

FOR  
LEASE

9<sup>TH</sup> ST SW

ST. RT. 241

COLD HEADED  
FASTENERS & ASSEMBLIES

THE FURBAY ELECTRIC  
SUPPLY CO

ROCKET JEWELRY BOX

OBERLIN AVE SW

40,610 SQ.F.

AVAILABLE

40,610 SQ. FT.  
INDUSTRIAL SPACE

815 OBERLIN AVENUE SOUTHWEST, MASSILLON, OH 44647

**Saylor Putman**

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# 40,610 SQ. FT. INDUSTRIAL SPACE

FOR LEASE

815 OBERLIN AVENUE SW, MASSILLON, OH 44647



## PROPERTY DESCRIPTION

Nearly 156,000 SF brick multi-tenant warehouse located in a Massillon industrial park. Property offers easy and convenient access to OH-21. Building has a dry sprinkler system throughout with risers in each unit. Join tenants - The Furbay Electric Supply Co, Rocket Jewelry Box Inc & Cold Headed Fasteners & Assemblies. **This bay for lease is 40,610 sq.ft., auto gate & a portion of fenced in yard.**

## PROPERTY HIGHLIGHTS

- Brick warehouse with offices - 15 Foot clear height. 3 Phase, 220v 400amp.
- 5 Covered Docks with built in levelers (1 dock has a staircase for access into warehouse from covered dock area)
- Two (2) 12'x14' Drive In Doors which creates a drive thru in the warehouse area
- NNN fee of \$1.09 sq. ft. per YR includes real estate taxes, insurance, landscaping, snow removal and other common area maintenance.
- Total rent (including base & NNN rents) is \$17,056.20 per month plus utilities.

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## LOCATION DESCRIPTION

Directions: Rt.21 in Massillon to Rt.241 W Oberlin/Finefrock Streets. Go West, 1 mile turn left on 9th St. SW - facility on left.

Zoned City of Massillon I-1 Lt. Industrial

## OFFERING SUMMARY

Lease Rate:	\$3.95 SF/yr (NNN)
Number of Units:	5
Available SF:	40,610 SF
Lot Size:	8.48 Acres
Building Size:	155,840 SF

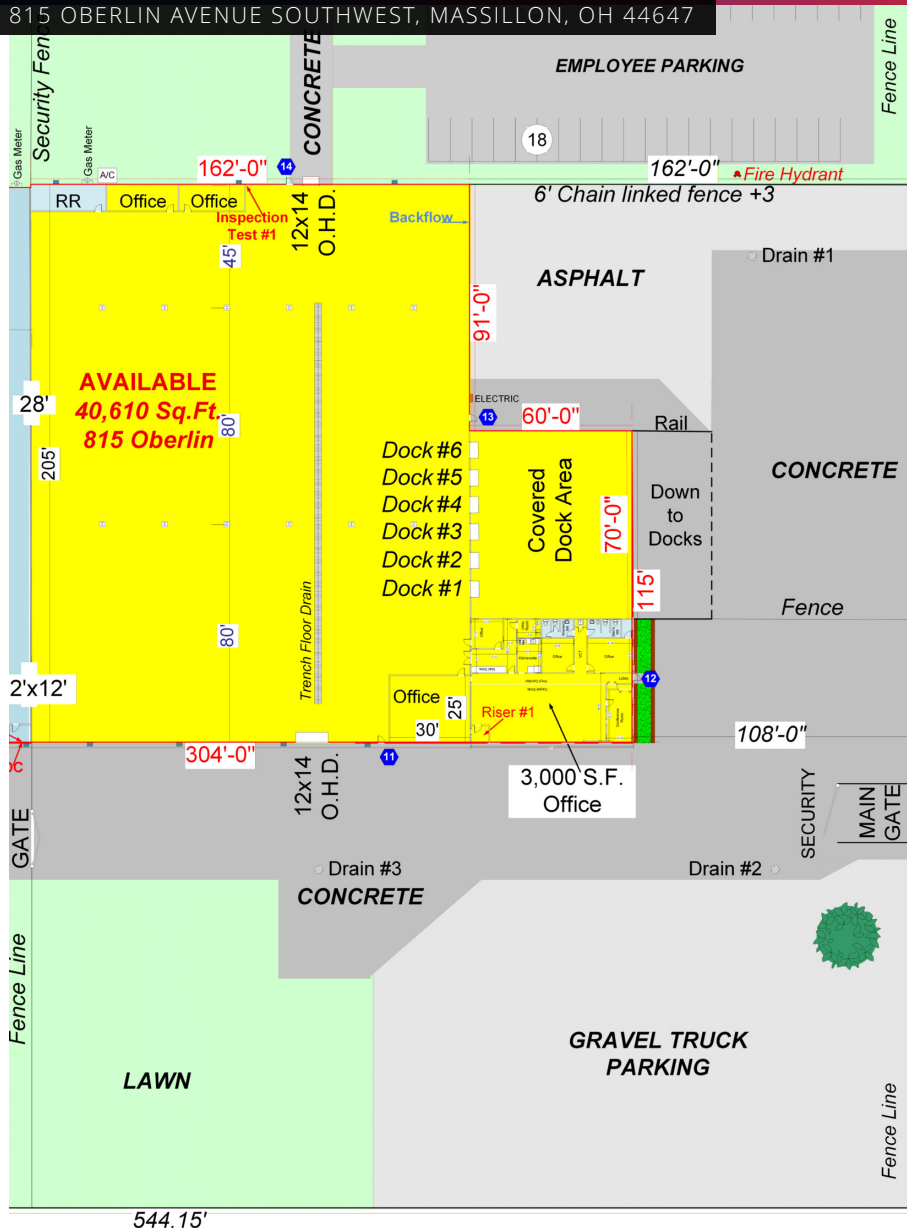


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# 17,512 UP TO 50,272 SQ. FT. INDUSTRIAL SPACE

FOR LEASE

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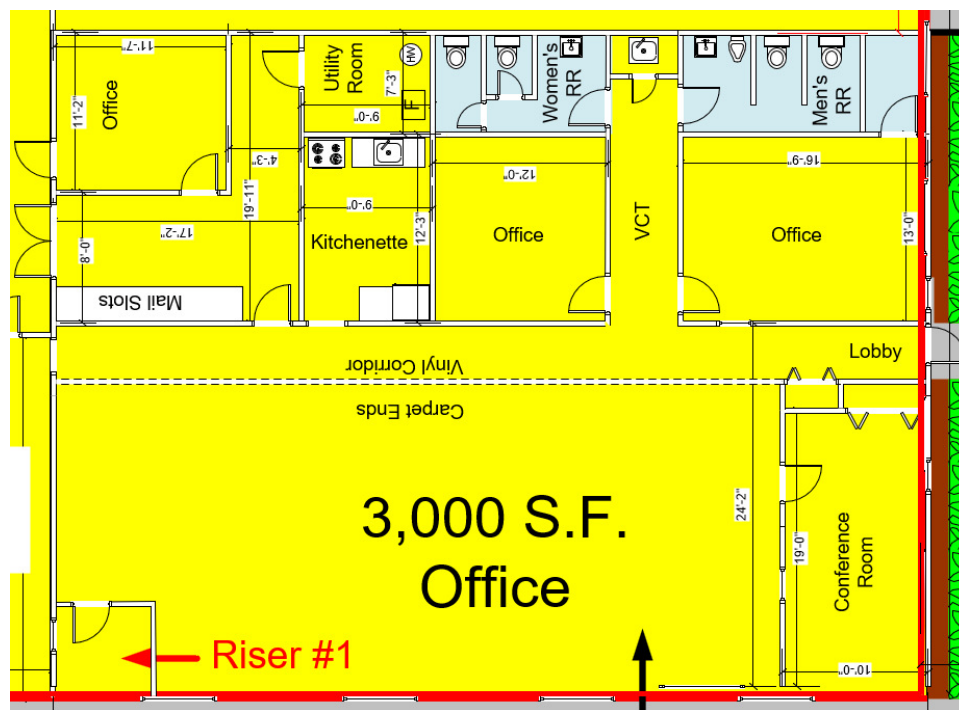
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Pylon Sign



815 Oberlin Ave SW



815 Oberlin Ave SW

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Google

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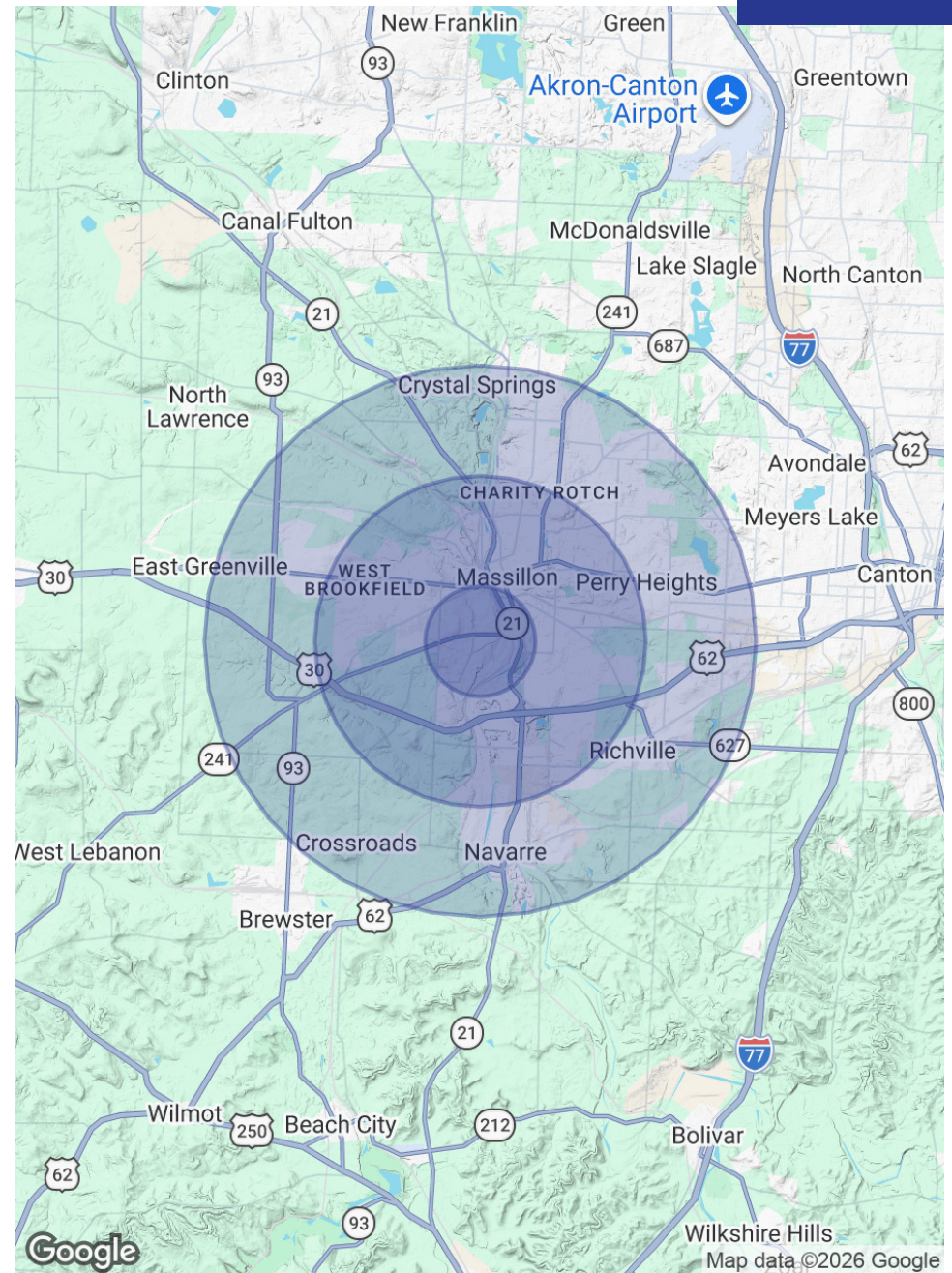
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,641	35,144	75,574
Average Age	42.2	41.5	42.5
Average Age (Male)	43.4	39.8	40.4
Average Age (Female)	40.0	43.8	45.6

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,366	14,938	31,759
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$62,996	\$70,348	\$80,407
Average House Value	\$128,694	\$152,289	\$179,958

2023 American Community Survey (ACS)



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