

PUTMAN PROPERTIES



Office ♦ Industrial ♦ Retail ♦ Medical ♦ Auctions ♦ Residential ♦ Investments ♦ Management ♦ Development ♦ 1031 Exchanges

23,355 S.F. - 74,155 S.F. WAREHOUSE/DISTRIBUTION SPACE

Address: 1109A - 1121 Bowers Ave
New Philadelphia, OH 44663

Directions: I-77 to New Philadelphia exit #84, LT on Tuscarawas, RT on Wabash, LT on Bowers



Listing Agent: Wick Hartung
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Co-Listing Agent: Tim Putman
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BUILDING DATA

Previous Use: *Saint Gobain*
Total Sq.Ft.: 112,586
Available Warehouse 23355
Available Warehouse: 50800
Units: 1-3
Floor(s): 1
Year Built: 1976
Roof: Flat
Ceiling Height: 10'-14'
Sprinklers: **X** Elevator:
Heat: Gas
Air: None

UTILITIES

Gas: *Dominion East Ohio Gas*
Electric: *AEP*
Water: *New Philadelphia*
Sewer: *New Philadelphia*

OTHER

Unit/Bay Size:
Construction: *Pre-Engineered Block*
Docks: 4
OH Doors: 4
Miscellaneous:
Industrial and warehouse building. Four loading docks, overhead doors, and 18 foot clear. The James-Fillmore Complex, home of PCCW, Crystal Springs Water, Dee's Restaurant, Consumer Support Services, Cristo Viene and Lincare Health Solutions. Located at the corner of Fillmore & James St, between Heritage Square and Monroe Centre. Broker interest.

SITE DATA

Acre(s): 9.00
Frontage: 600'
Depth: 700'
County: *Tuscarawas*
Township: *New Philadelphia*
Zoning:
Topo: *Level*
Close Interchange: *I-77*
Distance: *3 Miles*
Traffic Count: *n/a*
Bus Lines:
Rail Name:
Miscellaneous:
Over 400 free parking spaces on site. Security lighting. Adjacent to Monroe Centre, which is the home of the new Veterans' Administration Outpatient Clinic, Social Security Administration, Workforce Initiative and Union Hospital. CAM of \$1.05 per square foot includes Real Estate Taxes, insurance, maintenance, and repairs.

SALE DATA

Sale Price: \$0.00
Terms/Finance:
Gross Income: \$0.00
RE Taxes/Year: \$0.00
Expenses: \$0.00
Net Oper Income: \$0.00
Occupied By:

LEASE DATA

	<u>Warehouse</u>	<u>Warehouse</u>
S.F. Avail:	23,355	50,800
\$/SF:	\$2.95	\$2.95
\$/Mo:	\$5,741.44	\$12,488.33

	<u>Tenant</u>	<u>Owner</u>
Terms/Poss:		
Gas/Electric:	X	
Water/Sewer:	X	
Taxes/Insur:	X	
Maint/Repairs:	X	X



3978 Fulton Dr NW, Canton, OH 44718 Office: 330-498-4400 Fax: 330-498-3800
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Dover/New Philadelphia Credit Union

The Dover Seton II Retirement Village

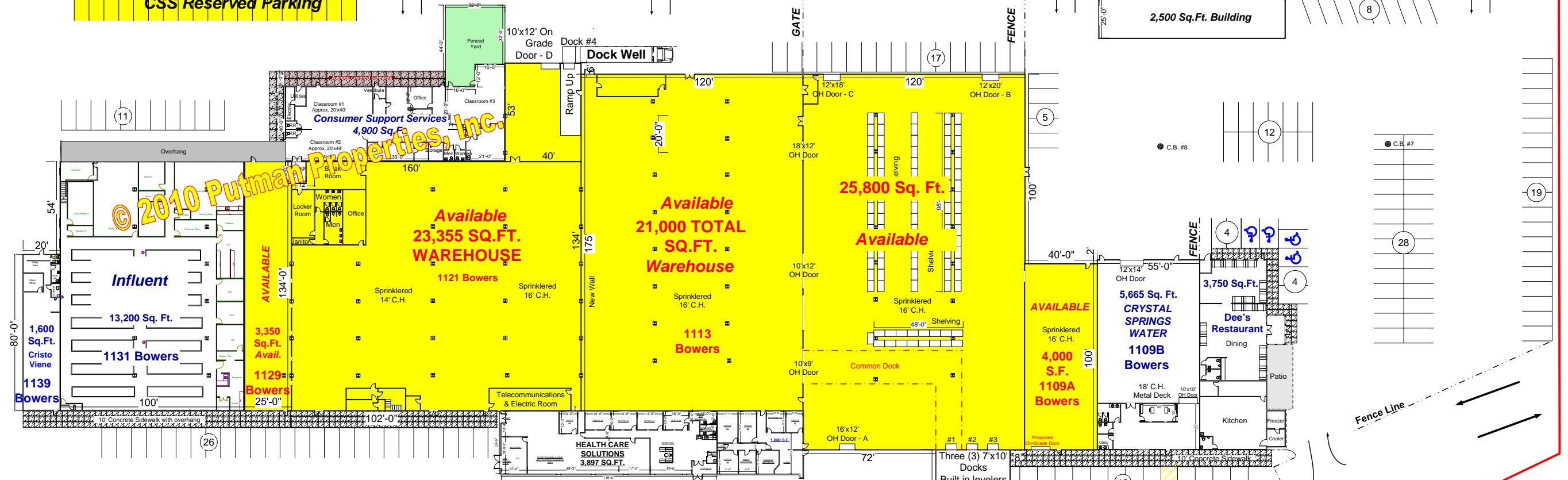
YMCA

Fillmore St

To: Monroe Street

CSS Reserved Parking

2,500 Sq.Ft. Building



Will divide and renovate for credit tenant.

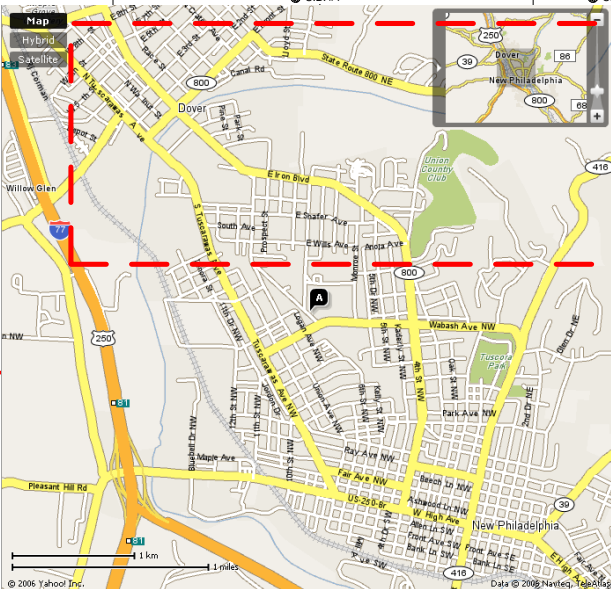
272 Asphalt/Lighted Parking Spaces

+/- 1 ACRE AVAILABLE YARD SPACE

Heritage Square - Giant Eagle, Joanne Fabrics, etc.

James St NW

To: Bowers & Wabash



Truck Traffic

Service, Office, Assembly, & Distribution
 112,586 Sq.Ft. on Approx. 9 Acres
 1109 - 1139 Bowers Ave
 New Philadelphia, Ohio 44643
 FKA - Marsh Industries

Marketed By:
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 &
 Tim Putman
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