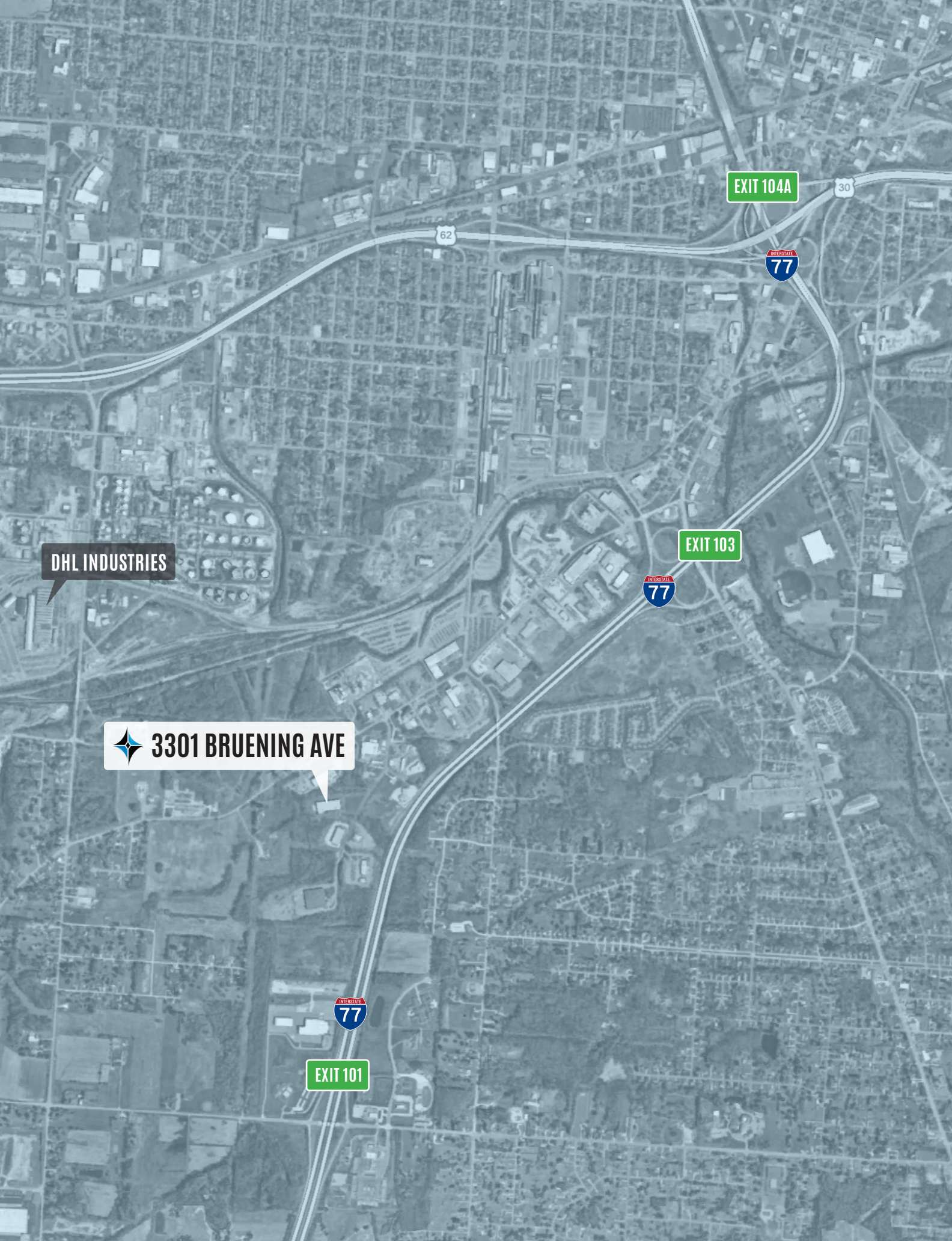




FOR LEASE
INDUSTRIAL / FLEX BUILDING
MARKETING FLYER



3301 BRUENING AVE
CANTON, OH 44706



EXIT 104A

30

62

INTERSTATE
77

EXIT 103

INTERSTATE
77

DHL INDUSTRIES

3301 BRUENING AVE

INTERSTATE
77

EXIT 101

TABLE OF CONTENTS

Property Overview / Specifications Introduction of property and specifications of the building, utilities and access.	02
Location Analysis / Aerial Photo Detailed description with aerial photo of the location and its proximity to surrounding businesses.	04
Demographics and Key Facts Demographics and key facts pertaining to the property within a three, five and ten mile radius.	06
Floor Plan / Interior Photos Building floor plan and interior photos of the office and open warehouse areas.	08
Exterior Photos Exterior photos of the building.	14
Aerial Photos Aerial photos of the property from various heights and angles.	16

304.413.4350
BlackDiamondRealty.net

Kim Licciardi, CCIM, SIOR
Partner & Business Development Leader / Salesperson
klicciardi@blackdiamondrealty.net
M. 304.685.0891



INDUSTRIAL / FLEX BUILDING FOR LEASE

3301 BRUENING AVE CANTON, OH 44706

RENTAL RATE / \$12.00 / SQ FT / YEAR

LEASE STRUCTURE / NNN

GROSS BUILDING SIZE / 43,653 SQ FT

INDUSTRIAL CEILING HEIGHT / 25'

CITY LIMITS / OUTSIDE

PROPERTY TYPE / INDUSTRIAL, FLEX

**PROPERTY FEATURES / OVERHEAD DOORS,
LOADING DOCKS, FUNCTIONAL LAYOUT,
SIGNAGE CAPABILITIES, CLEAR SPAN
BUILDING, GOOD I-77 PROXIMITY,
OFFICE AREA, AMPLE PARKING**

Positioned in a strategic industrial corridor in Canton, Ohio, 3301 Bruening Avenue offers a 43,653 (+/-) square foot single-tenant industrial facility designed to support a wide range of manufacturing, warehousing, logistics, and distribution operations. The clear-span warehouse provides an efficient, open layout with approximately 25' clear ceiling heights, maximizing storage capacity and operational flexibility.

The property features a functional combination of warehouse and office space, complemented by multiple overhead doors located on all sides of the building and multiple loading docks that provide exceptional shipping and receiving efficiency. Its dual-loading capability allows for streamlined logistics, accommodating high-volume distribution and multiple operational workflows.

Conveniently located just minutes from Interstate 77, the property offers excellent regional connectivity for distribution throughout Northeast Ohio and surrounding markets. The site is further enhanced by ample on-site parking, generous truck manoeuvrability, and two points of ingress and egress from Bruening Avenue, providing efficient circulation for employees, customers, and commercial vehicles.

With its desirable clear height, versatile loading configuration, strong accessibility, and strategic location, 3301 Bruening Avenue presents an outstanding opportunity for industrial users seeking a well-equipped, functional facility in the Canton market.

FOR LEASE

INDUSTRIAL / FLEX BUILDING - LOCATED 2 MILES TO I-77, EXIT 101

3301 BRUENING AVE, CANTON, OH 44706 · 43,653 (+/-) SQ FT

PROPERTY SPECIFICATIONS

PROPERTY HIGHLIGHTS

- 43,653 (+/-) square foot single-tenant industrial warehouse facility
- Clear-span warehouse layout designed for efficient operations and flexible space utilization
- 25' clear ceiling heights in the warehouse area
- Combination of open warehouse and office space
- Multiple overhead doors located on all sides of the building
- Multiple loading docks with dual-loading capability for efficient shipping and receiving
- Functional loading configuration ideal for warehousing, manufacturing, and distribution operations

SITE ACCESS / PARKING

- Convenient access to Interstate 77, providing excellent regional connectivity
- Ample on-site parking for employees and visitors
- Two access points from Bruening Avenue for efficient site circulation
- Excellent truck access and manoeuvrability
- Well-suited for manufacturing, logistics, warehousing, fulfilment, and distribution users

UTILITIES

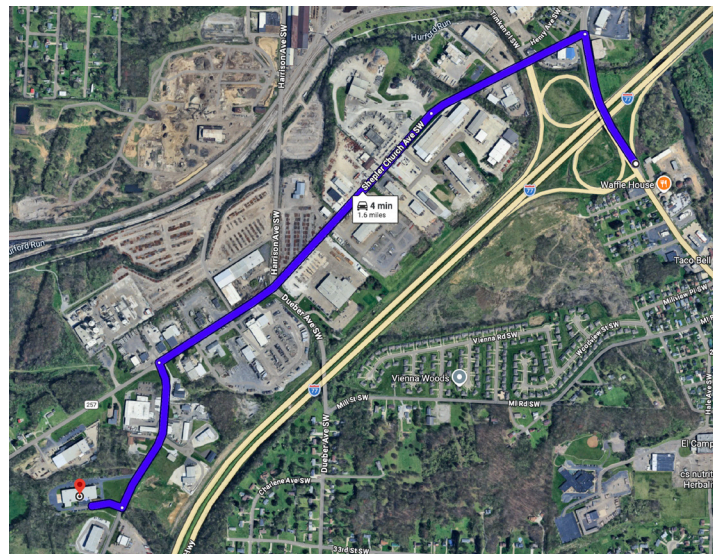
This site offers all public utilities, which include the following:

UTILITY	PROVIDER
Electric	American Electric Power
Natural Gas	Enbridge
Water	Canton City
Sewer	Canton City
Trash	Multiple Providers
Cable / Internet	Multiple Providers

DIRECTIONS TO I-77, EXIT 101



DIRECTIONS TO I-77, EXIT 103



LOCATION ANALYSIS

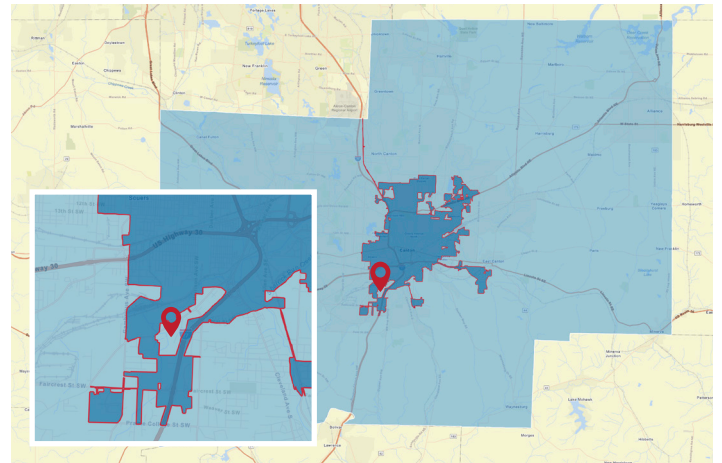
Stark County, Ohio, located in the Northeast region with Canton as its county seat, is the state's 8th most populous county. Created in 1808, it is known as "America's Playing Field," home to the Pro Football Hall of Fame, a strong manufacturing base, and numerous educational institutions. Known for manufacturing, healthcare, and a \$1.37 billion economic development impact. Key employers include The Timken Company, Metallus, Diebold Nixdorf, and Shearer's Foods.

Stark County has a total population of 372,588 and a median household income of \$64,978. Total number of businesses is 12,030.

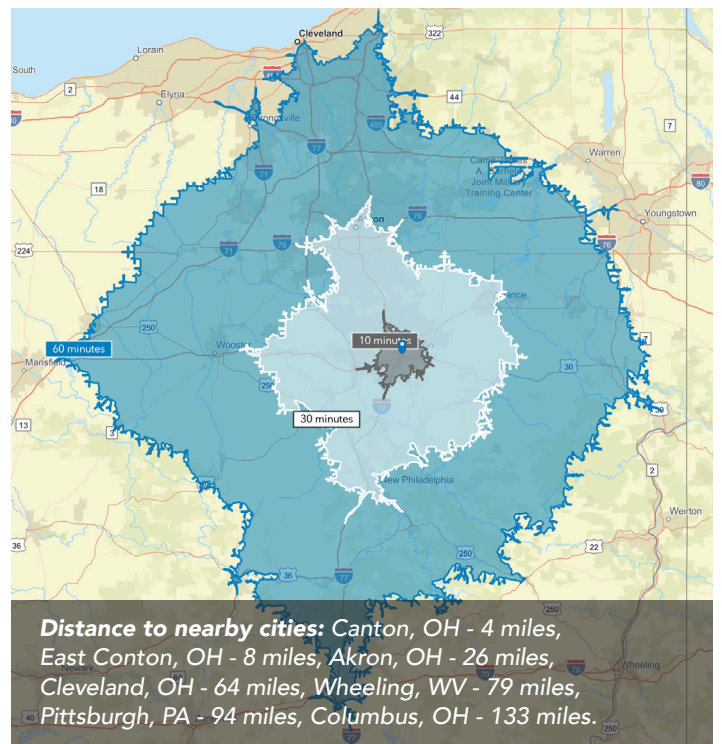
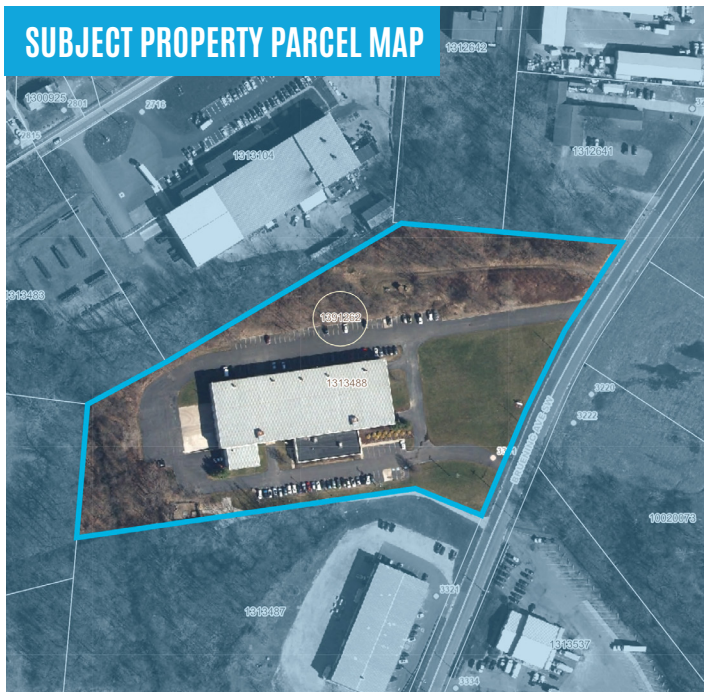
The **City of Canton** has a total population of 70,400 and a median household income of \$43,244. Total number of businesses is 2,315.

See 3, 5 and 10-mile radius demographics on Page 6.

Data/map provided by Esri, Esri and Bureau of Labor Statistics, Esri and Data Axle, 2025.



Stark County, OH Canton City Limits Subject Location

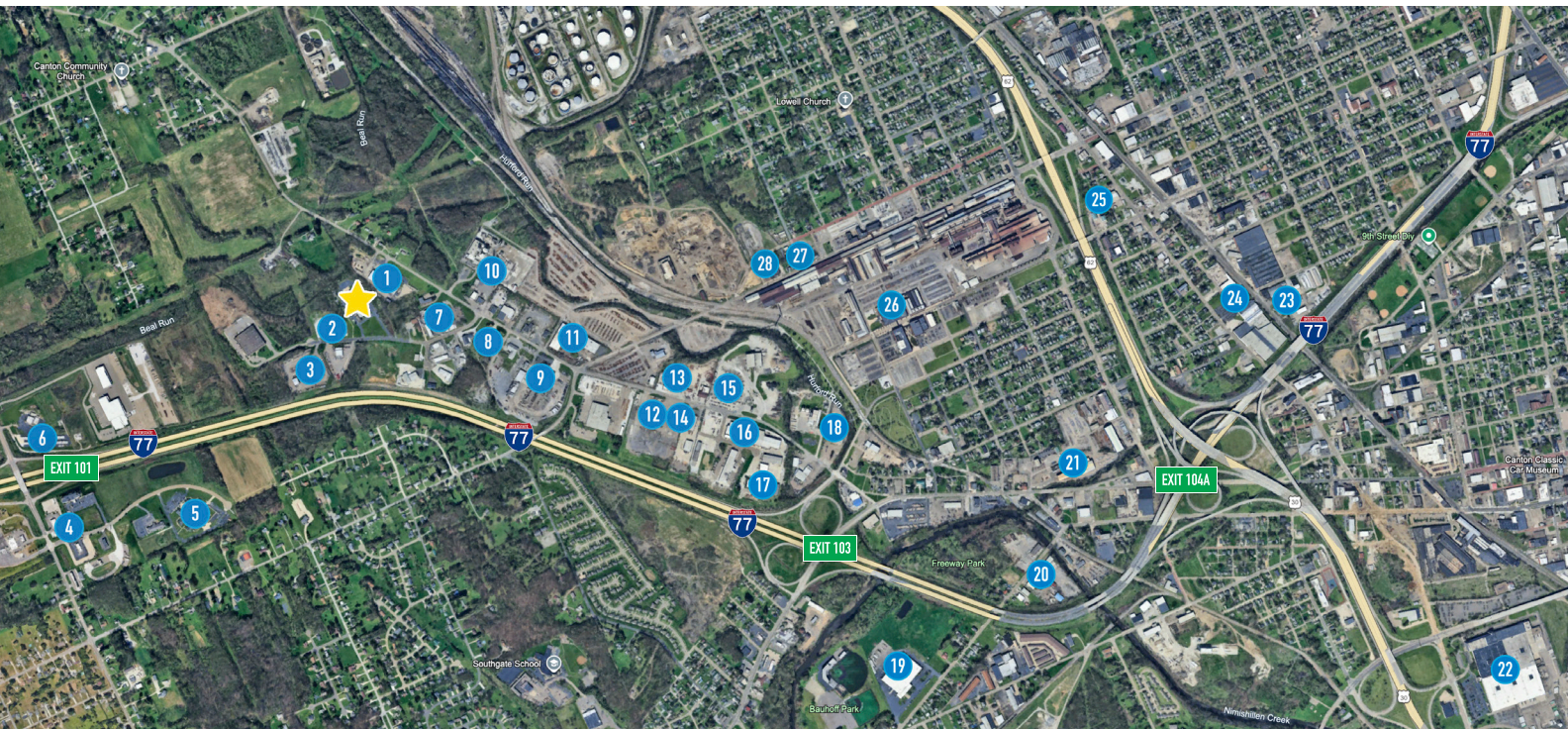


FOR LEASE

INDUSTRIAL / FLEX BUILDING - LOCATED 2 MILES TO I-77, EXIT 101

3301 BRUENING AVE, CANTON, OH 44706 · 43,653 (+/-) SQ FT

SURROUNDING LOCATIONS



The Google Earth aerial above highlights several of the most popular surrounding locations. The subject property, 3301 Bruening Ave has been referenced with a yellow star.

- 1 Solmet Group
- 2 LED Transportation
- 3 Kenworth of Canto
- 4 Fairfield by Marriott Inn & Suite, McDonald's, Wendy's
- 5 The Gables of Canton
- 6 AAA Self Storage
- 7 United Site Services
- 8 Eckinger Construction Company

- 9 Young Volvo Trucks
- 10 Airgas Merchant Gases
- 11 Metallus Faircrest Steel Plant
- 12 Red Rover
- 13 Leppo Rents - Access Equipment Sales Department
- 14 Hill International Trucks
- 15 Kimble Canton Operations I Transfer Station
- 16 Metric Truck Sales
- 17 Brechbuhler Scales Inc.
- 18 Ziegler Tire
- 19 Peoples Services, Inc., Total Distribution Inc
- 20 Big Mike's Auto & Truck Repair
- 21 AZZ Galvanizing - Canton
- 22 Daimler Trucks North America
- 23 Bin There Dump That Canton Dumpsters

- 24 ABC Supply Co. Inc.
- 25 Family Dollar
- 26 Metallus
- 27 Performance Starter & Alternator, Inc
- 28 Olymco, Inc.

DEMOGRAPHICS / KEY FACTS

3 MILE RADIUS



37,526

Total
Population



1,474

Businesses



47,290

Daytime
Population



\$119,374

Median Home
Value



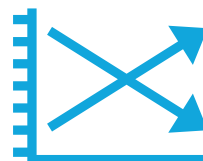
\$25,069

Per Capita
Income



\$50,072

Median Household
Income



-0.2%

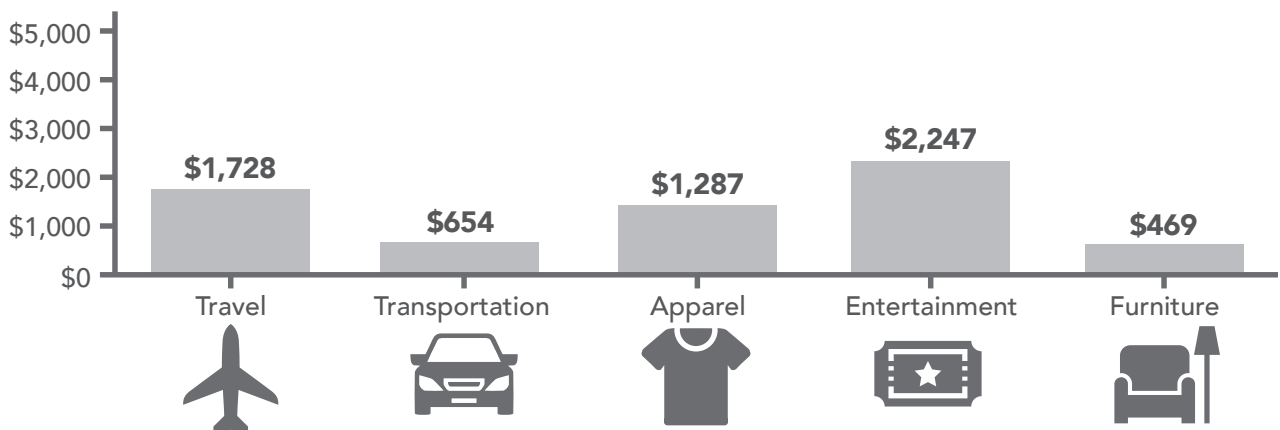
2025-2030
Pop Growth Rate



17,357

Housing Units
(2020)

KEY SPENDING FACTS



These infographics contain data provided by Esri, Esri and Bureau of Labor Statistics Esri and Data Axle.
The vintage of the data is 2025, 2030. Spending facts are average annual dollar per household.

5 MILE RADIUS



102,180

Total
Population



3,233

Businesses



106,734

Daytime
Population



\$148,748

Median Home
Value



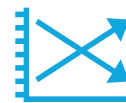
\$28,482

Per Capita
Income



\$52,871

Median
Household
Income



-0.1%

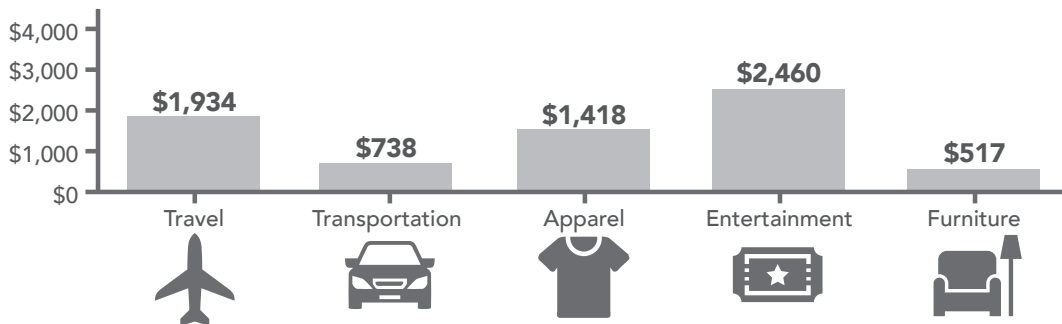
2025-2030
Pop Growth
Rate



48,368

Housing Units
(2020)

KEY SPENDING FACTS



10 MILE RADIUS



274,106

Total
Population



9,258

Businesses



280,632

Daytime
Population



\$197,641

Median Home
Value



\$34,903

Per Capita
Income



\$61,737

Median
Household
Income



-0.1%

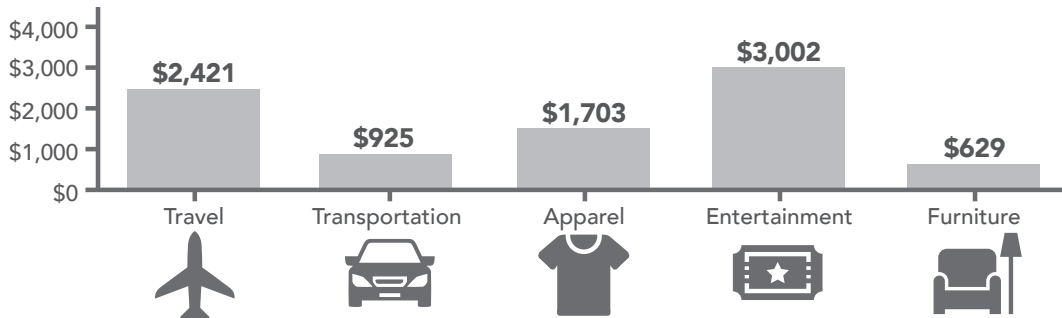
2025-2030
Pop Growth
Rate



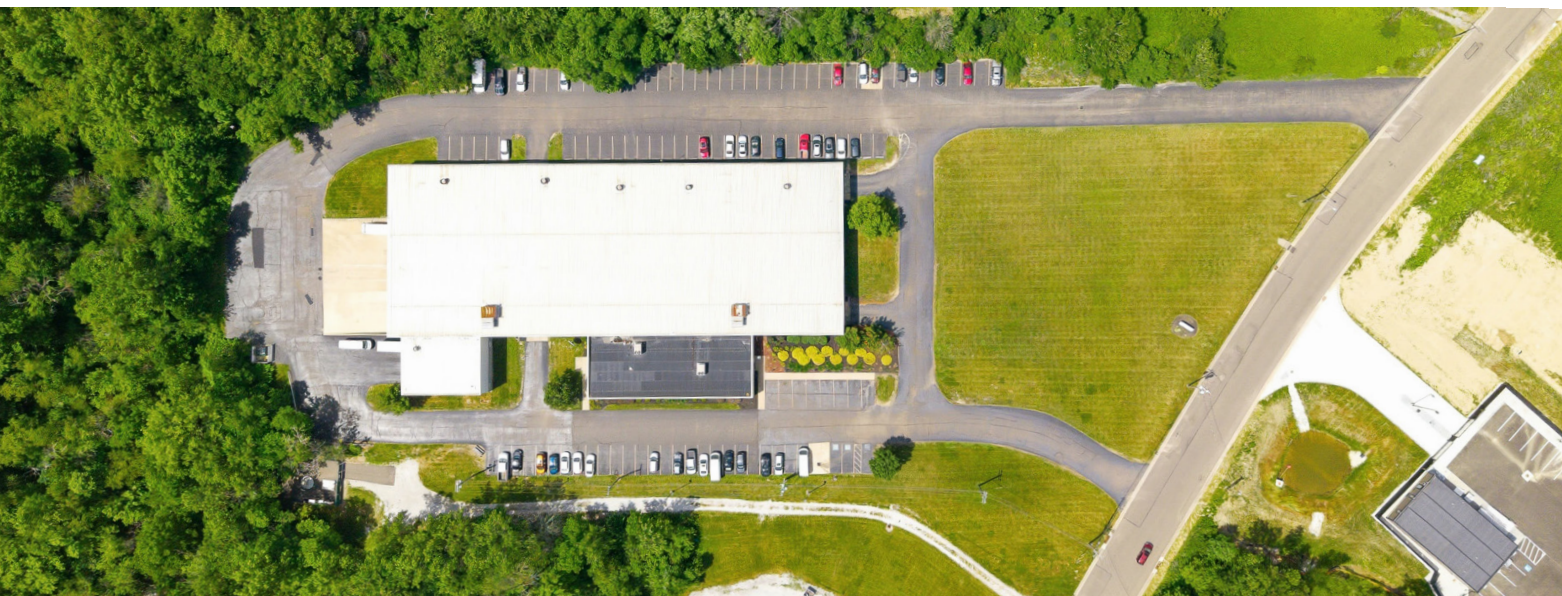
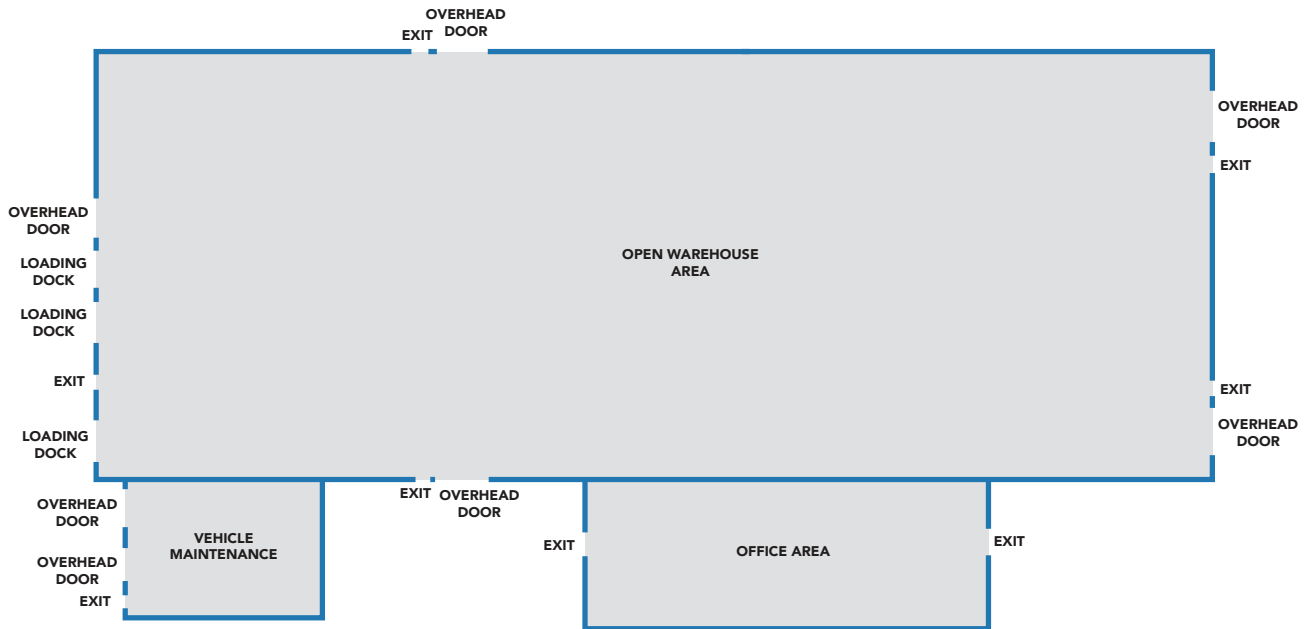
126,002

Housing Units
(2020)

KEY SPENDING FACTS



FLOOR PLAN



FOR LEASE
INDUSTRIAL / FLEX BUILDING - LOCATED 2 MILES TO I-77, EXIT 101
3301 BRUENING AVE, CANTON, OH 44706 · 43,653 (+/-) SQ FT

INTERIOR PHOTOS



Office Area/Reception.



Office Area.



Office Area.

INTERIOR PHOTOS



Office Area.



Office Area.



Office Area.



Office Area.

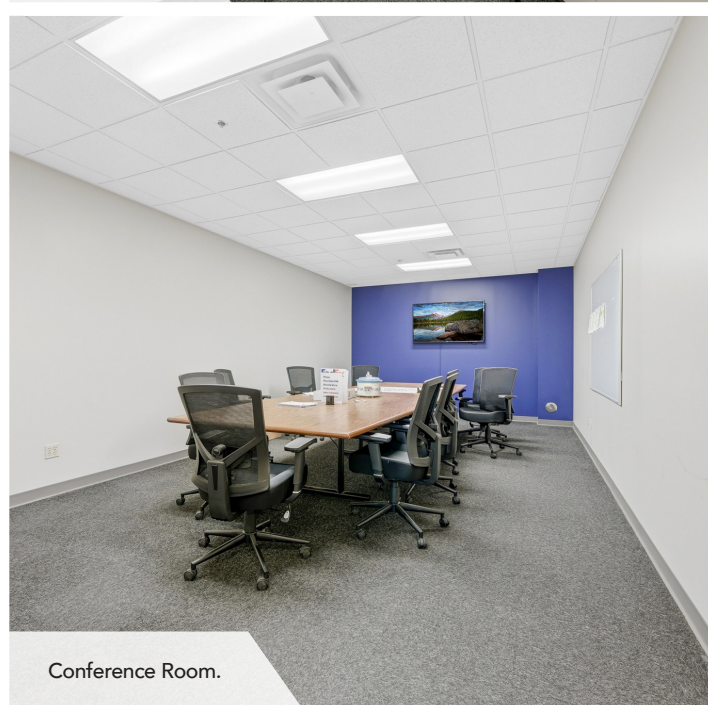
FOR LEASE
INDUSTRIAL / FLEX BUILDING - LOCATED 2 MILES TO I-77, EXIT 101
3301 BRUENING AVE, CANTON, OH 44706 · 43,653 (+/-) SQ FT



Office Area.



Break Room.



Conference Room.



Break Room.

INTERIOR PHOTOS



Open Warehouse Area.



Open Warehouse Area.



Open Warehouse Area.

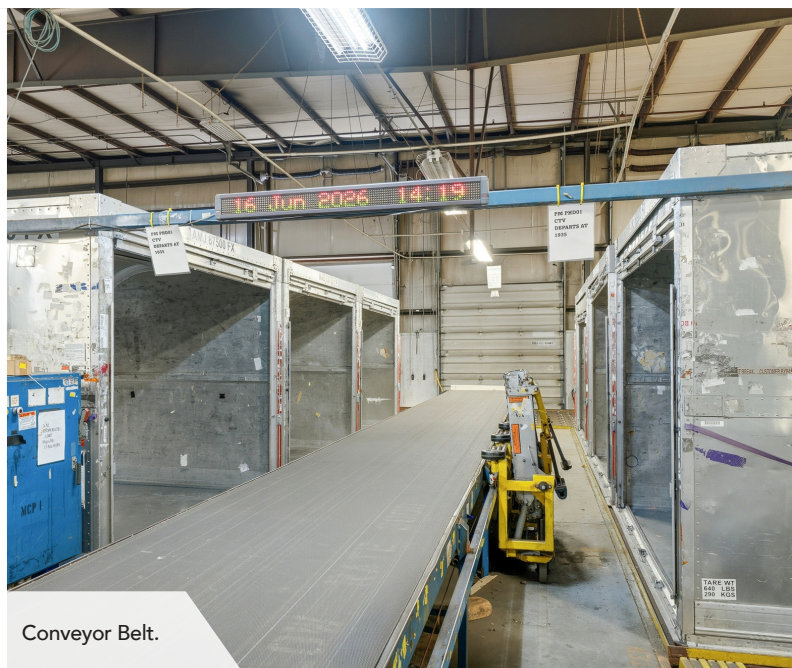


Open Warehouse Area.

FOR LEASE
INDUSTRIAL / FLEX BUILDING - LOCATED 2 MILES TO I-77, EXIT 101
3301 BRUENING AVE, CANTON, OH 44706 · 43,653 (+/-) SQ FT



Open Warehouse Area.



Conveyor Belt.



Open Warehouse Area.



Open Warehouse Area.

EXTERIOR PHOTOS



Exterior View Facing Office Entrance.



West Side Overhead Doors and Loading Docks.



East Side Overhead Doors.

FOR LEASE
INDUSTRIAL / FLEX BUILDING - LOCATED 2 MILES TO I-77, EXIT 101
3301 BRUENING AVE, CANTON, OH 44706 · 43,653 (+/-) SQ FT



Office Area Entrance.



North Side Overhead Door.



South Side Overhead Door.

AERIAL PHOTOS

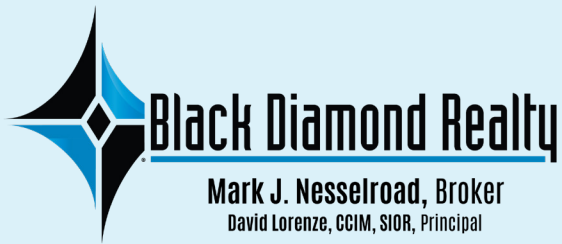


FOR LEASE

INDUSTRIAL / FLEX BUILDING - LOCATED 2 MILES TO I-77, EXIT 101

3301 BRUENING AVE, CANTON, OH 44706 · 43,653 (+/-) SQ FT





CONTACT

BLACK DIAMOND REALTY

1399 Stewartstown Road, Suite 150
Morgantown, WV 26505

P. 304.413.4350 | F. 304.599.3285

BlackDiamondRealty.net

PRIMARY CONTACT

Kim Licciardi, CCIM, SIOR

Partner & Business Development Leader / Salesperson

M. 304.685.0891

klicciardi@blackdiamondrealty.net

CONTACT

HANNA COMMERCIAL REAL ESTATE

PRIMARY CONTACT

Greg J. Hrabcak, CCIM, C2EX, AHWD

Managing Broker OH #0700310191

M. 614.906.2227 | O. 614.888.3456 x408

GregHrabcak@HannaCRE.com