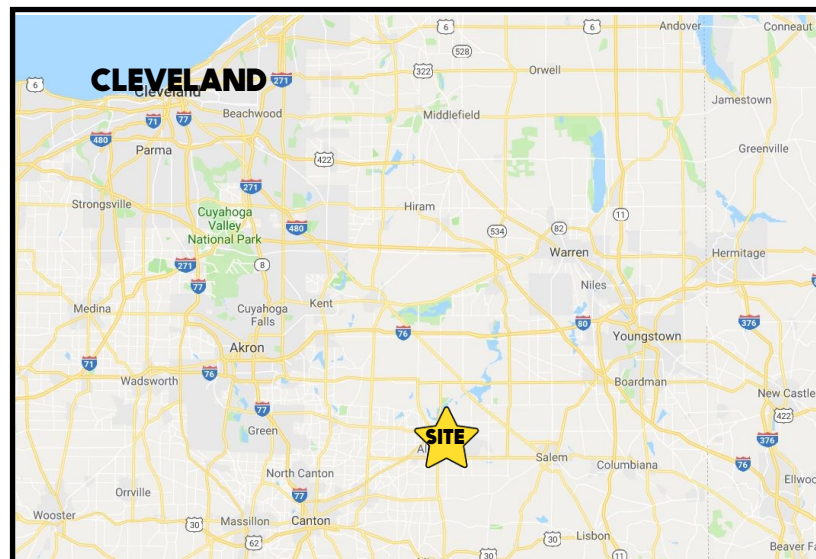


### LOCATION

1001 E Broadway St, Alliance, OH 44601



### HIGHLIGHTS

- 150,400 SF +/-; 32,000 SF leased (10 years)
- NS Rail into building + 3) 2 T cranes and 1) 5 T Crane
- **Total:** 4 docks + 7 drive-in doors; **Available:** 2 docks + 6 doors (14'x14')
- 40' X 40' column spacing; up to 28' ceiling; LED lighting

**3D TOUR** [Tour 1](#) [Tour 2](#)

### CONTACT

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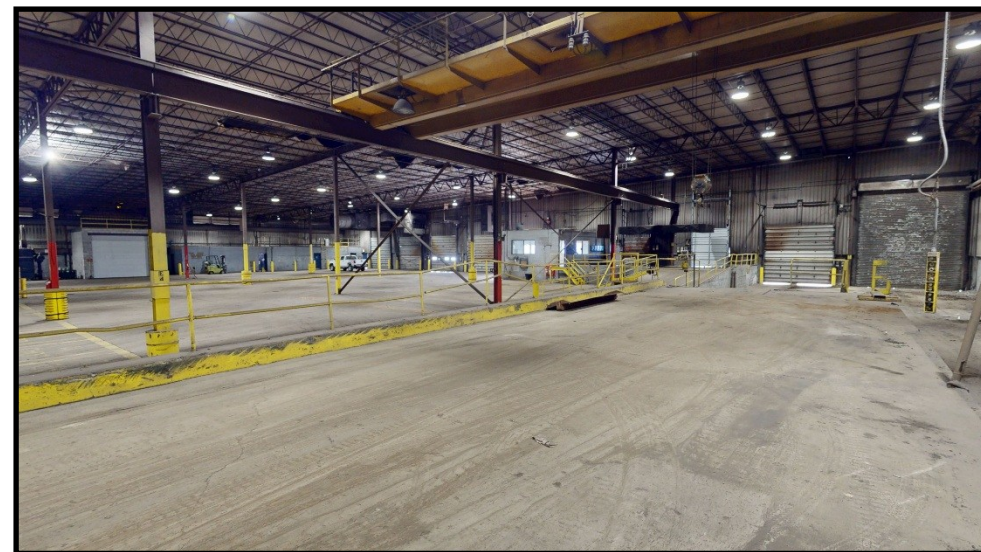
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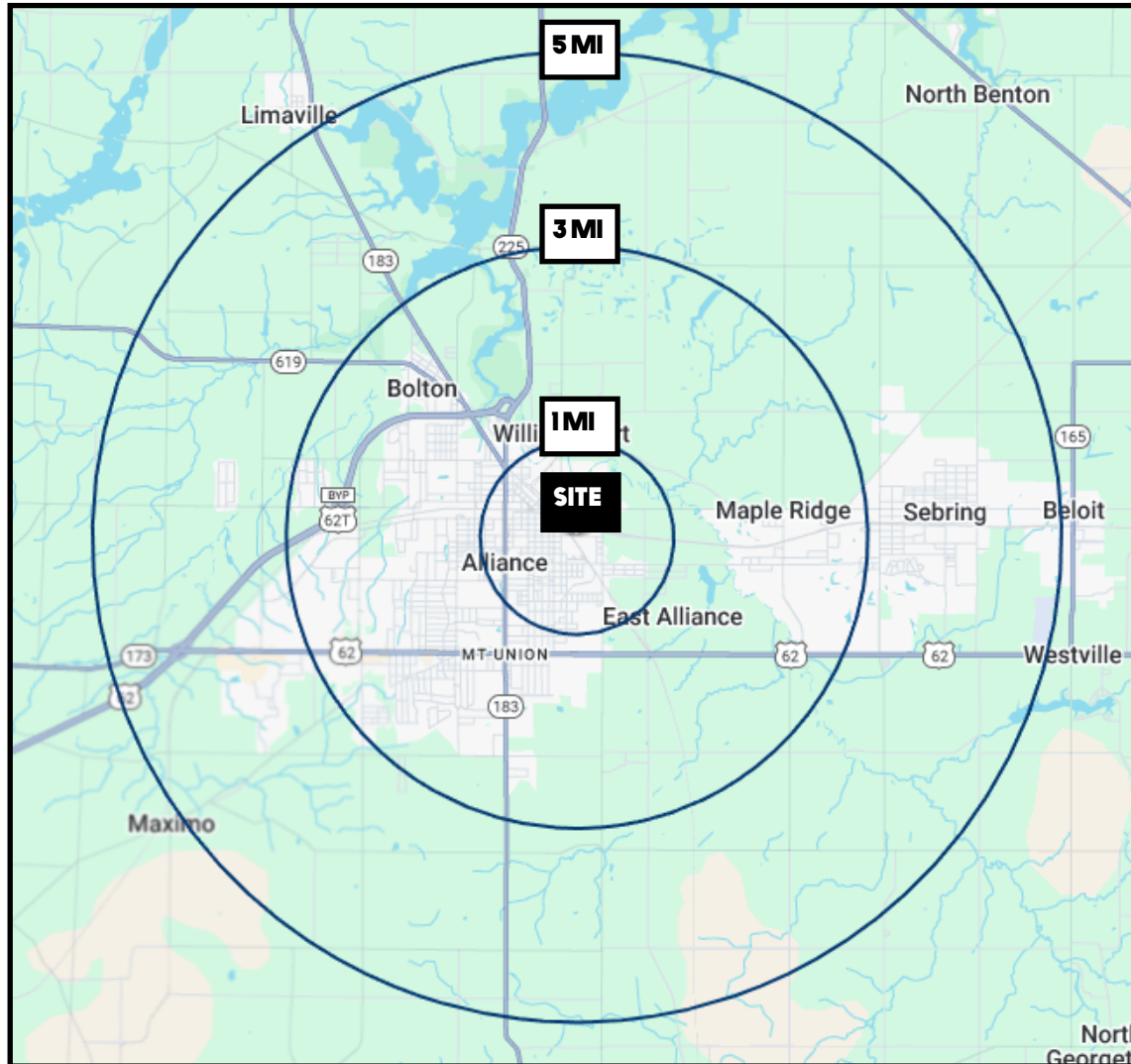
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## SITE INFORMATION

|                       |  |
|-----------------------|--|
| <b>LOCATION</b>       | Alliance City<br>Stark County  |
| <b>ZONING</b>         | Heavy Industrial   |
| <b>SIZE</b>           | 150,400 SF; 32,000 SF leased<br>9.25 acres (after replat)  |
| <b>YEAR BUILT</b>     | 1982   |
| <b>CEILING HEIGHT</b> | 21'-28'; 24' at center   |
| <b>CONCRETE FLOOR</b> | 8"   |
| <b>UTILITIES</b>      | <p><b>Power Provider:</b> First Energy/Ohio Edison</p> <p><b>Natural Gas:</b> Columbia Gas</p> <p><b>Fiber:</b> Excellent fiber connectivity with multiple metro &amp; long haul providers on &amp; near site</p> <p><b>Water &amp; Sewer:</b> City Of Alliance – 1m gpd of available capacity via 3 water lines accessible to the property</p> <p><b>Power:</b> 1200 amps</p> |
| <b>RENT</b>           | \$3.00/SF NNN  |
| <b>PRICE</b>          | Call for price   |

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