

FOR SALE OR LEASE

1875 Harsh Ave SE

Massillon, Ohio 44646



88,550 SF INDUSTRIAL FACILITY WITH SIGNIFICANT OUTDOOR STORAGE

PROPERTY FEATURES



AVAILABILITY

UNIT	TOTAL SF	OFFICE SF	WHSE SF	DRIVE-IN DOORS	DOCKS
Bay 2	13,350 SF	2,000 SF	11,350 SF	One (1)	Shared
Bay 3	17,710 SF	1,700 SF	16,010 SF	-0-(¹)	One (1)
Bay 4	16,720 SF	To Suit	16,720 SF	Two (2)	Shared

⁽¹⁾Can be added

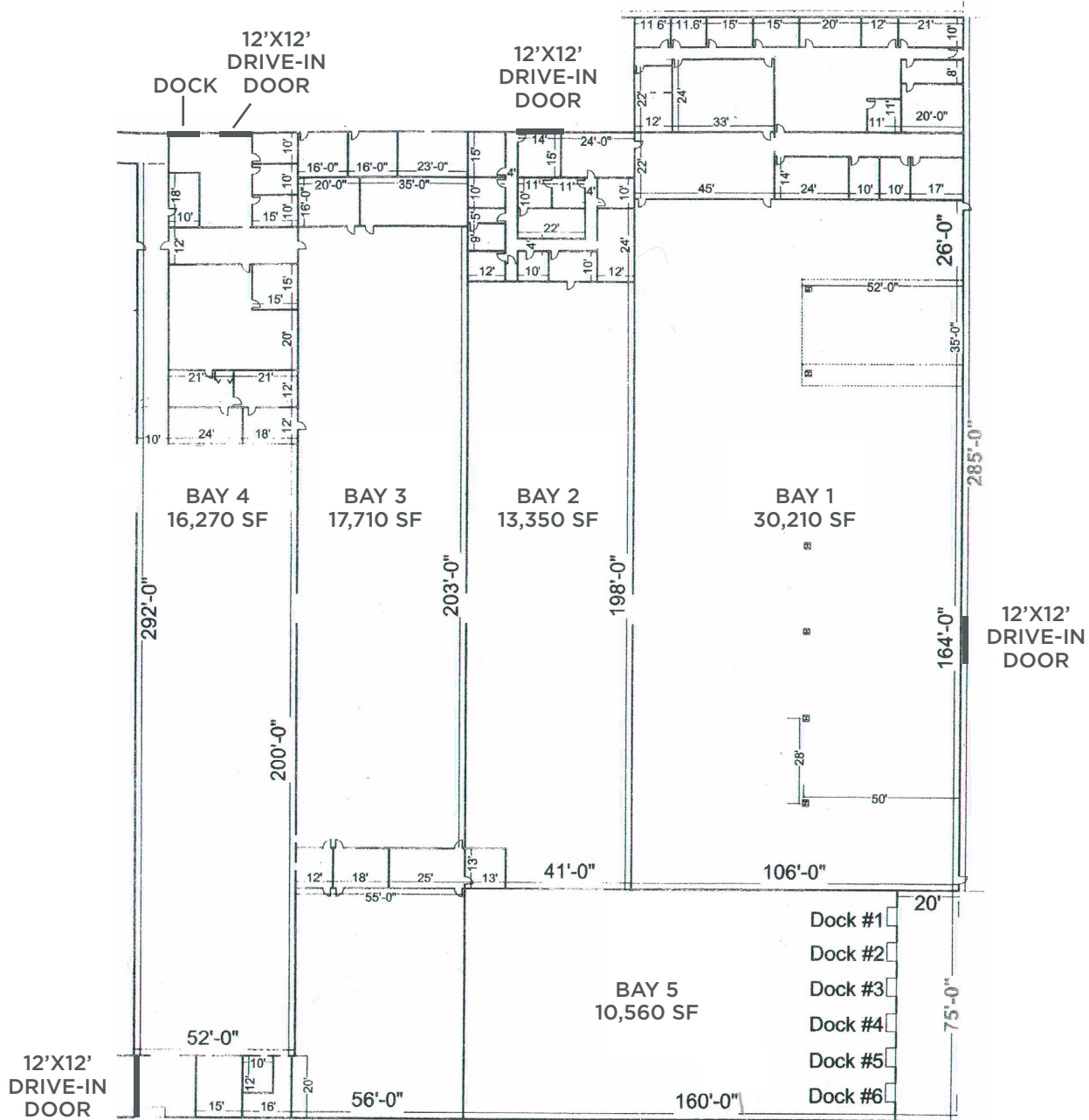
COMMENTS

- 88,550 SF industrial warehouse/manufacturing facility
- Owner-user or value add investment opportunity
- Building has four (4) separate bays for multiple tenants
- Over 4.5 acres of fenced industrial outdoor storage area
- Currently has ±8,500 SF of office, most of which can be easily removed
- Located near Route 21 & I 77 and the recently redeveloped Massillon City Schools.

PROPERTY SPECIFICATIONS

CONSTRUCTED:	1962
BUILDING SIZE:	88,550 SF
LAND SIZE:	6.3 AC
CONSTRUCTION:	Brick/Block/Metal
ROOF:	Flat
LIGHTING:	Fluorescent
HEAT:	Overhead Gas
A/C:	Office
SPRINKLER:	Wet
CEILING HEIGHT:	14' clear height
DRIVE-IN DOORS:	Four (4) 12'x12' overhead doors, with the ability to add more
DOCKS:	Seven (7)
POWER:	Heavy - 1600A / 480V / 3P

FLOOR PLAN



PARCEL MAP



Google

Map data ©2024 Google

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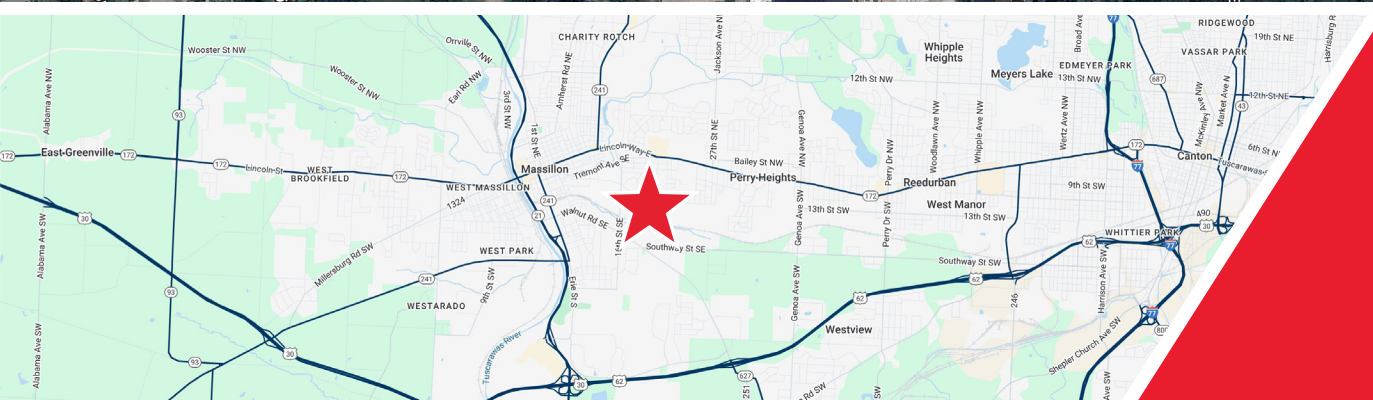
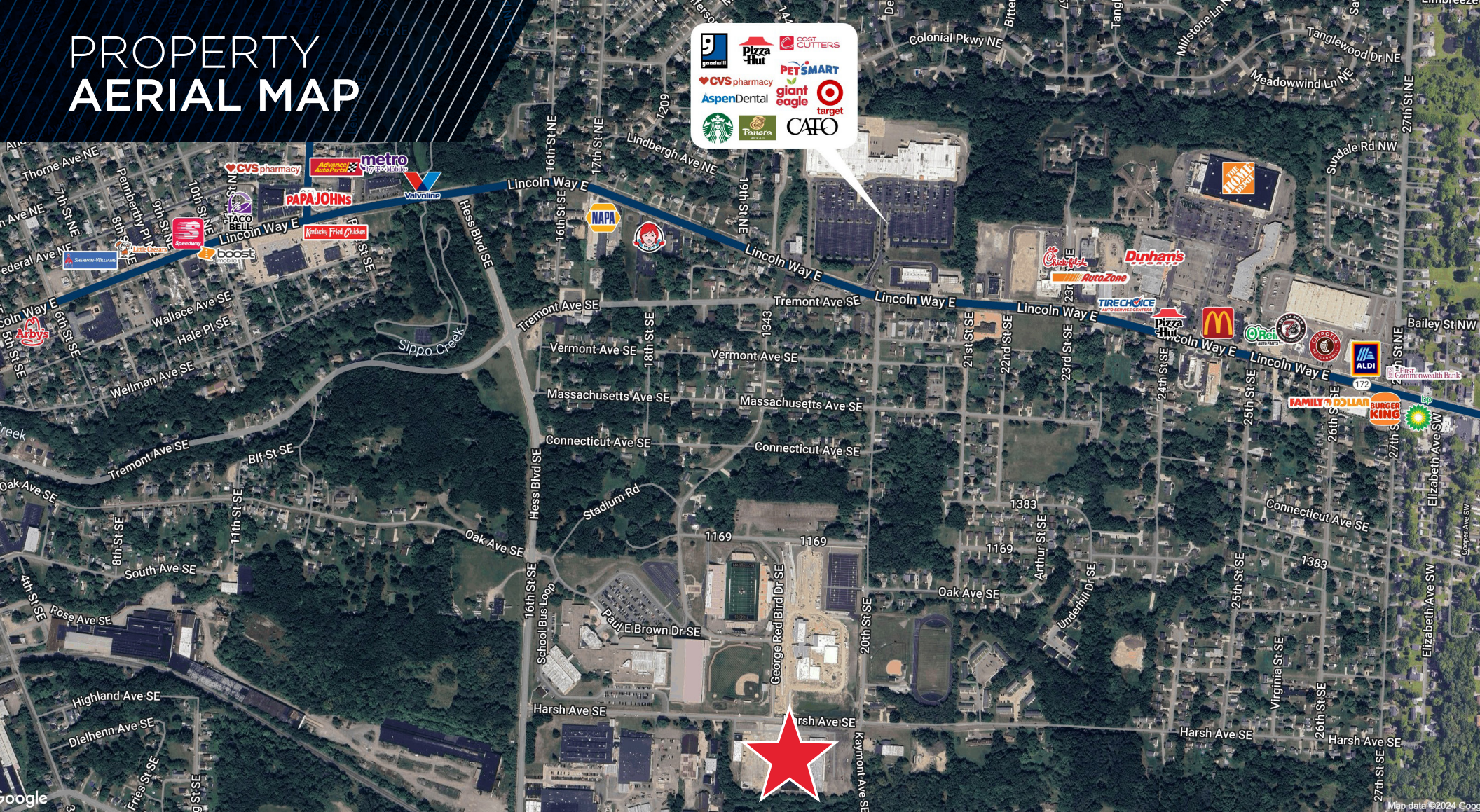
EXTERIOR PHOTOS



INTERIOR PHOTOS



PROPERTY AERIAL MAP



Easy access
to I-77, SR 21,
& US 30



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