



6505 Promler Ave NW
North Canton, Ohio 44720

SALE PRICE	\$1,300,000.00
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TOTAL SQ FT	20,700
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PARCEL	1611039
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ACRES	2.03
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YEAR BUILT	1986
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ZONING	I1 - Industrial
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SPRINKLED	yes
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TAXES	\$18,090.95
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PROPERTY DETAILS

***CALL FOR OFFERS - JANUARY 15, 2025**
(see page 4-5)

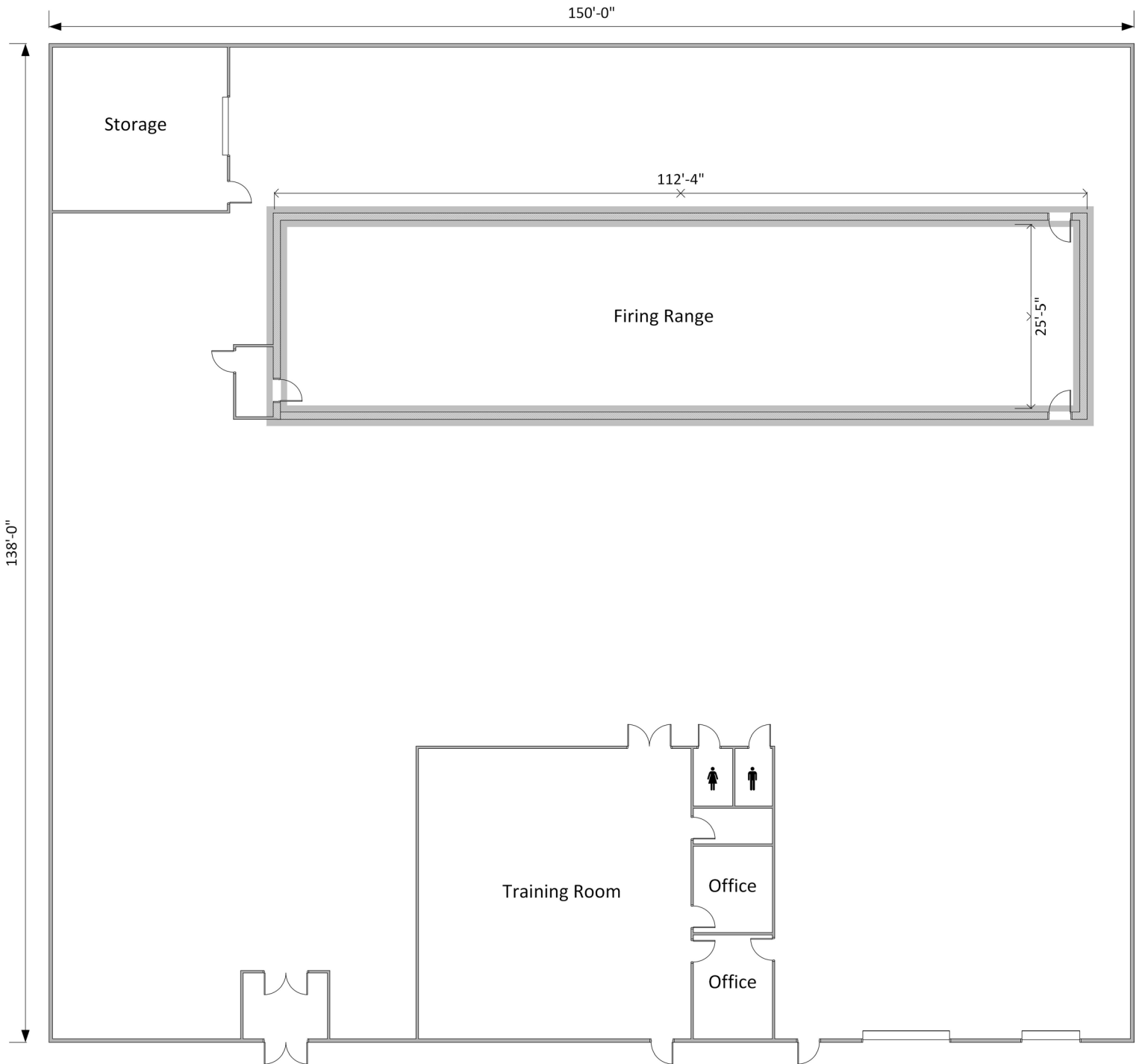
- 20,700/SF Jackson Township warehouse (former gun range).
- Visible from I-77.
- 2.03 acre lot with room to expand.
- 1 loading dock, 1 overhead door,
- Power - 3P 600A 208v.
- Ceiling Height 16' - 21'.

Dan Spring, SIOR

330 497 6249 • dan@naispring.com

Kelly Sober, CCIM

330 497 6937 • kelly@naispring.com

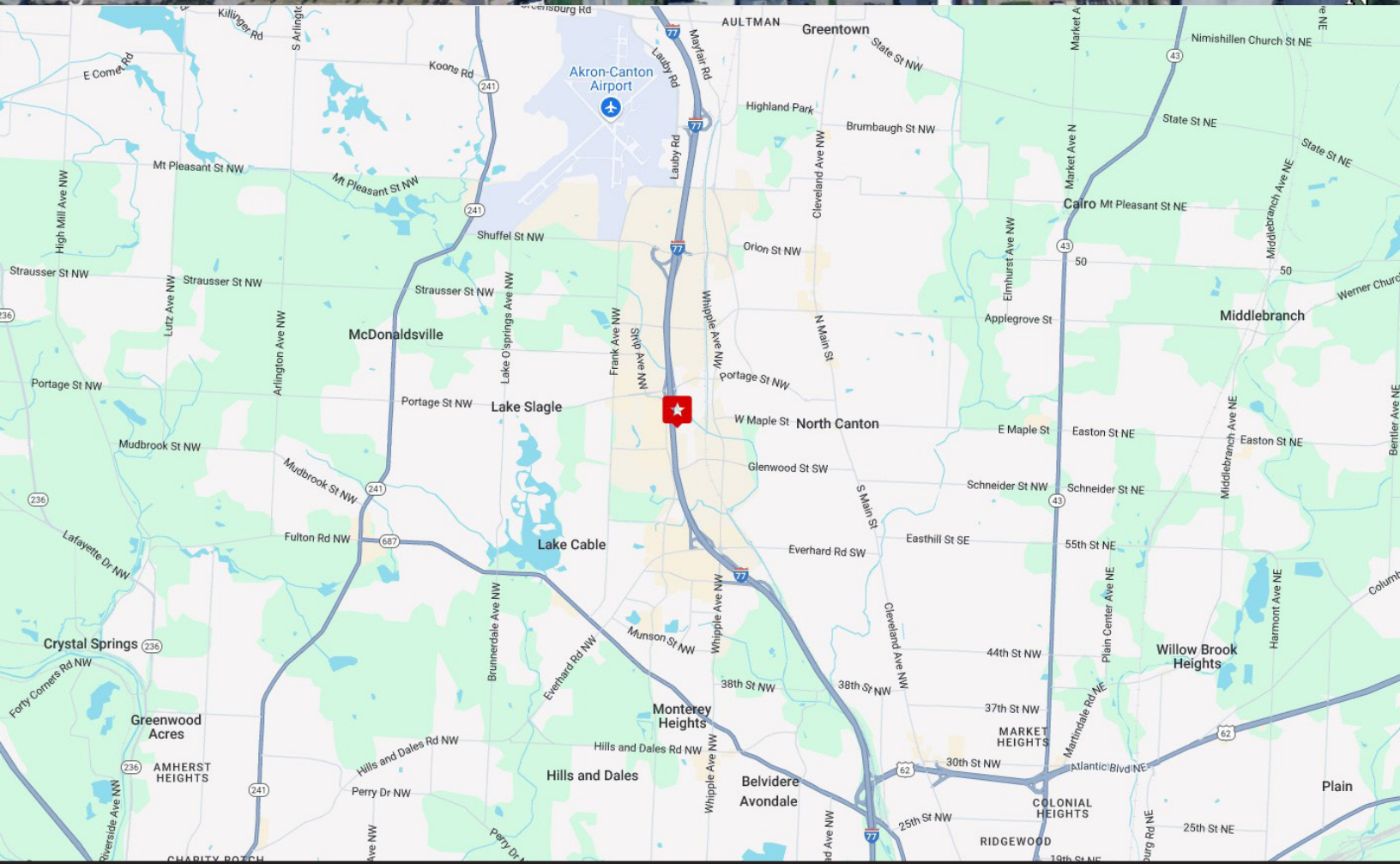


*DIMENSIONS ARE APPROXIMATE. THIS INFORMATION IS FROM RELIABLE SOURCES BUT IS NOT GUARANTEED AND IS SUBJECT TO CHANGE

6505 Promler Ave NW
North Canton, Ohio 44720



Google Earth



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North Canton, OH 44720
+1 330 966 8800
naispring.com

* CALL FOR OFFERS

Prime Commercial Opportunity – Former Gun Range Facility Adjacent to Interstate 77

Property Overview:

NAI Spring is pleased to announce the sale of a unique property located at 6505 Promler Street NW, North Canton, OH, offering high visibility and accessibility from Interstate 77 (I-77). Situated within one mile of the Akron-Canton Airport (CAK), this property presents a range of redevelopment possibilities for industrial, commercial, or recreational use.

Asking Price:

\$1,300,000.00 (real estate only)

Key Features:

- Location: Conveniently located near I-77, offering exceptional exposure and access to regional and interstate traffic.
- Lot Size: 2.03 acres.
- Building Details:
 - » Built in 1986, featuring 20,700 sq. ft. of space.
 - » Former gun range with soundproofed shooting lanes, reinforced walls, and ventilation systems (may require updates or repurposing).
- Zoning: I-1 (Industrial) – Permitting a variety of industrial, manufacturing, warehouse, and distribution uses.
- Fire Safety: Fully sprinkled.

Redevelopment Potential

The property is well-suited for:

- Industrial Use: Manufacturing, warehouse storage, or distribution operations with convenient highway access.
- Recreational Use: Specialty recreational facilities or training centers.
- Specialty Uses: Indoor shooting ranges, secure storage, or training facilities.

Additional Highlights:

- Located within 1 mile of the Akron-Canton Airport (CAK), providing logistics and business connectivity.
- Ample parking space or potential for expansion.
- Positioned within a thriving industrial and commercial corridor.

Contents of the Property:

Please note, the contents of the property, including equipment, fixtures, and other materials, are subject to a lien held by Huntington Bank. The sale or transfer of these items will require prior written approval from the bank. Buyers interested in acquiring the contents in addition to the property must coordinate with the bank to ensure compliance with lienholder requirements.

Offering Process:

Interested buyers are invited to submit their offers by (*Deadline Date, January 15, 2025*).

Offers should include:

1. Purchase price.
 2. Proposed use or redevelopment plan.
 3. Financial qualifications or proof of funding.
 4. Timeline for closing.
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Submission Details:

- All offers must be submitted in writing to:
Dan Spring: dan@naispring.com
Kelly Sober: kelly@naispring.com
Phone: 330-966-8800

For questions or to schedule a property tour, contact Dan Spring or Kelly Sober at 330-966-8800.

Important Information:

- The property is sold “as-is,” with no representations or warranties regarding the condition of the building or its systems.
- Approval of Huntington Bank is required for any sale or transfer of the contents.
- The Seller reserves the right to accept or reject any offer or expression of interest.