



PROPERTY DESCRIPTION

28,000 sq.ft. fully sprinklered industrial distribution bay. Includes five (5) docks, 18' clear height, 3 Phase 208v 1400amp and plenty of parking. Offices have a mix of private offices and conference rooms. Ideal Jackson Township location, which has no personal or corporate income tax. Zoned Jackson Township I1 - Lt Industrial. Easy access to I-77 & North Canton Industrial Park.

Base rent is \$10,500.00 / mo & NNN fee is \$1.90 / SF or \$4,433.33 / mo. NNNs cover pro rata share of real estate taxes, insurance & building specific maintenance including landscaping, snow plowing, etc.

LOCATION DESCRIPTION

I-77 to Portage Rd (exit #111), east on Portage, North on Whipple, just North of Applegrove or I-77 exit #112 Shuffel Rd East to Whipple, turn right.

Traffic count is 4,604 vehicles per day on Whipple Ave NW

Saylor Putman

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Spencer Hartung

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PROPERTY HIGHLIGHTS

- Five (5) dock doors. Four (4) docks have levelers. 18' CH
- 3 Phase, 208 volt, 1400 amp electric
- Separate office and warehouse restrooms
- Office space includes: 14 offices, bullpen, 2 conference rooms, break room & kitchenette

OFFERING SUMMARY

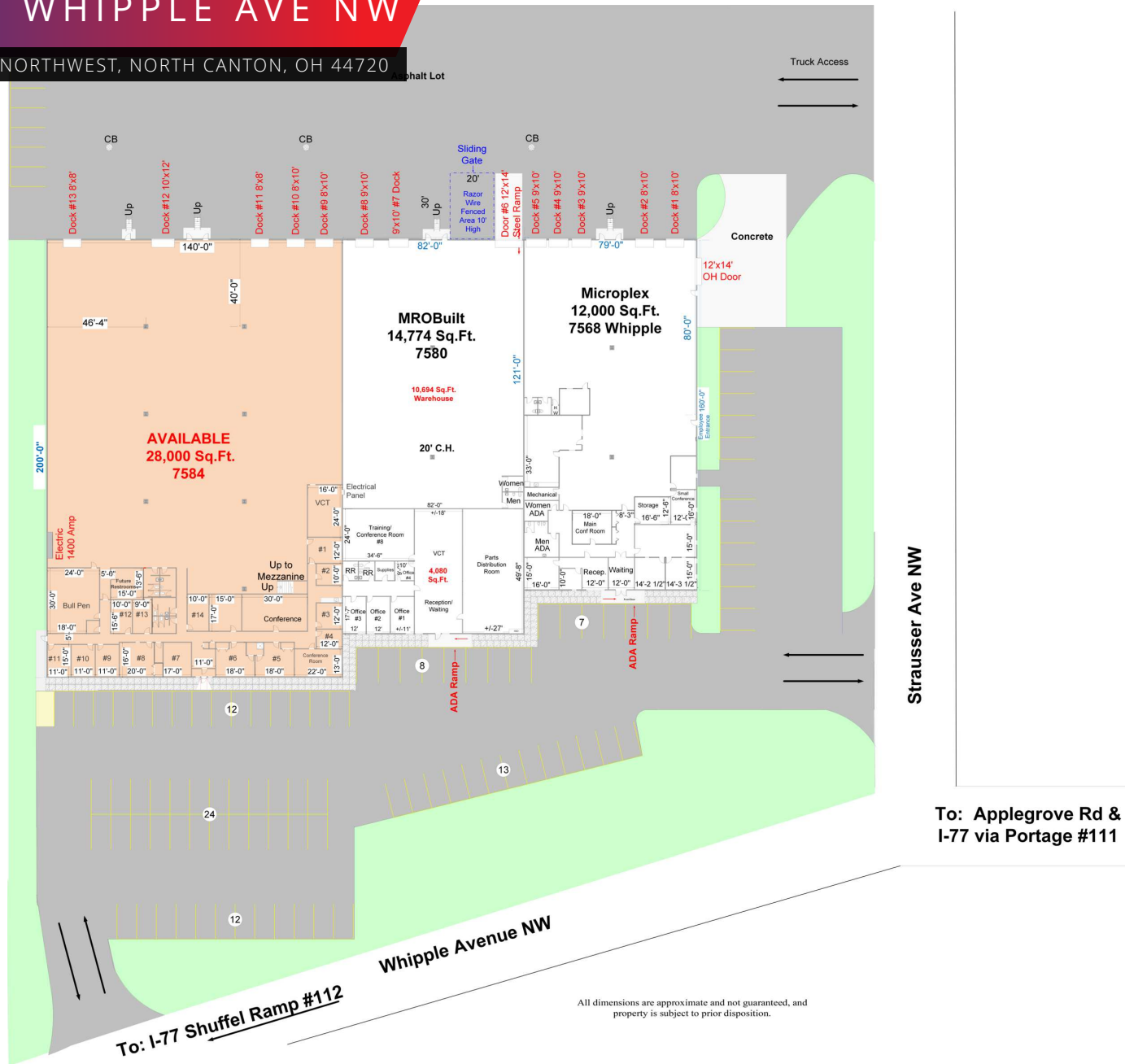
Lease Rate:	\$4.50 SF/yr (NNN)
Available:	04/01/2025
Available SF:	28,000 SF
Lot Size:	3.66 Acres
Building Size:	54,774 SF



7568-7584 WHIPPLE AVE NW

7580 WHIPPLE AVENUE NORTHWEST, NORTH CANTON, OH 44720

FOR LEASE



Strausser Ave NW

To: Applegrove Rd & I-77 via Portage #111

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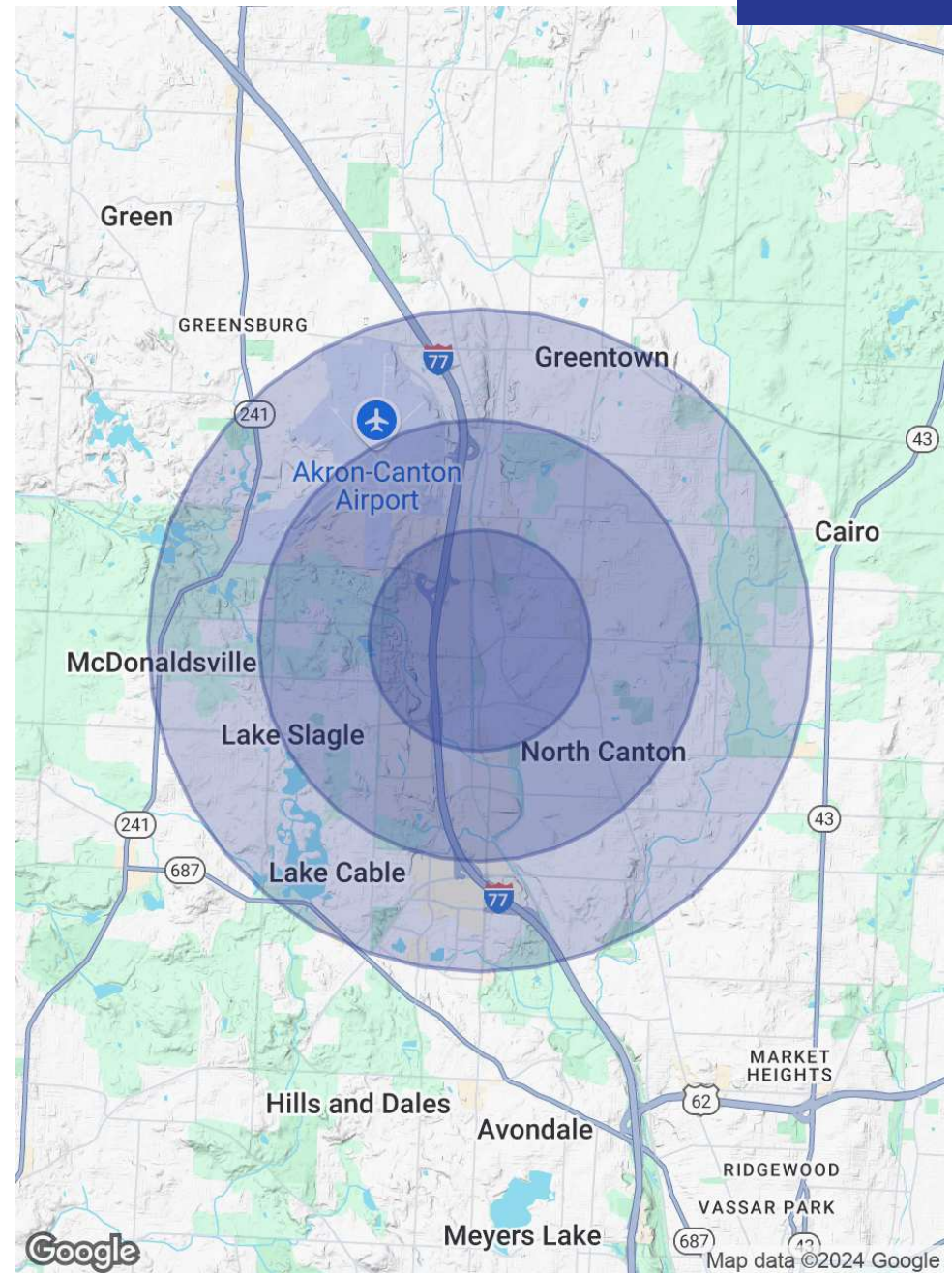
POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	3,899	18,793	39,095
Average Age	41.2	42.4	43.5
Average Age (Male)	35.4	38.5	41.5
Average Age (Female)	48.7	47.2	46.0

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,869	8,656	17,673
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$71,788	\$84,620	\$91,452
Average House Value	\$153,866	\$184,336	\$206,391

2020 American Community Survey (ACS)



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