

5,000 S.F. SHOP WITH 3 TON CRANE

1306 PURNEY CT SE, CANTON, OH 44707

FOR LEASE



SOLID, MASONRY 5,000 SF SHOP WITH 3 TON CRANE

Concrete drive. Offices, two (2) restrooms, lunch room and training room.

PROPERTY HIGHLIGHTS

- Two (2) 10'x14' Automatic Overhead Doors
- City Water & Sewer
- Fenced and Gated Storage Yard
- 3 Ton Pendant Crane
- 50 HP Compressor with Air Lines
- New LVP flooring going in three offices!
- NN fee is \$1.20 per sq.ft. which reimburses owner for real estate taxes & insurance. Tenant to handle their own snowplowing & landscaping.

LOCATION DESCRIPTION

First exit east of I-77 in Canton. Visible from Route 30. Zoned industrial with 2.2 acres of fenced gravel yard. Concrete drive to two (2) 10'x14' drive-in doors.

Directions: I-77 to Exit 104/US-30 east toward East Liverpool, take the OH -43/Cherry Ave/Downtown exit, at end of ramp cross Cherry to 14th St SE, go two blocks, turn right on Purney Ct SE.

OFFERING SUMMARY

Lease Rate:	\$4,250/month or \$9.00 SF/yr (NN)
Available SF:	5,000 SF
Lot Size:	2.22 Acres
Year Built:	1985

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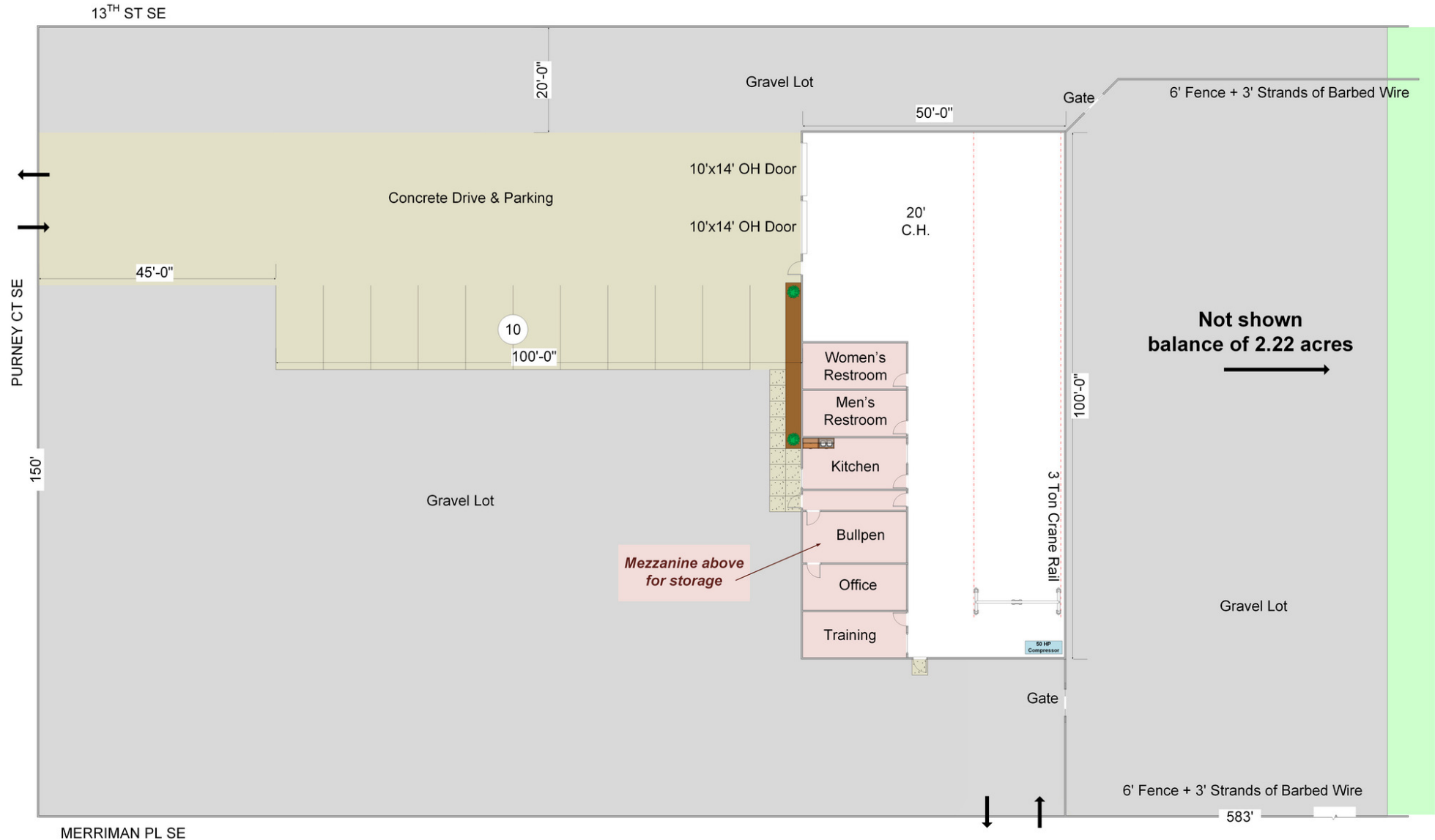


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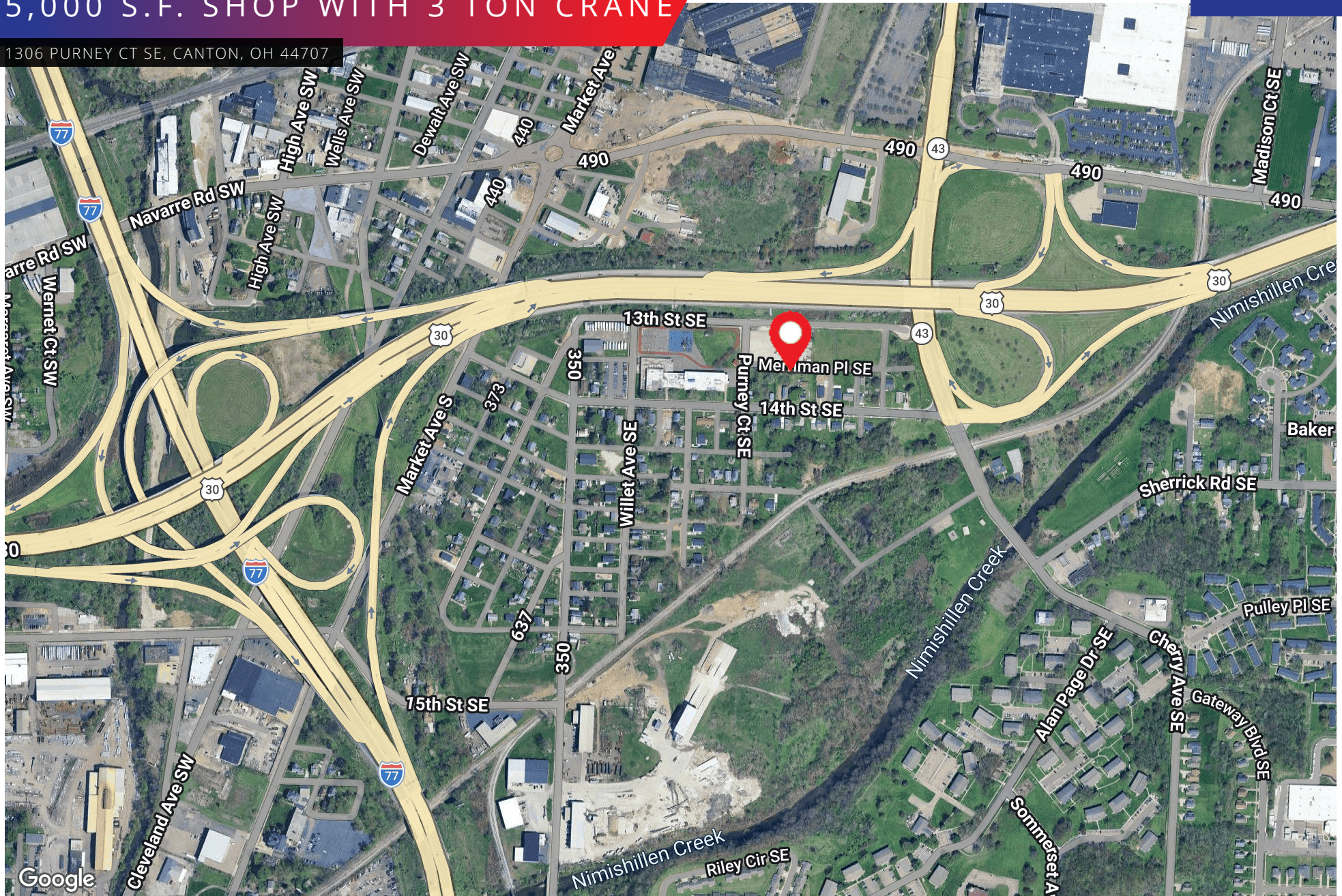


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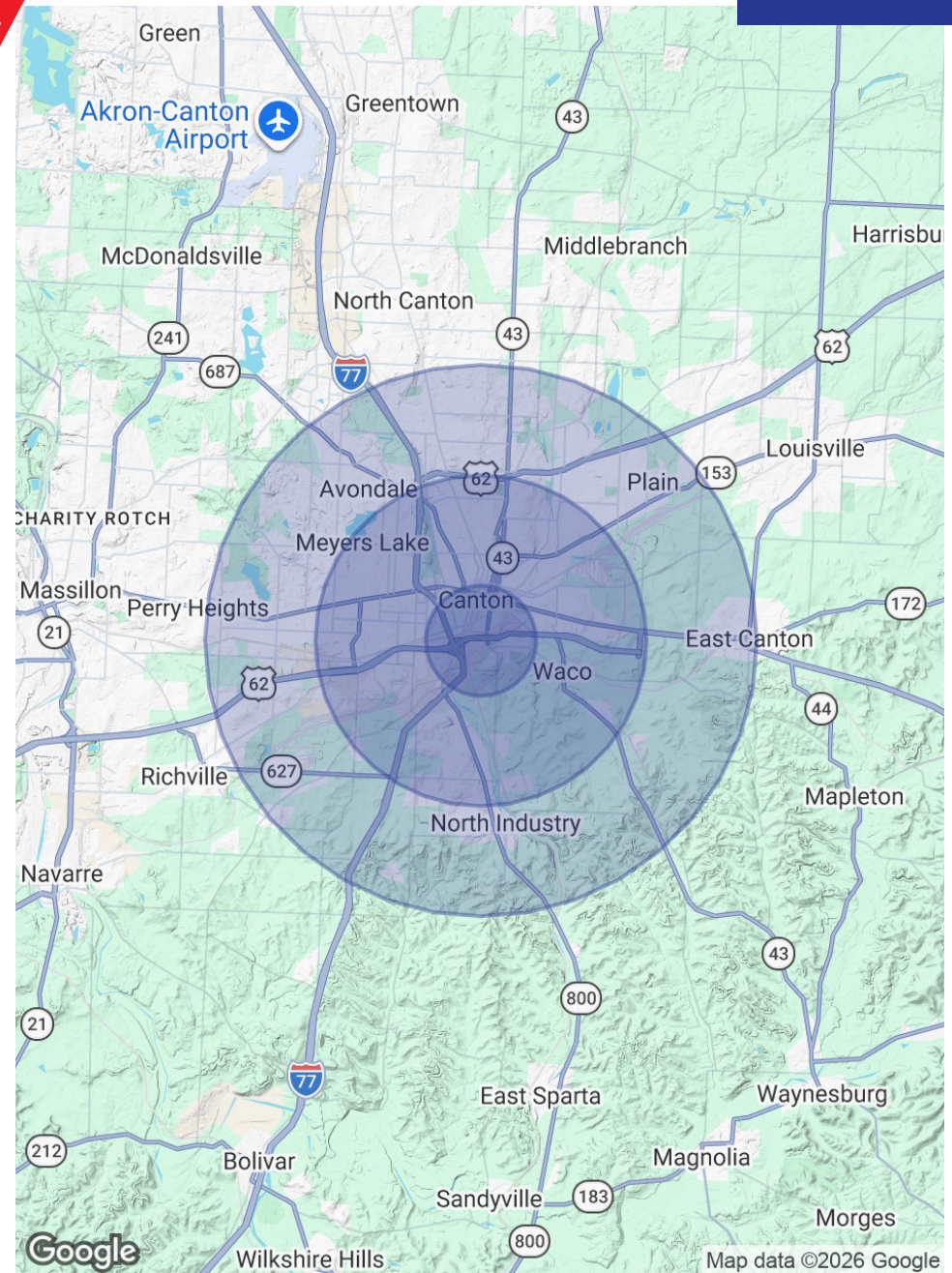
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,611	62,203	120,888
Average Age	30.5	36.5	40.1
Average Age (Male)	28.3	35.6	39.1
Average Age (Female)	30.8	37.4	41.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,309	26,623	52,573
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$35,062	\$51,277	\$63,515
Average House Value	\$37,464	\$99,936	\$144,860

2023 American Community Survey (ACS)



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