



6505 Promler Ave NW
North Canton, Ohio 44720

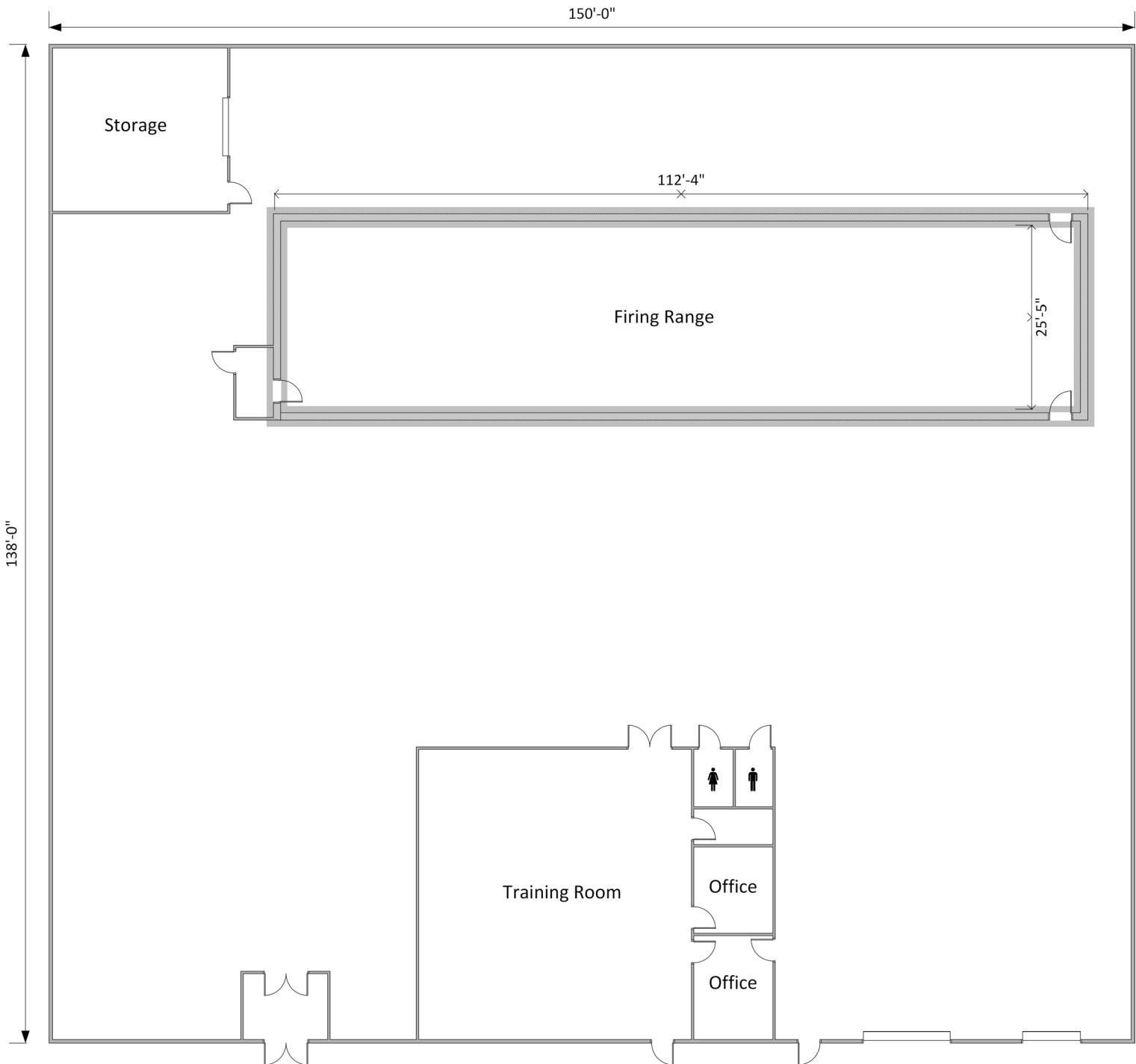
SALE PRICE	\$1,300,000.00
TOTAL SQ FT	20,700
PARCEL	1611039
ACRES	2.03
YEAR BUILT	1986
ZONING	I1 - Industrial
SPRINKLED	yes
TAXES	\$18,090.95

PROPERTY DETAILS

- 20,700/SF Jackson Township warehouse (former gun range).
- Visible from I-77.
- 2.03 acre lot with room to expand.
- 1 loading dock, 1 overhead door,
- Power - 3P 600A 208v.
- Ceiling Height 16'- 21'.
- Fully sprinkled
- **REAL ESTATE ONLY!**

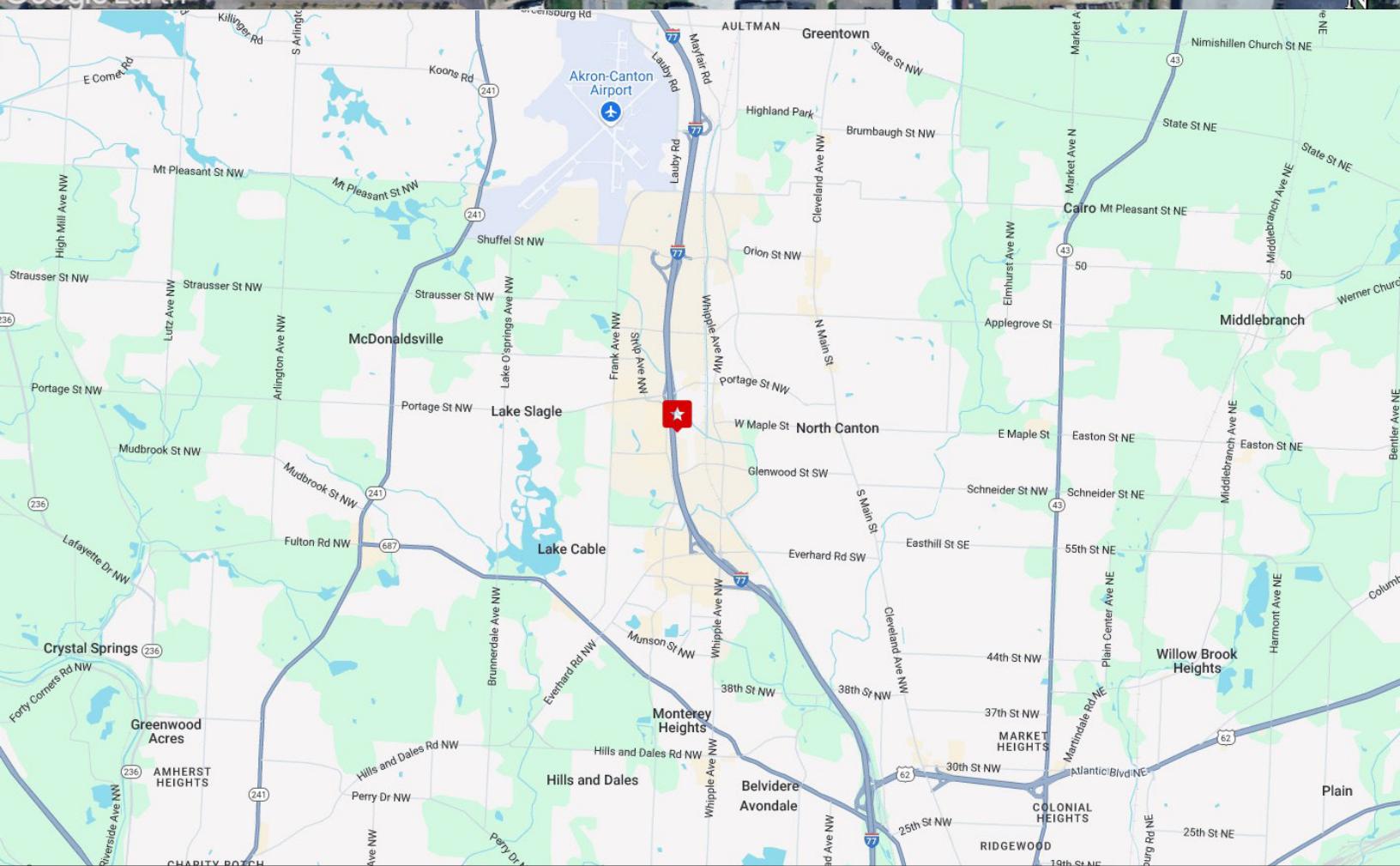
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*DIMENSIONS ARE APPROXIMATE. THIS INFORMATION IS FROM RELIABLE SOURCES BUT IS NOT GUARANTEED AND IS SUBJECT TO CHANGE

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page 3

Prime Commercial Opportunity – Former Gun Range Facility Adjacent to Interstate 77

Property Overview:

NAI Spring is pleased to announce the sale of a unique property located at 6505 Promler Street NW, North Canton, OH, offering high visibility and accessibility from Interstate 77 (I-77). Situated within one mile of the Akron-Canton Airport (CAK), this property presents a range of redevelopment possibilities for industrial, commercial, or recreational use.

Asking Price:

\$1,300,000.00 (real estate only)

Key Features:

- Location: Conveniently located near I-77, offering exceptional exposure and access to regional and interstate traffic.
- Lot Size: 2.03 acres.
- Building Details:
 - » Built in 1986, featuring 20,700 sq. ft. of space.
 - » Former gun range
- Fire Safety: Fully sprinkled
- Zoning: I-1 (Industrial) – Permitting a variety of industrial, manufacturing, warehouse, and distribution uses.

Redevelopment Potential

The property is well-suited for:

- Industrial Use: Manufacturing, warehouse storage, or distribution operations with convenient highway access.
- Recreational Use: Specialty recreational facilities or training centers.
- Specialty Uses: Indoor shooting ranges, secure storage, or training facilities.

Additional Highlights:

- Located within 1 mile of the Akron-Canton Airport (CAK), providing logistics and business connectivity.
- Ample parking space or potential for expansion.
- Positioned within a thriving industrial and commercial corridor.
- The property is sold “as-is,” with no representations or warranties regarding the condition of the building or its systems.