

# 5,040 S.F. & 17,023 S.F. INDUSTRIAL SPACE FOR LEASE

1502 12TH ST SW, CANTON, OH 44706



## PROPERTY DESCRIPTION

The Prospect Business Center is a 223,374 SF multi tenant warehouse building located on 7 acres in Canton, OH. This property is comprised of multiple warehouse and office suites ranging from approx. 4,000 SF to 90,000 SF servicing the needs of a variety of tenants. Close to Rt. 30 / I-77

## PROPERTY HIGHLIGHTS

- Signage available on Pylon Sign and on building
- Auto LED lights in unit & common OHD staging area
- 3 Phase, 480 Volt, 600 amp

## LOCATION DESCRIPTION

Directions: I-77 to Route 30 west, exit #104 Harrison Ave/Navarre Rd exit, right onto Harrison Ave SW, right onto Navarre Rd SW, left onto Prospect Ave SW, enter at first gate where Prospect Business Center signage identifies tenants. Shop on south side of building.

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$3.85/SF NNN
<b>Available SF:</b>	5,040 & 17,023 SF
<b>Lot Size:</b>	7.06 Acres
<b>Zoned:</b>	City of Canton I-2 Heavy Industrial

SPACES	LEASE RATE	SPACE SIZE
1201 G-2 Camden Ave SW	\$3.85 SF/yr	5,040 SF
1502 12th St SW	\$3.85 SF/yr	17,023 SF

### Saylor Putman

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### Spencer Hartung

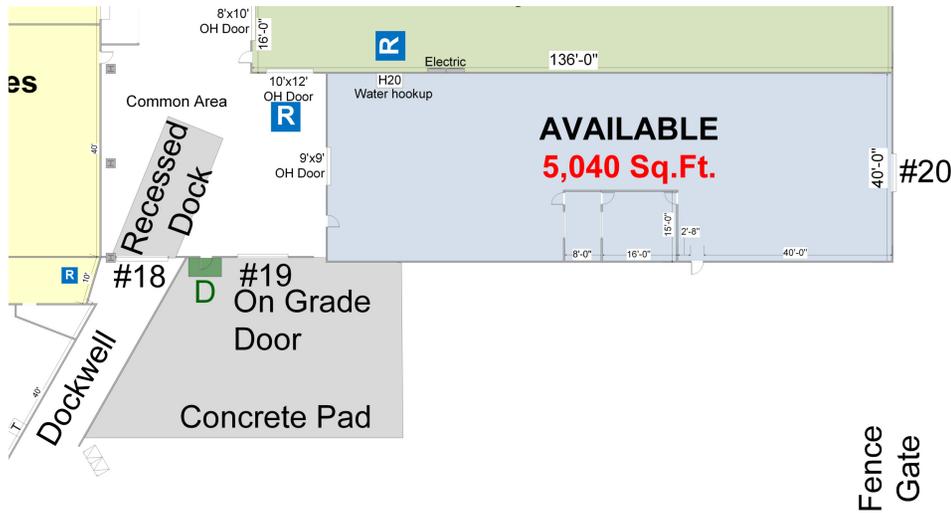
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## 1201 G-2 CAMDEN AVE SW

SUITE	TENANT SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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1201 G-2 Camden Ave SW	Available	5,040 SF	NNN	\$3.85 SF/yr	<p>5,040 Sq.ft. of warehouse/shop space. One (1) common dock, one (1) common drive in door, one (1) 10'x12' office and reznor heat. Southeast corner of red brick multi tenant building at Prospect Business Center.</p> <ul style="list-style-type: none"> <li>* Signage available on Pylon Sign and on building</li> <li>* Auto LED lights in unit &amp; common OHD staging area</li> <li>* Shared access to restroom with the neighboring unit</li> <li>* 3 Phase, 480 Volt, 600 amp in the unit.</li> <li>* Vacant and available now.</li> </ul> <p>NNN/CAM fee of \$1.05 / SF / Yr - \$441.00 / month which reimburses owner for tenant's pro-rata share of real estate taxes, insurance &amp; common area maintenance.</p> <p>The total monthly rent is \$2,058.00</p>
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# 5,040 & 15,659 SF INDUSTRIAL SPACE FOR LEASE

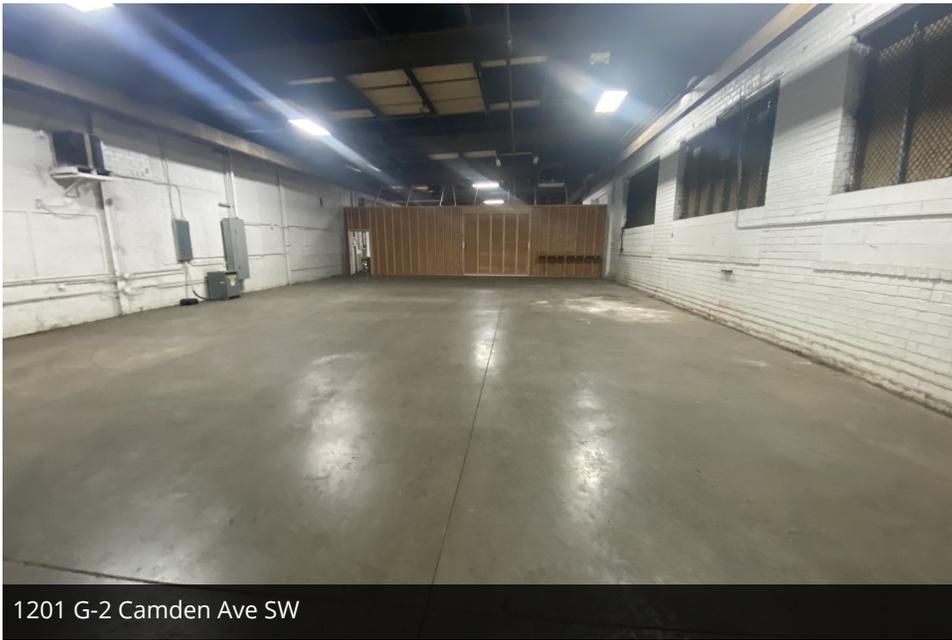
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1201 G-2 Camden Ave SW



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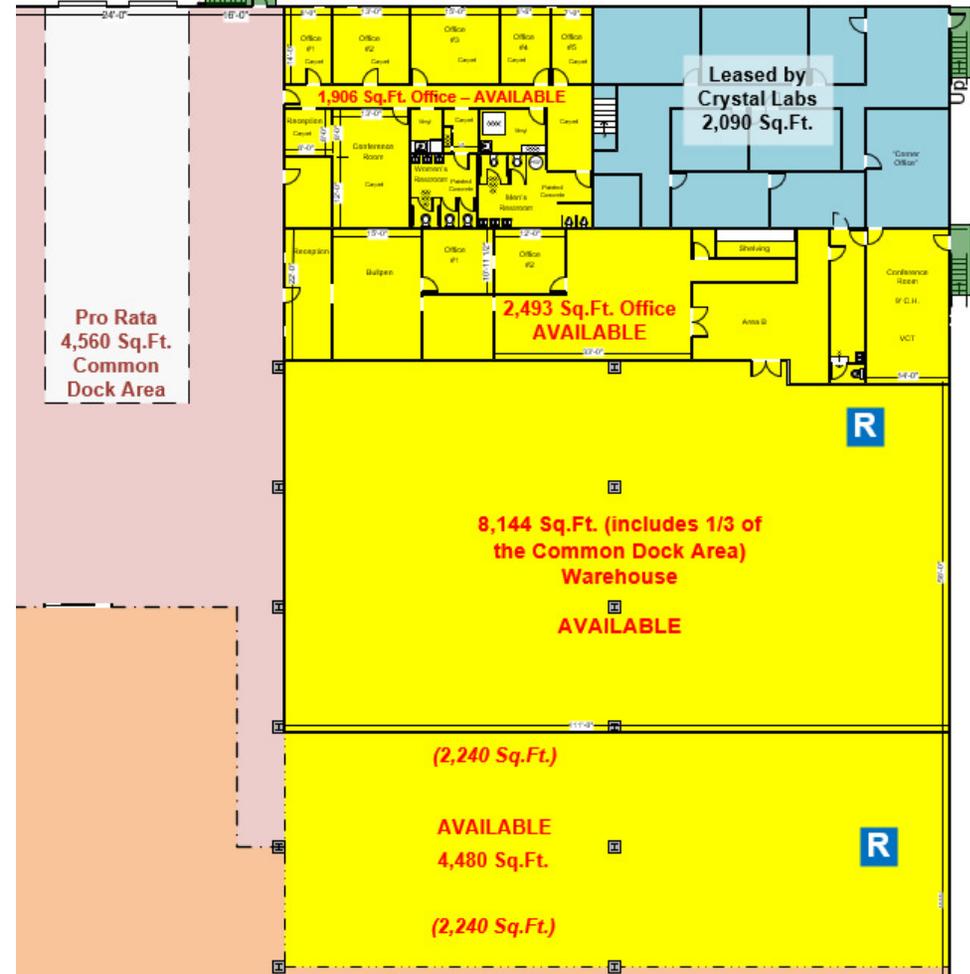
## 1502 12TH ST SW

**SUITE    TENANT    SIZE (SF)    LEASE TYPE    LEASE RATE    DESCRIPTION**

1502 12th St SW	Available	17,023 SF	NNN	\$3.85 SF/yr	<p>17,023 Sq.ft. warehouse (12,624 sq.ft.) and office (4,399 sq.ft.) space. Reznor heat in the warehouse. Office space includes 7 offices, reception areas, bullpen, two conference rooms, storage area and 3 restrooms. Includes two (2) shared common area docks.</p> <p>NNN/CAM fee of \$1.05 / SF / Yr - \$1,489.51 / month which reimburses owner for tenant's pro-rata share of real estate taxes, insurance &amp; common area maintenance.</p> <p>The total monthly rent is \$6,951.06 Available within 60 days.</p>
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## Recessed

Docks #2 #1 #3



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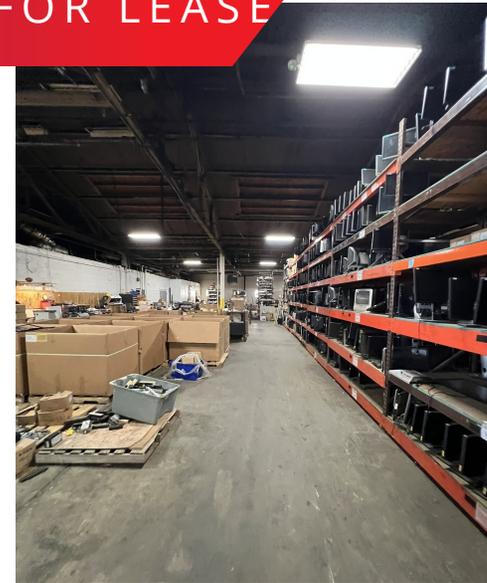
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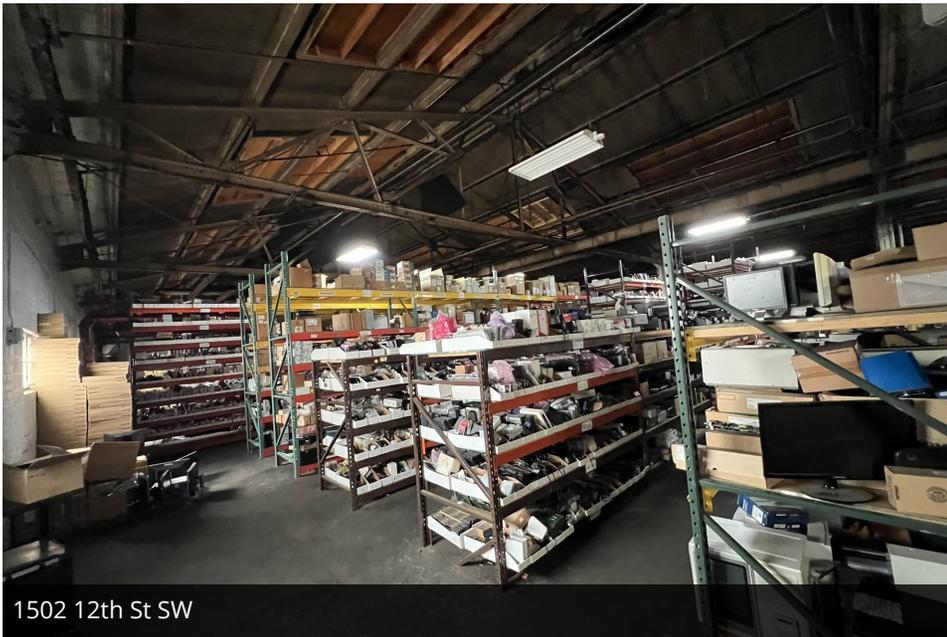
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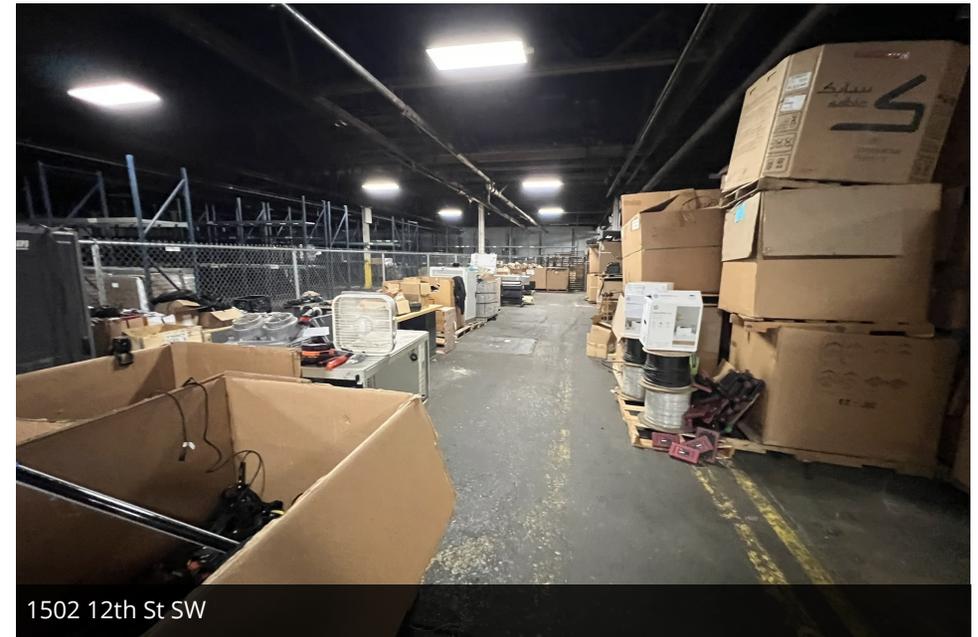
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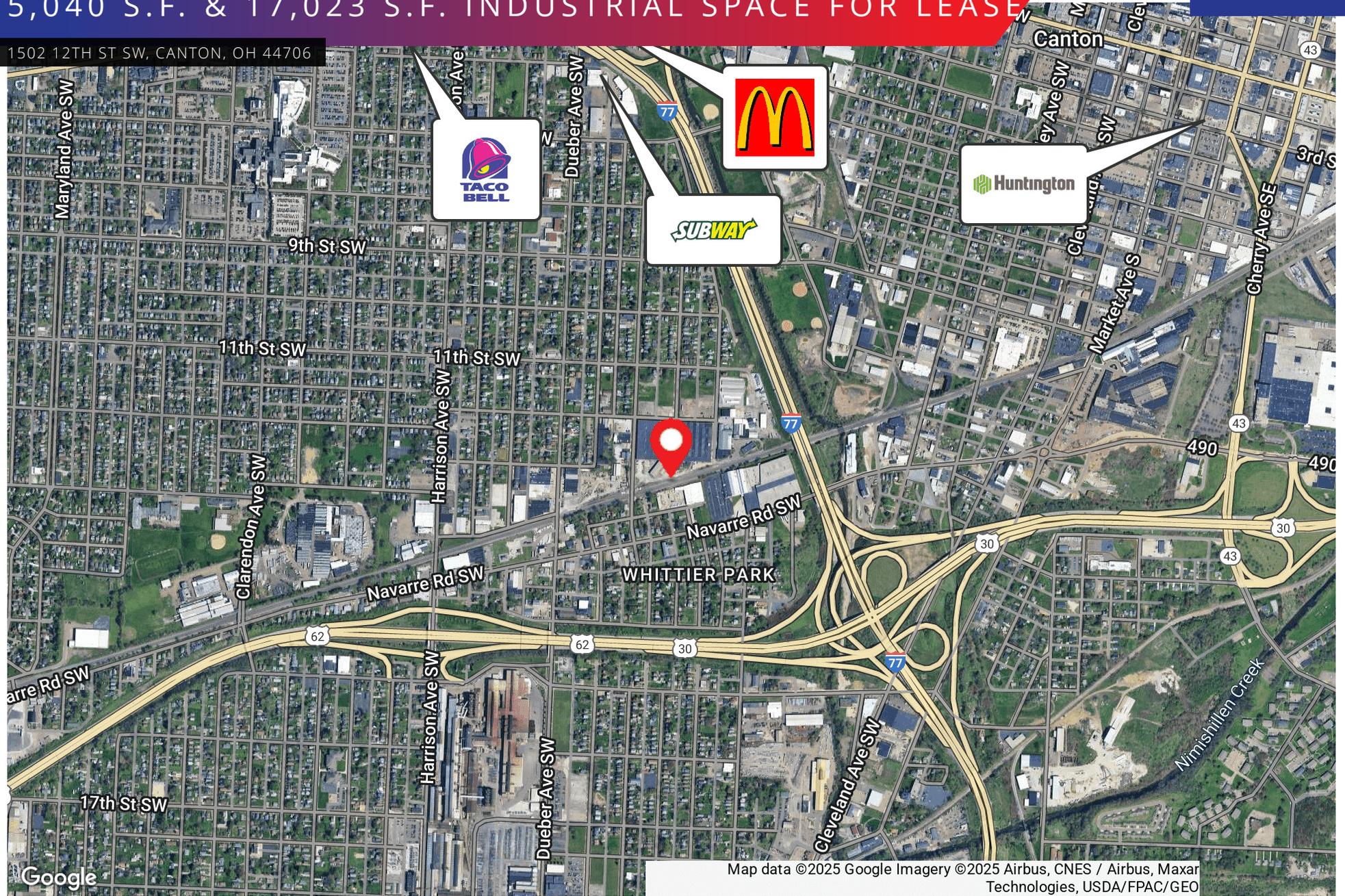


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## POPULATION

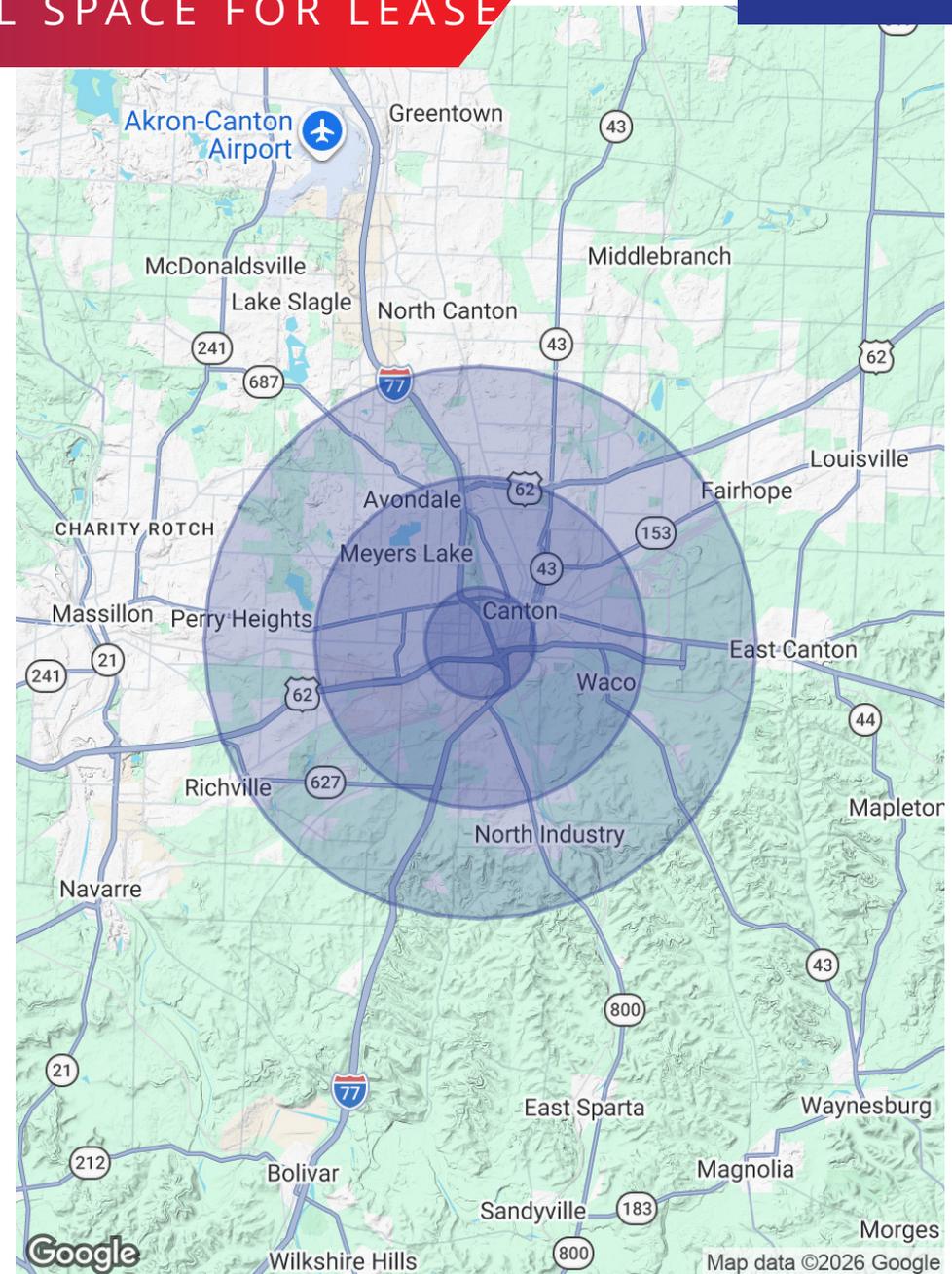
	1 MILE	3 MILES	5 MILES
Total Population	9,571	67,312	122,966
Average Age	36	40	42
Average Age (Male)	35	38	40
Average Age (Female)	37	41	43

## HOUSEHOLDS & INCOME

### 1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
Total Households	3,933	28,831	53,561
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$41,762	\$56,586	\$66,261
Average House Value	\$65,137	\$113,855	\$147,143

Demographics data derived from AlphaMap



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