

FOR LEASE 56,551 S.F. WAREHOUSE/OFFICE ZONED B-4

**PUTMAN
PROPERTIES**

Integrity and Trust Since 1985

INCLUDES 4 DOCKS & 2 OVERHEAD DOORS - 3.29 ACRES



2830 Cleveland Ave NW, McKinley Township, Canton, OH, 44709

Great northeast Canton warehouse location at the corner of Cleveland Ave NW and 30th St NW. Surrounded by retail, banks and fast food.

Easy access for I-77 via Route 62. Owner may consider subdividing. Very clean, newly painted warehouse.

	<u>Warehouse</u>	<u>Office</u>
Lease Rate:	\$3.25	\$3.25
Sq.Ft:	41,351	5,200
\$/Mo:	\$13,907.56	\$1,408.33
	<u>Tenant</u>	<u>Owner</u>
Gas/Electric:	☒	☐
Water/Sewer:	☒	☐
Taxes/Insur:	☒	☐
Maint/Repairs:	☒	☐



Tim Putman

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Saylor Putman

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www.putmanproperties.com

4065 Fulton Dr. NW
Canton, OH 44718

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BUILDING INFO

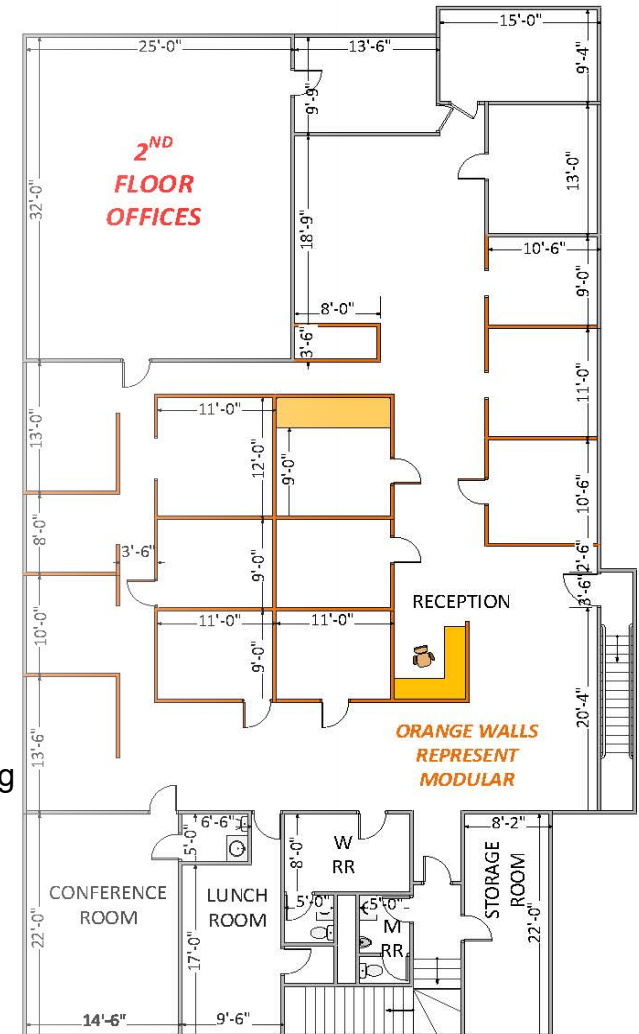
Previous: Amster-Kirtz
Total Sq Ft: 56551
Warehouse: 51351
Office: 5200
Floor(s): 2
Year Built: 1952, 1986, 1992, 1995
Roof: Flat
Ceiling Height: Up to 28'
Sprinklers: See layout
Heat: Gas
Air: Central
Construction: Brick
Docks: 4
OH Doors: 2
Parking: 92 On-site

UTILITIES

Gas: Dominion
Electric: AEP
Water: Canton City
Sewer: Canton City
Internet: Spectrum

ADDITIONAL INFO

- Zoned B-4 Special Business District
- Close to I-77 & Route 62
- Traffic Count: Cleveland Ave NW: 19,140 cars/day & 30th St NW: 9,494 cars/day
- 3.29 Acres
- Approximately 90 on site asphalt parking spaces
- CAM \$0.73 per square foot



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Directions: From I-77, take US 62 East to Cleveland Ave. Take Cleveland Ave North, property will be on right-hand side just before US 62 on-ramp.



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SITE INFO

Acre(s):	3.29
Frontage:	253.24'
Depth:	513.19'
County:	Stark
Township:	McKinley
Zoning:	PB4
Topo:	Level
Nearby Hwy:	US-62
Distance:	0.2 Miles
Traffic Count:	Cleveland Ave NW: 19140 & 30th St NW: 9494
Bus Lines:	Yes
Parking:	92 On-site



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