

4,500 SQ.FT. INDUSTRIAL BAY WITH OFFICE

1900 CLEVELAND AVENUE SOUTHWEST, CANTON, OH 44707



PROPERTY DESCRIPTION

4,500 Sq.ft. bay features private office, restroom, reception area, 2 on grade automatic doors, 3phase 220 volt 200amp electrical service and fenced in lot space. NN fee is \$1.20 per sq.ft. or \$450.00 per month includes property & casualty insurance and real estate taxes. Tenant is responsible for its own lawn care, snow plowing and salting, and parking lot maintenance.

Total monthly cost is \$2,700.00 + utilities.

PROPERTY HIGHLIGHTS

- Fenced, secure lot with automatic gate on 2.3 acres
- (2) 12'x14' on grade automatic doors
- Office & one restroom. +/- 16' Clear Height
- Close to I-77 and Rt 30 entry/exit in Canton
- Separately metered electric. Owner rebills for gas and water/sewer as they are sub- metered.

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LOCATION DESCRIPTION

I-77 to exit #103 toward Cleveland Ave, take Timken Place ramp to Cleveland Ave/Shepler Church, right on to Bolivar Rd, left on to Cleveland Ave. Property on right.

OFFERING SUMMARY

Lease Rate:	\$6.00 SF/yr (NN)
Number of Units:	2
Available SF:	4,500 SF
Lot Size:	2.3 Acres
Building Size:	12,000 SF



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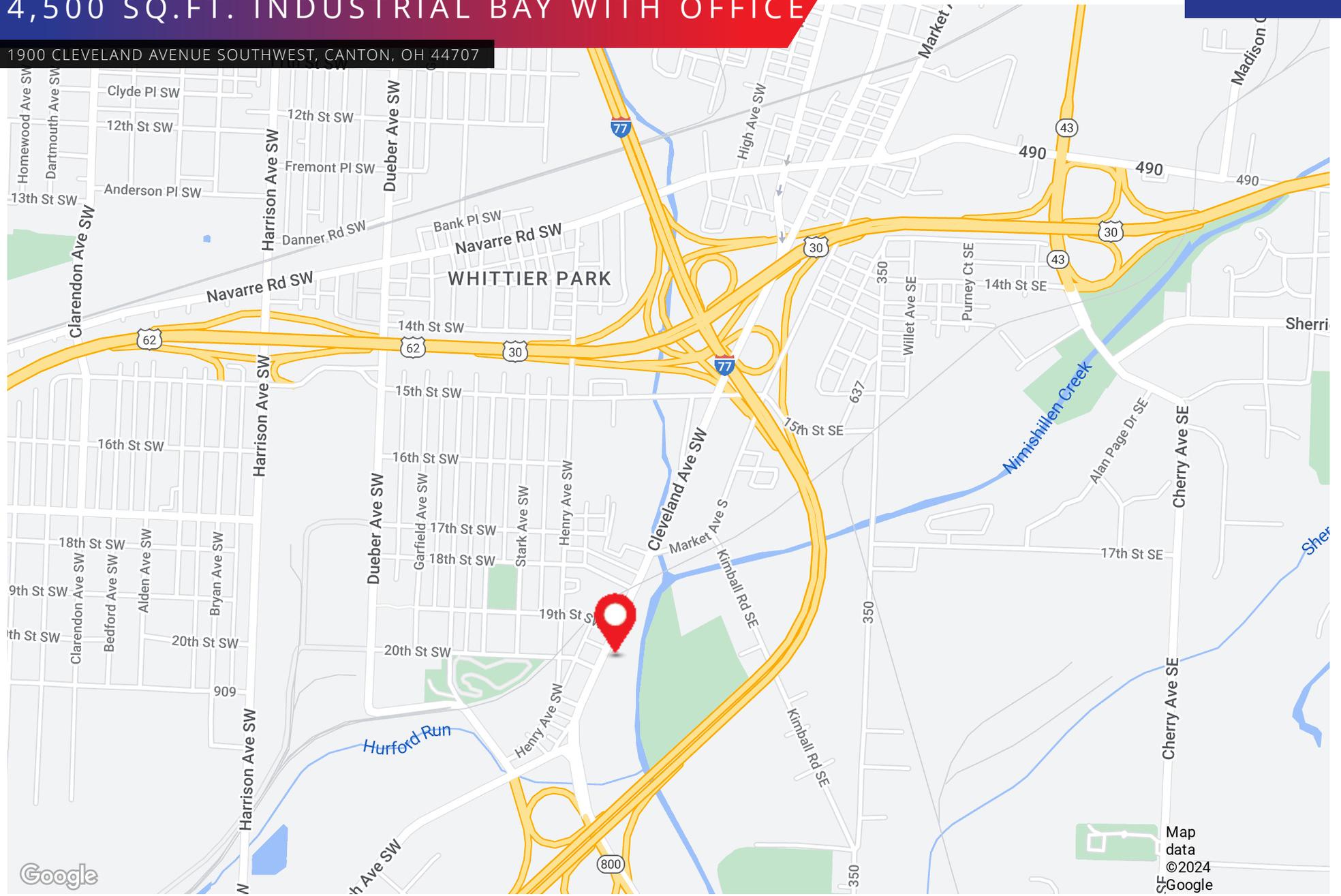
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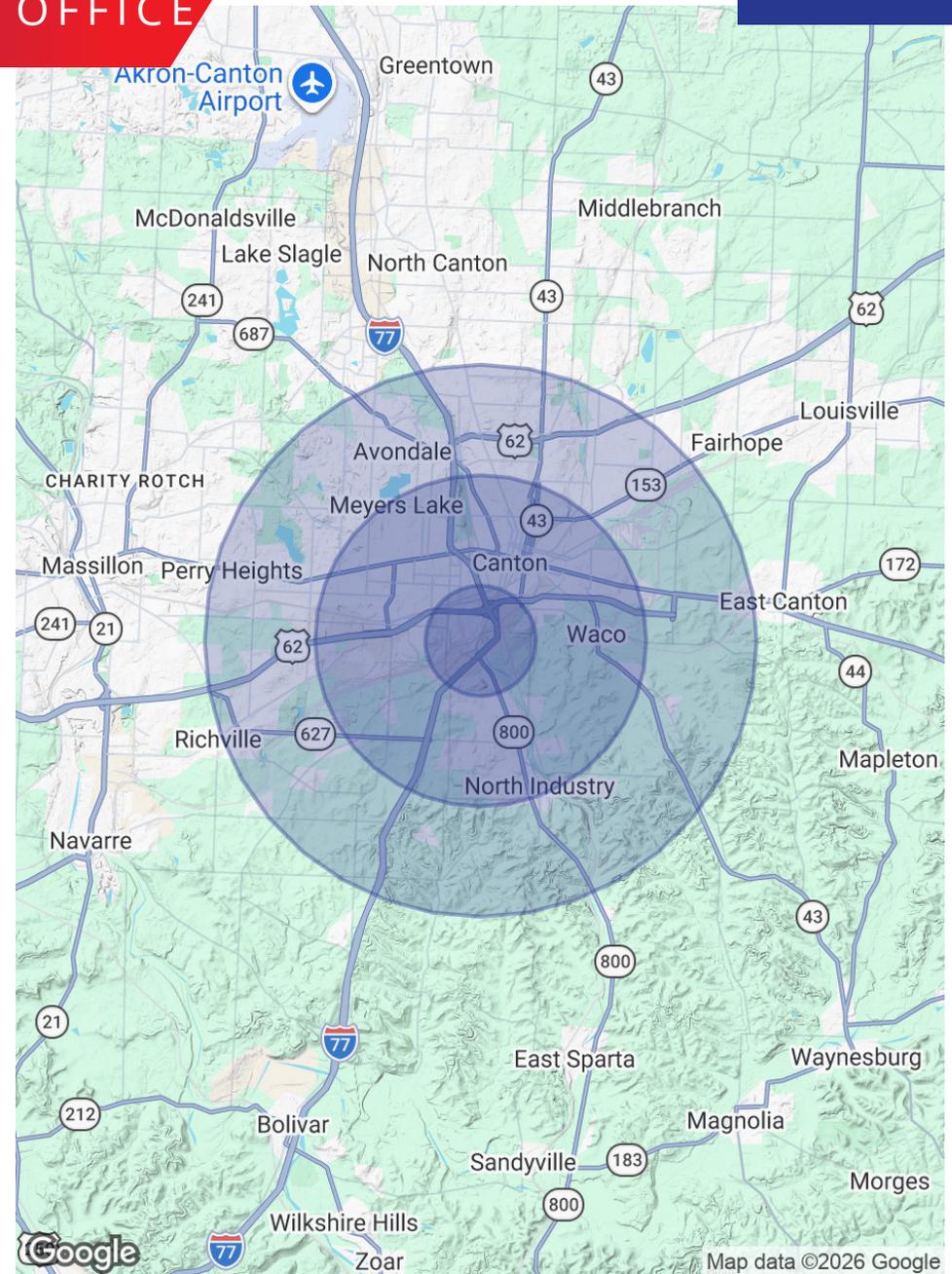
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,434	51,808	117,726
Average Age	36	39	41
Average Age (Male)	35	38	40
Average Age (Female)	37	40	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,278	21,969	51,048
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$41,342	\$53,931	\$65,229
Average House Value	\$83,132	\$108,081	\$141,924

Demographics data derived from AlphaMap



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