



Warehouse Space

8050 FREEDOM AVENUE
NORTH CANTON, OHIO 44720

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Warehouse Space

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SPACE AVAILABLE

- 13,771 SF - warehouse space
- 2 loading docks
- Drive-ins - 2
 - 1 Drive-in 8'x8'
 - 1 Drive-in 10'x14'

LEASE RATE

- \$5.50/SF NNN for warehouse space
- \$10.00/SF NNN for office space

NNN EXPENSES

\$3.56/SF

PROPERTY OVERVIEW

- Column Spacing - 30' x 40'
- Clear Height - 17'
- Power - 480V/800amp/3 phase
- Right off I-77 S
- 2 miles from Akron/Canton Airport
- 15 miles south of Akron
- 8 miles north of Canton



Warehouse Space Floor Plan

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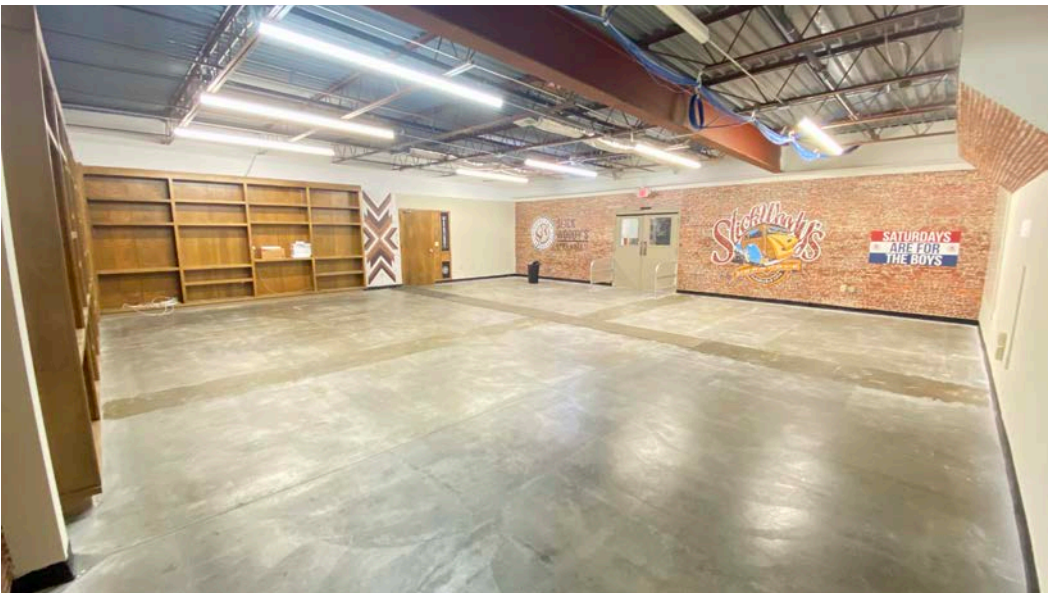
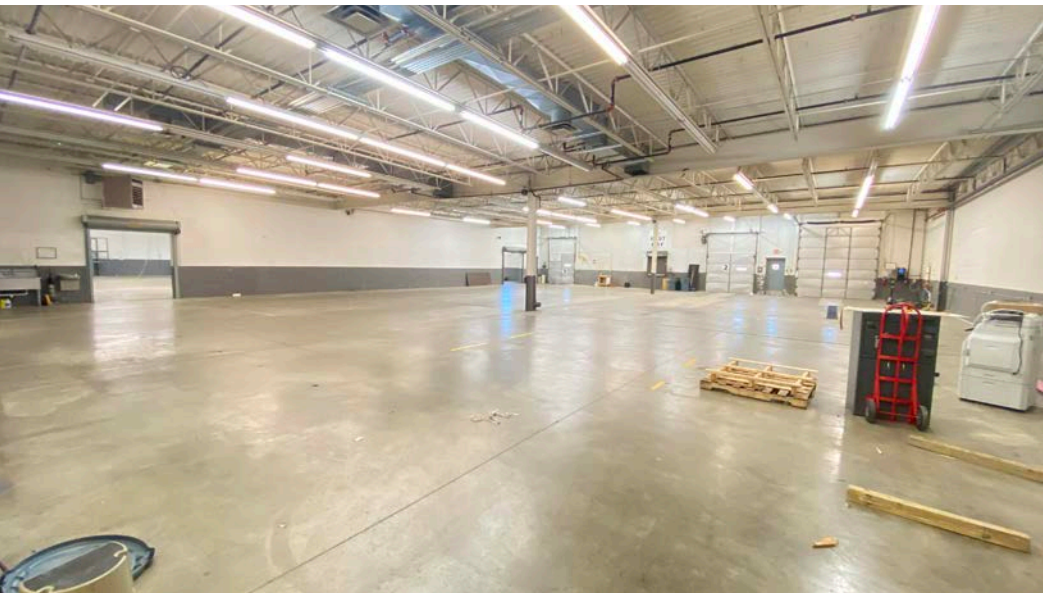
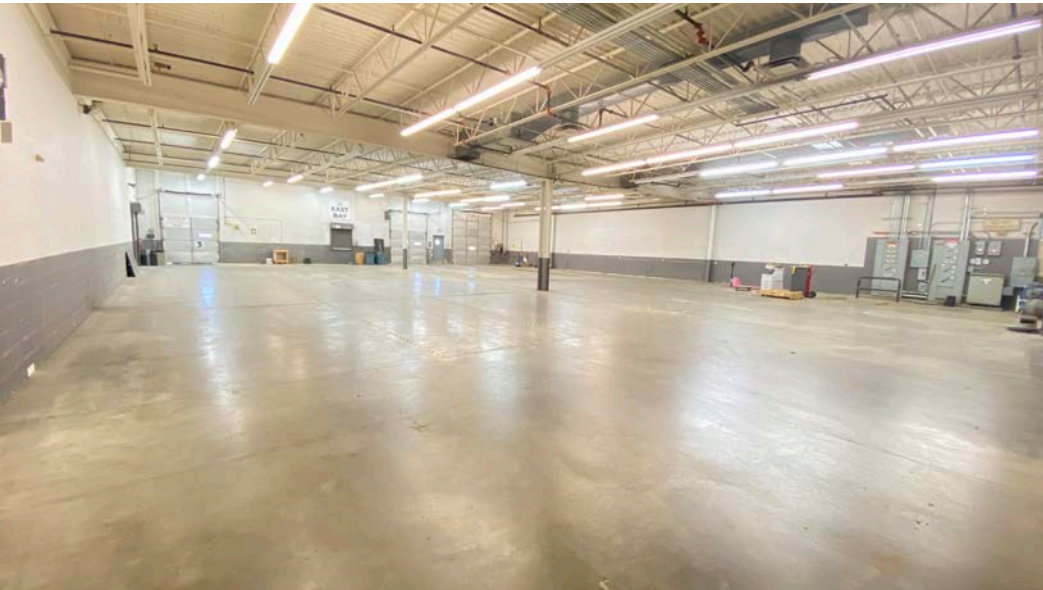


Building Area:



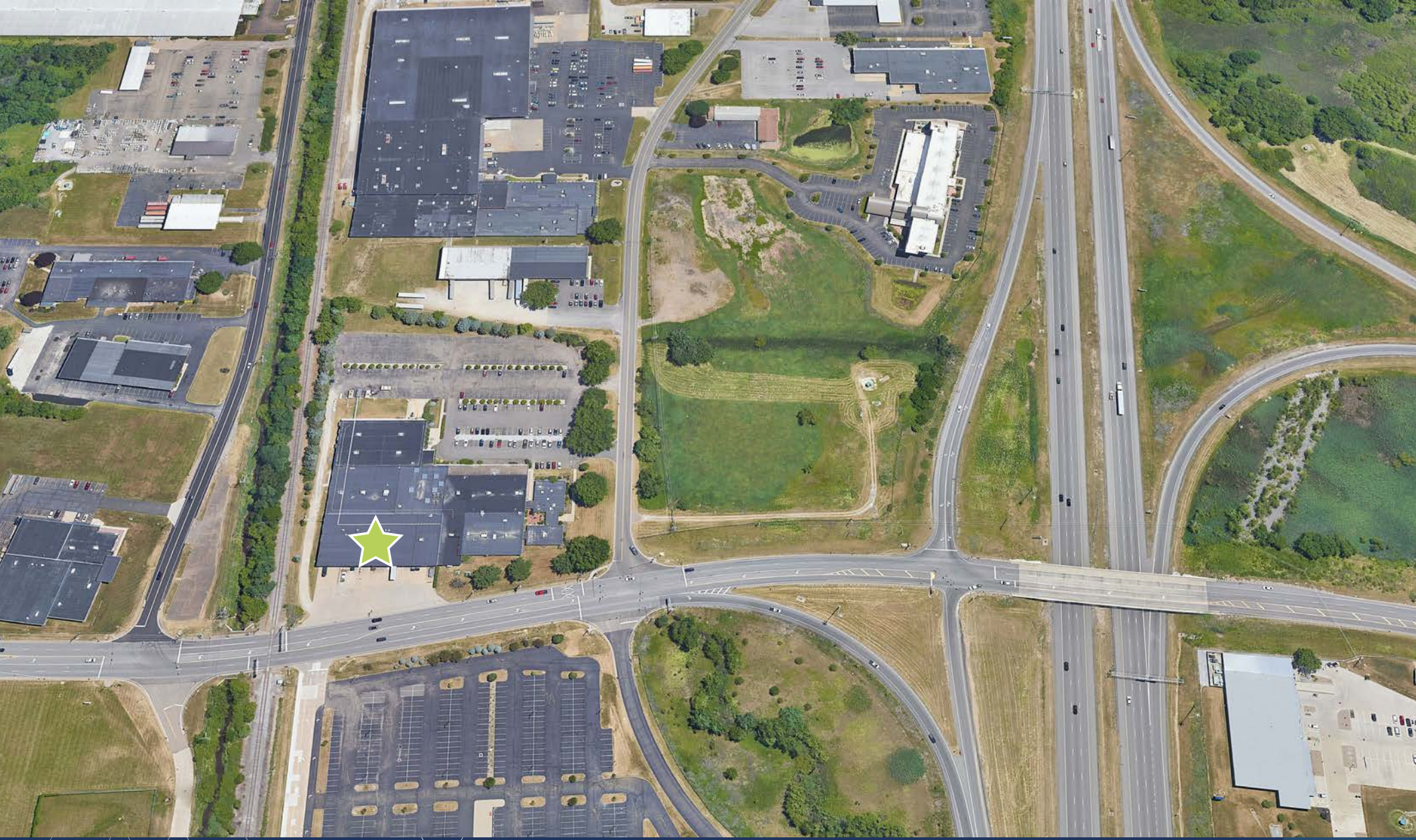
Warehouse Space Interior Photos

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Warehouse Space Aerial Map

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Area Demographics

Demographic	1 Mile	3 Miles	5 Miles	10 Miles
2024 Businesses	397	1,970	4,311	11,574
2024 Employees	9,491	34,393	63,216	180,480
2024 Population	2,326	36,821	97,279	356,083
2024 Median Age	38.40	44.60	45.60	43.60
2024 Population 25 and Over	1,721	27,363	71,826	257,315
2024 Households	1,208	16,106	41,687	150,360
2024 Average Household Size	1.92	2.27	2.29	2.33
2024 Average Household Income	\$114,367	\$113,408	\$112,300	\$89,785
2024 Owner Occupied Housing Units	586	11,059	29,605	103,009
2024 Average Value of Owner Occ. Housing Units	\$266,084	\$270,120	\$272,679	\$222,730
2024 Civilian Population 16+ in Labor Force	1,191	19,751	50,574	178,782
2024 Daytime Population	10,923	51,068	110,128	358,507
Daytime Workers	9,751	33,245	61,518	172,381
Daytime Residents	1,172	17,823	48,610	186,126
2024 Owner Occupied Housing Units	586	11,059	29,605	103,014
2024 Renter Occupied Housing Units	622	5,047	12,082	47,346
2024 Average Household Size	1.92	2.27	2.29	2.33

