

AVAILABLE FOR SALE OR LEASE
39,000 SF INDUSTRIAL BUILDING SPACE
HEAVY INDUSTRIAL | WAREHOUSING | EDGE AI DATA CENTER
5205 South Cleveland-Massillon Road | Norton, Ohio

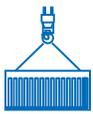


Estimated Operating Expenses	
Real Estate Taxes	\$\$.80/SF
Insurance	\$0.50/SF
CAM	\$1.50/SF
Total Expenses	\$2.80/SF

Photo-realistic building example

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

HIGHLIGHTS



Cranes

- (3) 50-ton crane systems
- (1) 45-ton crane
- (1) 20-ton crane



Clear Height

27' under the hook



Doors

- (6) 23'x25'
- Drain & grease pit at each door



Power

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



Delivery Date

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



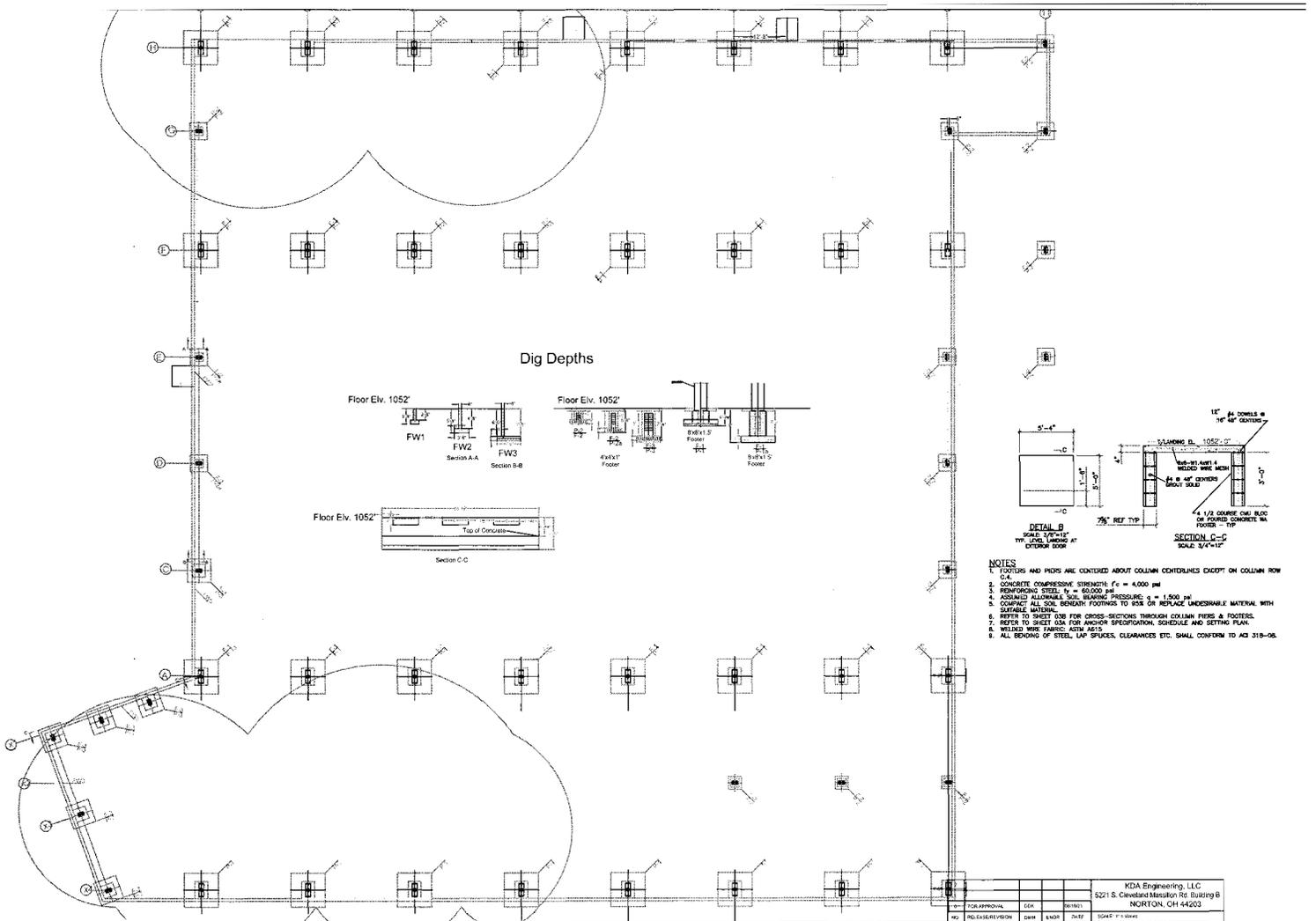
Building Size

39,000 SF (180'x200') with truck dock and utility room bump-outs. Divisible to 30,000 SF

CONTACT

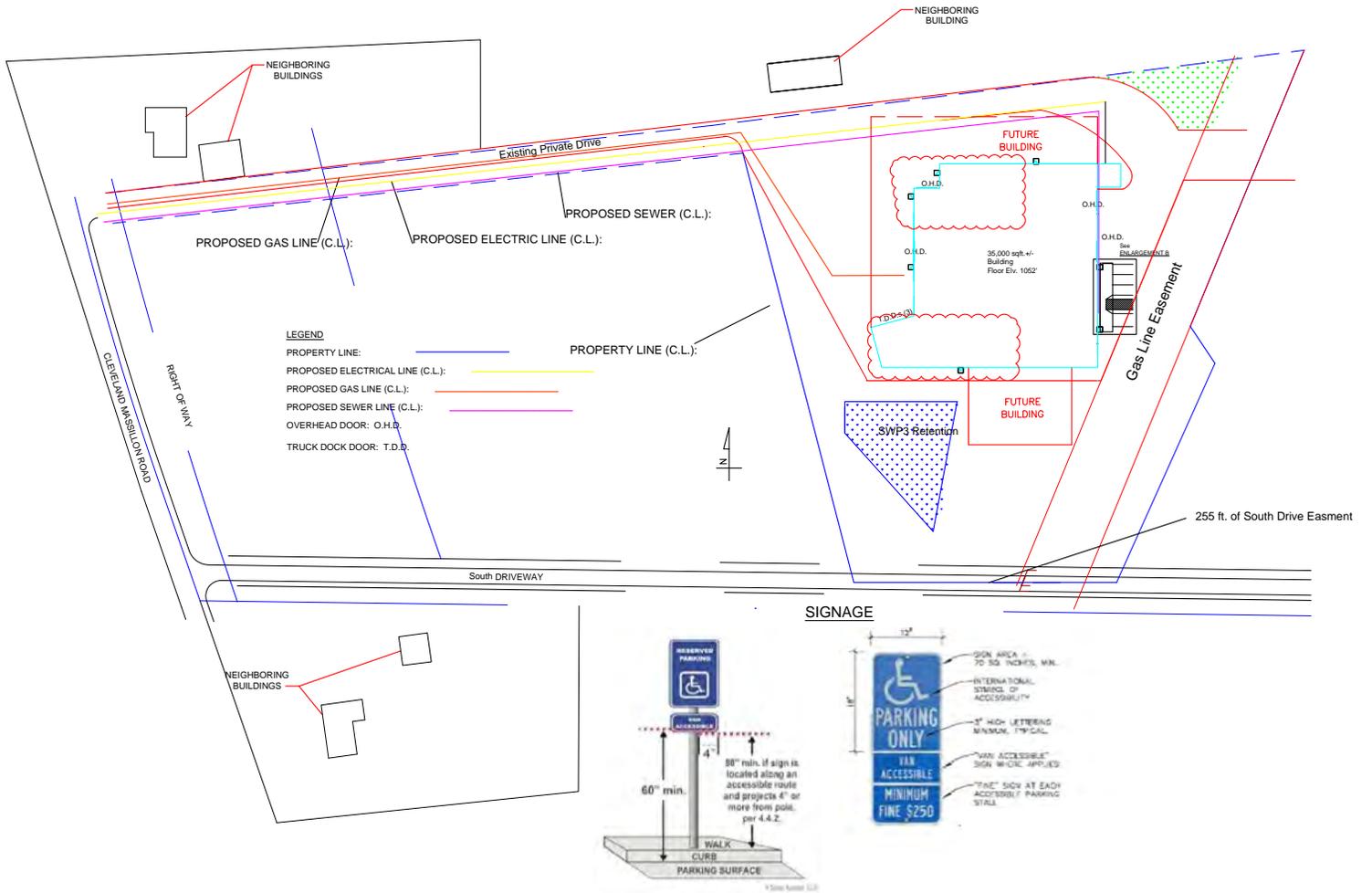


Terry Coyne
 Executive Vice Chairman
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 Licensed Real Estate Broker



- NOTES**
1. FOOTINGS AND PILES ARE CENTERED ABOUT COLUMN CENTRLINES EXCEPT ON COLUMN ROW C-4.
 2. CONCRETE COMPRESSIVE STRENGTH: $f'_c = 4,000$ psi
 3. REINFORCING STEEL: $f_y = 60,000$ psi
 4. ASSUMED ALLOWABLE SOIL BEARING PRESSURE: $q = 1,500$ psf
 5. COMPACT ALL SOIL BENEATH FOOTINGS TO 95% OR REPLACE UNSATURABLE MATERIAL WITH SUFFICIENT MATERIAL.
 6. REFER TO SHEET 02B FOR CROSS-SECTIONS THROUGH COLUMN PILES & FOOTERS.
 7. REFER TO SHEET 03A FOR ANCHOR SPECIFICATIONS, SCHEDULE AND SETTING PLAN.
 8. WELDED WIRE FABRIC: ASTM A651
 9. ALL BENDING OF STEEL I-BEAM SPICES, CLEARANCES ETC. SHALL CONFORM TO AISC 318-05.

KDA Engineering, LLC			
5221 S. Cleveland-Massillon Rd. Building B			
NORTON, OH 44202			
DATE	BY	CHKD	APP'D
05/15/2014	DAN	ENR	DAVE
SCALE: 1/4" = 1'-0"			





Cranes

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Office

- Build-to-suit with geothermal heat
- Expandable up to 2,500 SF



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



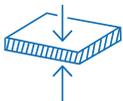
Sprinkler

ESFR sprinkler system possible



Recycling Rain Water

More than 78,000 gallons



Floor Thickness

8-inch reinforced concrete



Leed Compliant

- R38/R19 insulation
- LED motion lighting censoring
- Water efficiency system
- Bathroom with shower
- Ample natural light in manufacturing and office areas



Edge AI Ready

Heavy equipment access, power & infrastructure, on-site natural gas capacity, modular friendly, ready-to-occupy structure, industrial location advantage aligns with Edge AI facilities and provides the physical foundation to support the next generation of distributed AI infrastructure – today











