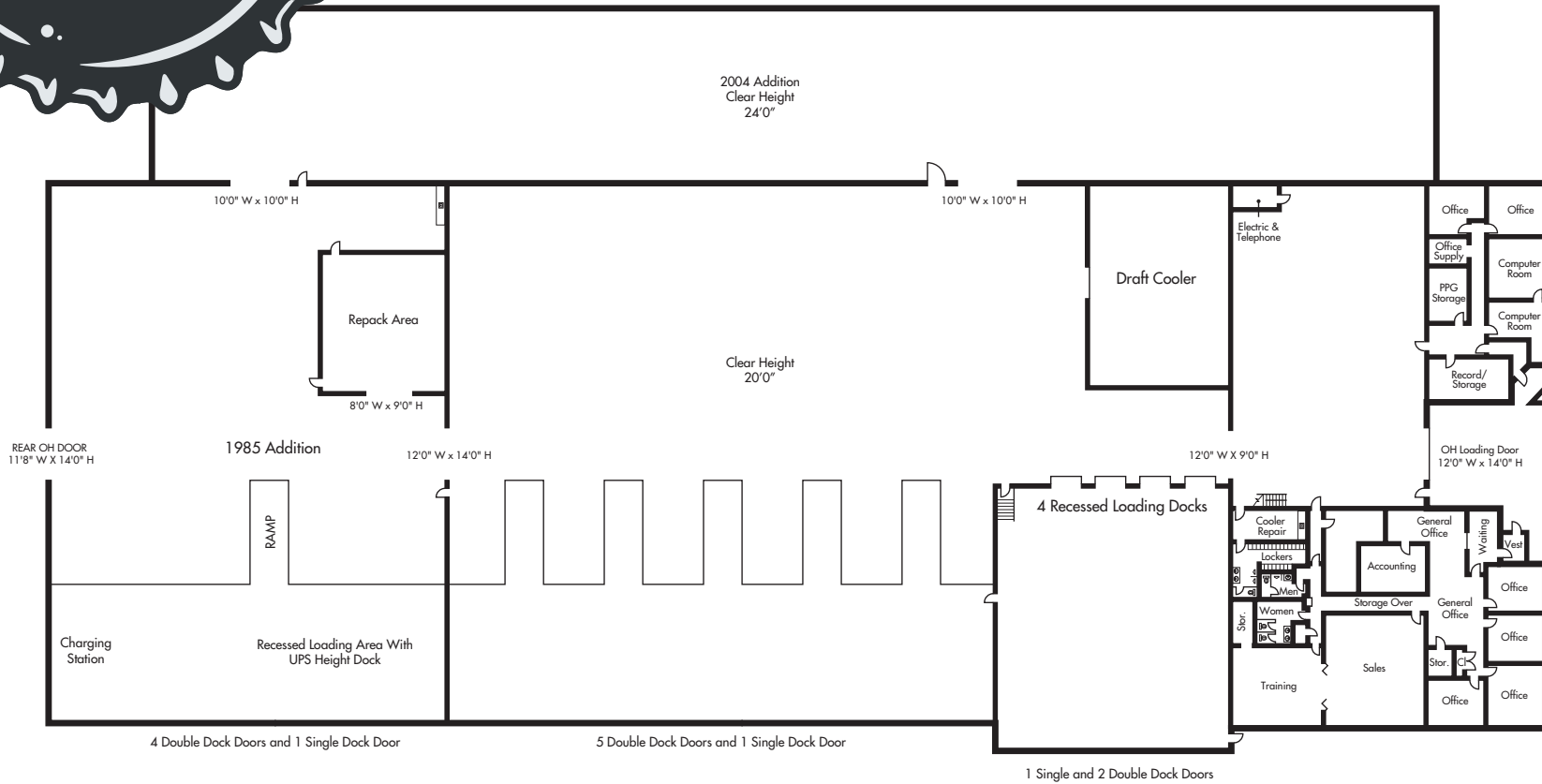


RECESSED LOADING AREA

5.

1611 MARIETTA AVE SE / CANTON, OHIO





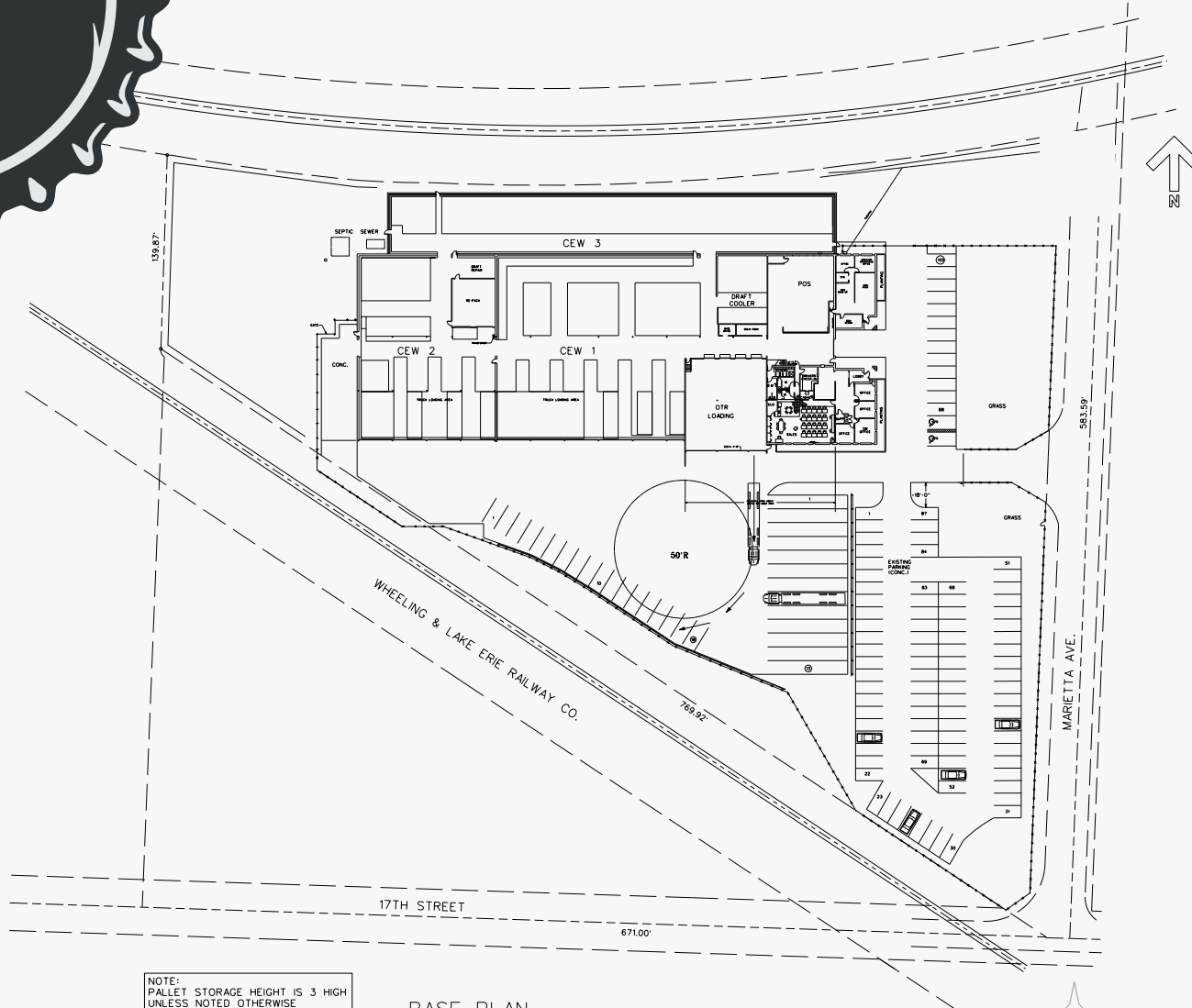
•Column Spacing In Warehouse Is 24'8" X 39'0"

7.

1611 MARIETTA AVE SE / CANTON, OHIO



SITE
PLAN



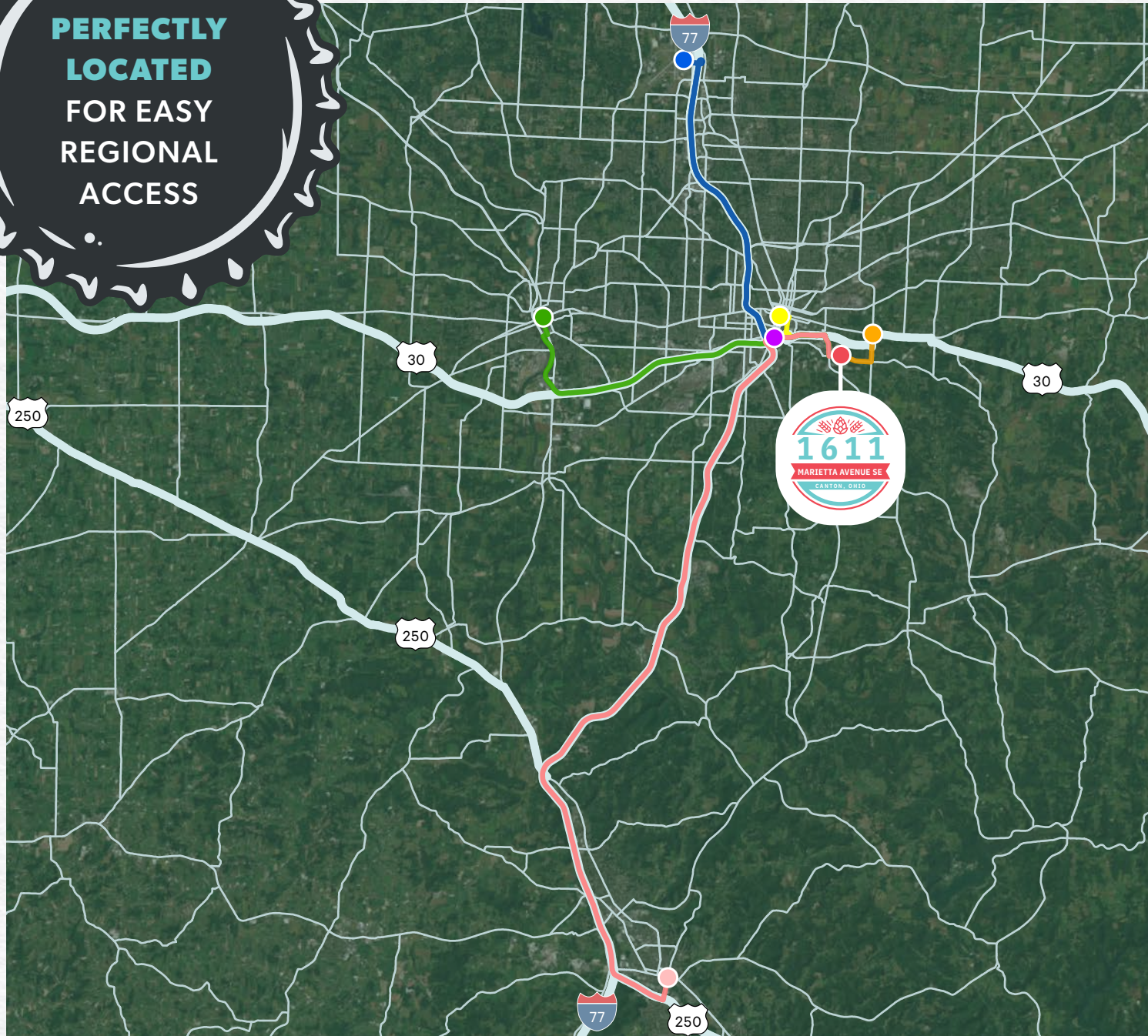
NOTE:
PALLET STORAGE HEIGHT IS 3 HIGH
UNLESS NOTED OTHERWISE

BASE PLAN

8.

1611 MARIETTA AVE SE / CANTON, OHIO

**PERFECTLY
LOCATED
FOR EASY
REGIONAL
ACCESS**



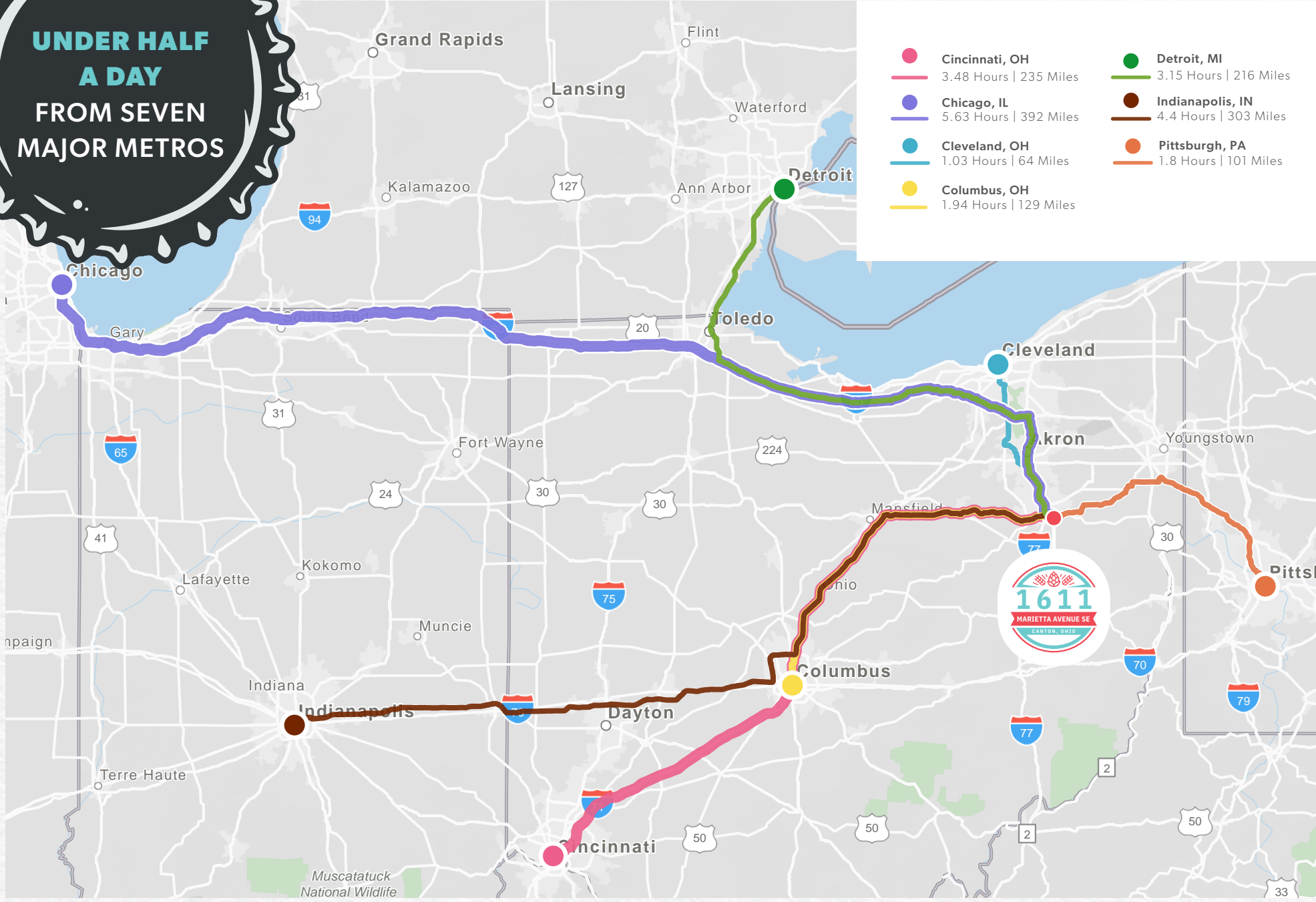
- Akron Canton Regional Airport**
16 Minutes | 13.7 Miles
- Canton, OH**
4 Minutes | 3 Miles
- Interstate 77 (North/South)**
8 Minutes | 4 Miles
- Massillon**
16 Minutes | 13 Miles
- New Philadelphia/Dover**
29 Minutes | 29 Miles
- US State Route 30 (East/West)**
3 Minutes | 2 Miles

9.

1611 MARIETTA AVE SE / CANTON, OHIO

**UNDER HALF
A DAY
FROM SEVEN
MAJOR METROS**

● Cincinnati, OH 3.48 Hours 235 Miles	● Detroit, MI 3.15 Hours 216 Miles
● Chicago, IL 5.63 Hours 392 Miles	● Indianapolis, IN 4.4 Hours 303 Miles
● Cleveland, OH 1.03 Hours 64 Miles	● Pittsburgh, PA 1.8 Hours 101 Miles
● Columbus, OH 1.94 Hours 129 Miles	



10.

1611 MARIETTA AVE SE / CANTON, OHIO



AREA
DEMOGRAPHICS
IN 2024



	WITHIN	1 MILE	3 MILES	5 MILES
Population		2,036	31,305	96,732
Daytime Population		43.7	38.1	39.3
Households		2,216	46,197	107,327
Average Household Income		\$63,703	\$50,189	\$63,222
Median Household Income		\$49,651	\$34,410	\$46,851

CONTACTS

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