

AVAILABLE FOR SALE OR LEASE

39,000 SF HEAVY INDUSTRIAL WAREHOUSE BUILDING SPACE

5205 South Cleveland-Massillon Road | Norton, Ohio



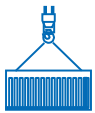
Estimated Operating Expenses

Real Estate Taxes	\$\$.80/SF
Insurance	\$0.50/SF
CAM	\$1.50/SF
Total Expenses	\$2.80/SF

Photo-realistic building example

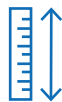
SALE PRICE: \$8,600,000 (\$215/SF)
LEASE RATE: \$9.50/SF NNN

HIGHLIGHTS



3 Cranes

50-ton crane systems
equipped with 20/45-ton
cranes



Clear Height

50' at the peak and
30' under the hook



Overhead Doors for Offloading Purposes

(4) 25' width X 25' height
(2) 29' width X 18' height
with 100' drive-thru
center bay



Power

480 volt, 3000 amp,
3-phase, 4-wire



Delivery Date

95% complete—can
be finished in less
than 30 days.



Building Size

39,000 SF (180' x 200')
with truck dock and
utility room bump-outs.
Divisible to 30,000 SF.

CONTACT

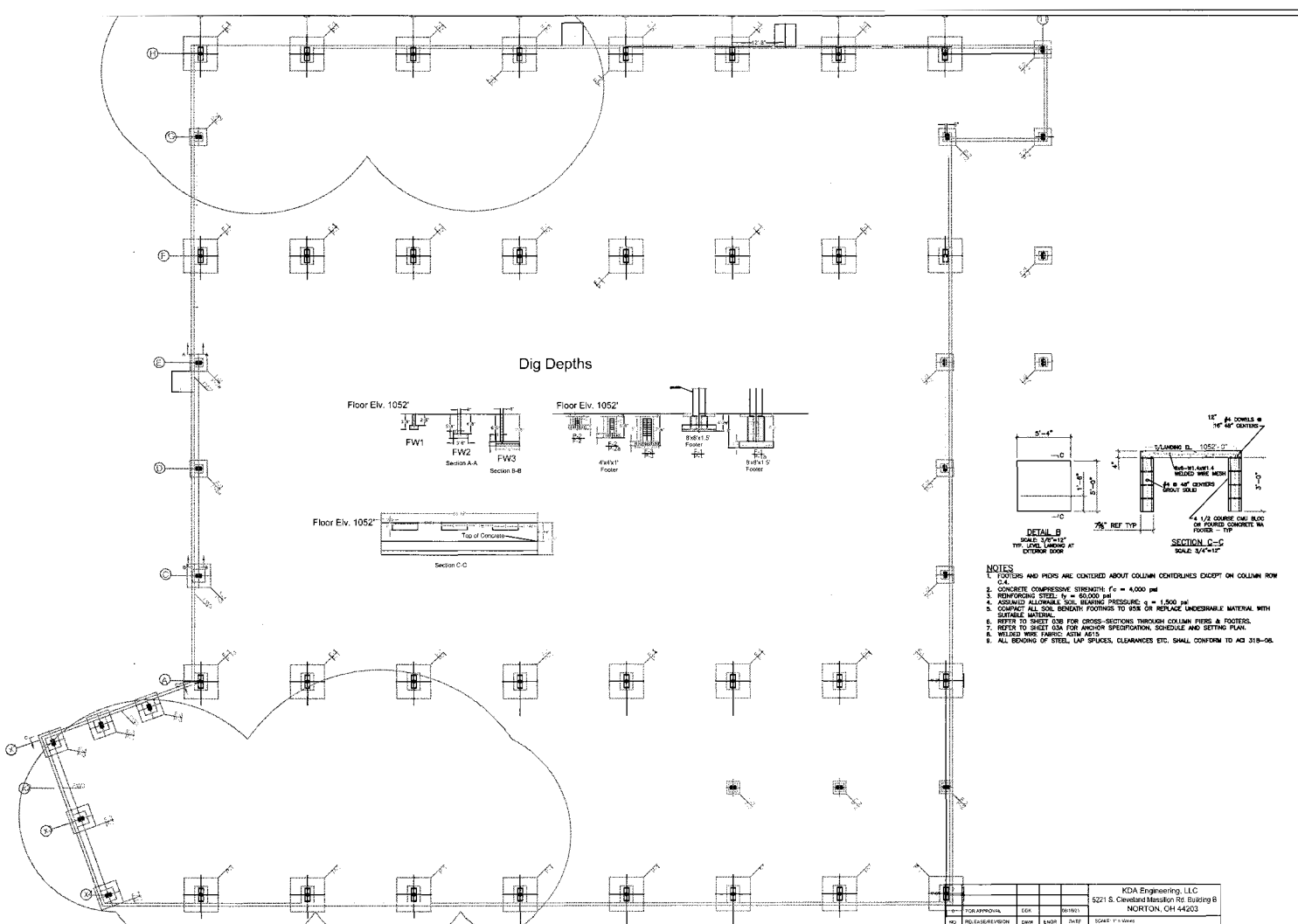


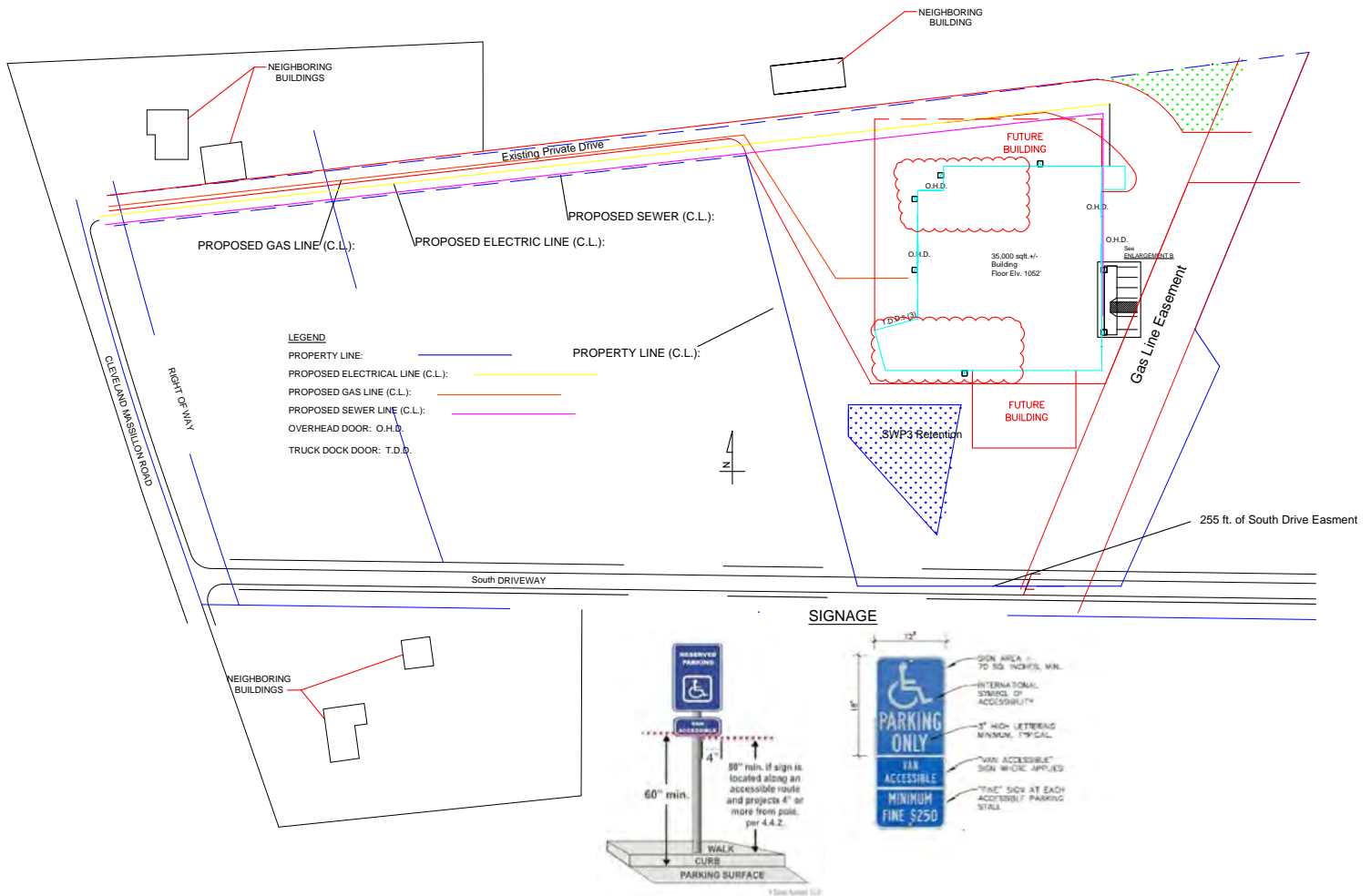
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NEWMARK

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Terry **COYNE**.com







Office

Build-to-suit with geothermal heat



Lighting
LED



Gas Service

7 PSI, 4 inch main



Truck Docks

3 docks for on/off loading



Daylight Compliant

Plenty of thermal pane windows



Columns

Extra heavy provide option to add jib cranes



Sprinkler

ESFR sprinkler system possible



Recycling Rain Water

More than 78,000 gallons



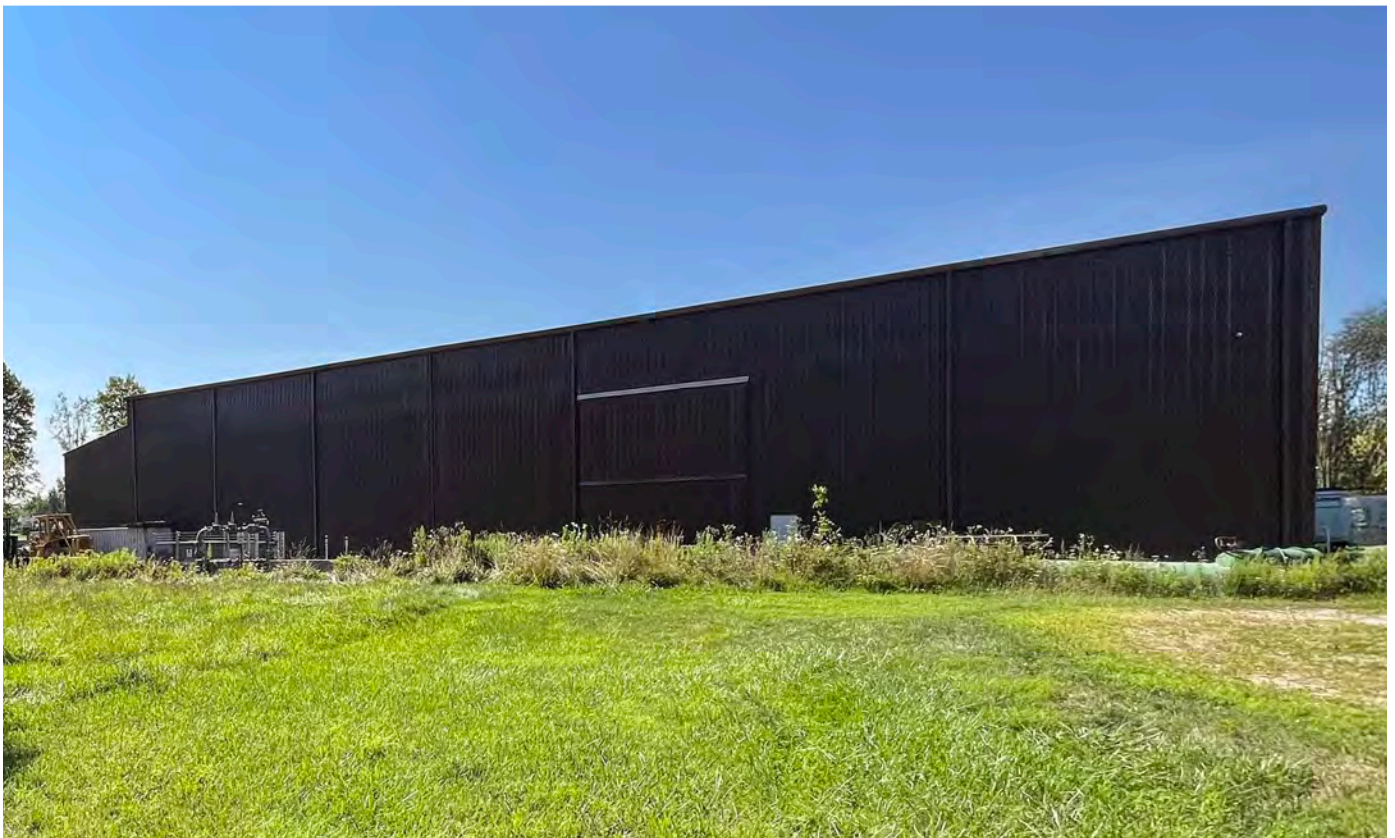
Leed Compliant

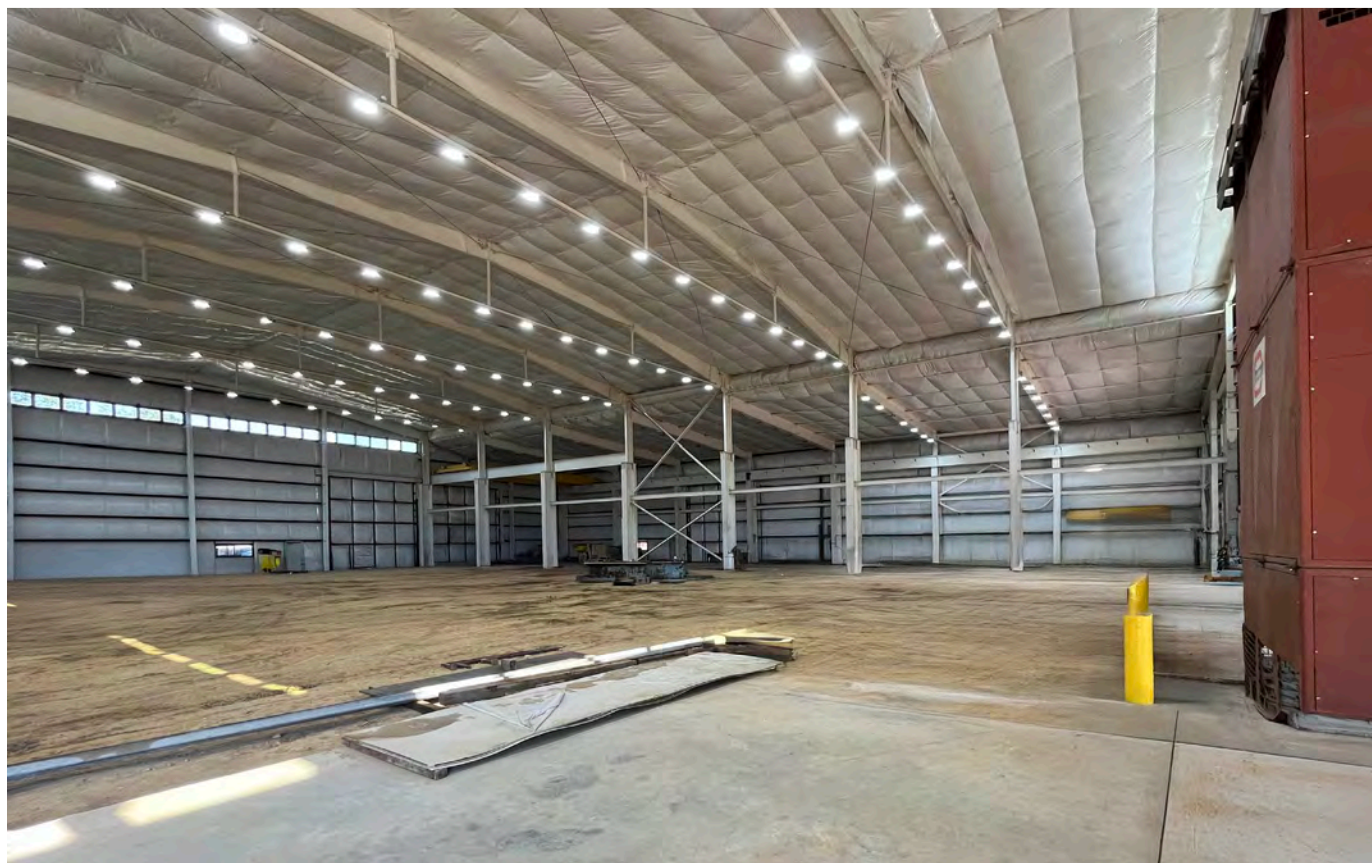
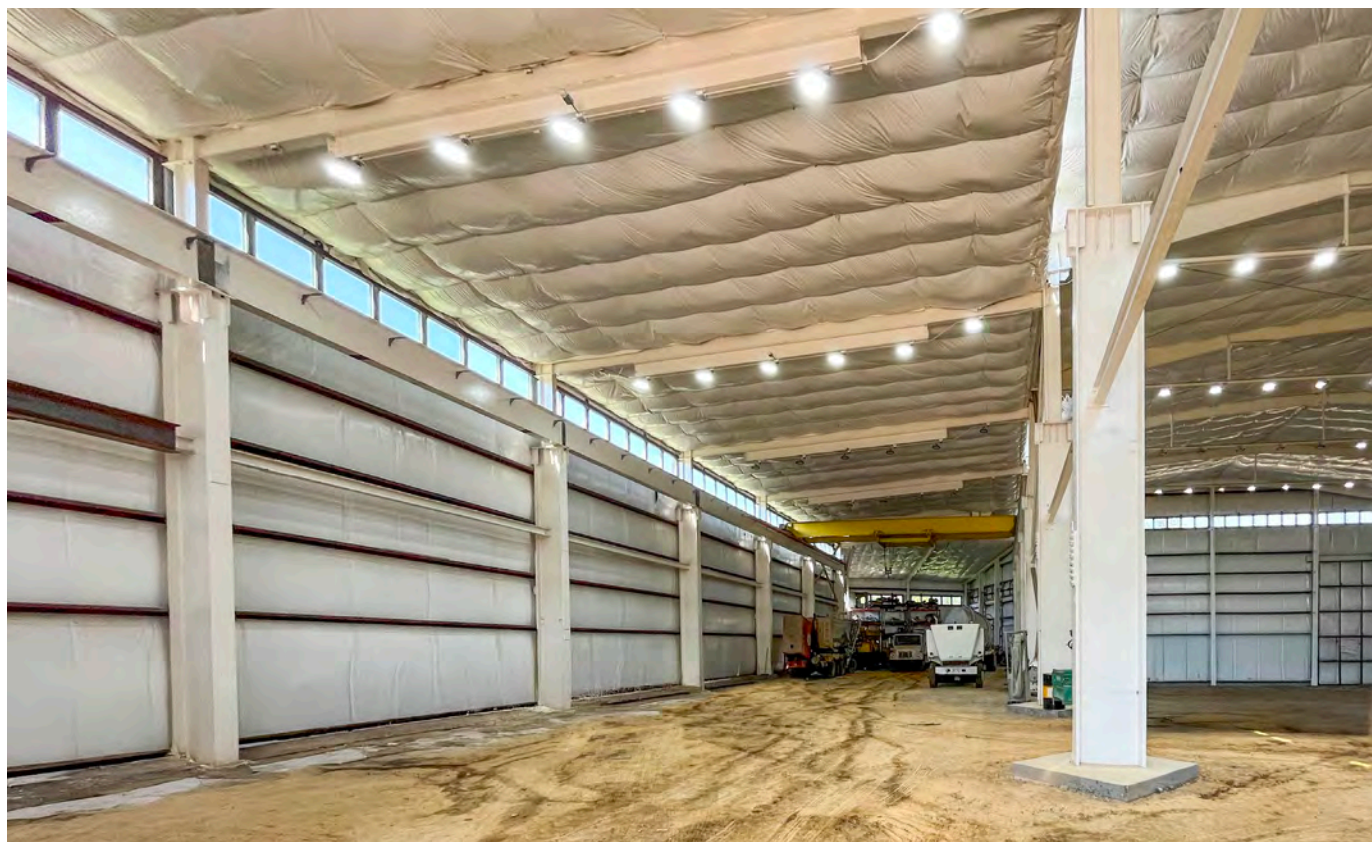
R38/R19 insulation, LED motion lighting censoring, water efficiency system, bathroom with shower, ample natural light in manufacturing and office areas





























EMPLOYMENT OVERVIEW

5205 S. CLEVELAND-MASSILLON ROAD
NORTON, OH 44203
(15-MILE RADIUS)

KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 652,487 Population	 29% High School Diploma	 \$55,647 Median Household Income	 67% White Collar	 10% Services
 42.1 Median Age	 30% Some College	 \$32,072 Per Capita Income	 22% Blue Collar	 4.6% Unemployment Rate
 268,984 Households	 31% Bachelors/ Graduate/ Professional Degree	COMMUTERS	BUSINESS	
 \$46,654 Median Disposable Income		 15% Spend 7+ hours commuting to and from work per week	 20,885 Total Businesses	 333,937 Total Employees

