

FOR
LEASE

9TH ST SW

ST. RT. 241

39,862 S.F.
(22,350 SF / 17,512 SF
AVAILABLE

32,760 S.F.
AVAILABLE

LEASED

LEASED

OBERLIN AVE SW

17,512 UP TO 72,622 SQ. FT. INDUSTRIAL SPACE

815 OBERLIN AVENUE SOUTHWEST, MASSILLON, OH 44647

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PROPERTY DESCRIPTION

Nearly 156,000 SF brick multi-tenant warehouse located in a Massillon industrial park. Property offers easy and convenient access to OH-21. Building has a dry sprinkler system throughout with risers in each unit.

PROPERTY HIGHLIGHTS

- 17,512 Sq.ft., 22,350 sq.ft. & 32,760 sq.ft. available for lease. Lease one or two bays or all three for 72,622 sq.ft. total.
- Heated warehouse or distribution. Just west of Route 21.
- 12-15 Foot clear height
- CAM of \$1.11 sq. ft. includes real estate taxes, insurance, landscaping and snow removal.

LOCATION DESCRIPTION

Directions: Rt.21 in Massillon to Rt.241 W Oberlin/Finefrock Streets. Go West, 1 mile turn left on 9th St. SW - facility on left.

Zoned City of Massillon I-1 Lt. Industrial

OFFERING SUMMARY

Lease Rate:	\$3.95 SF/yr (NNN)
Number of Units:	5
Available SF:	17,512 - 39,862 SF
Lot Size:	8.48 Acres
Building Size:	155,840 SF

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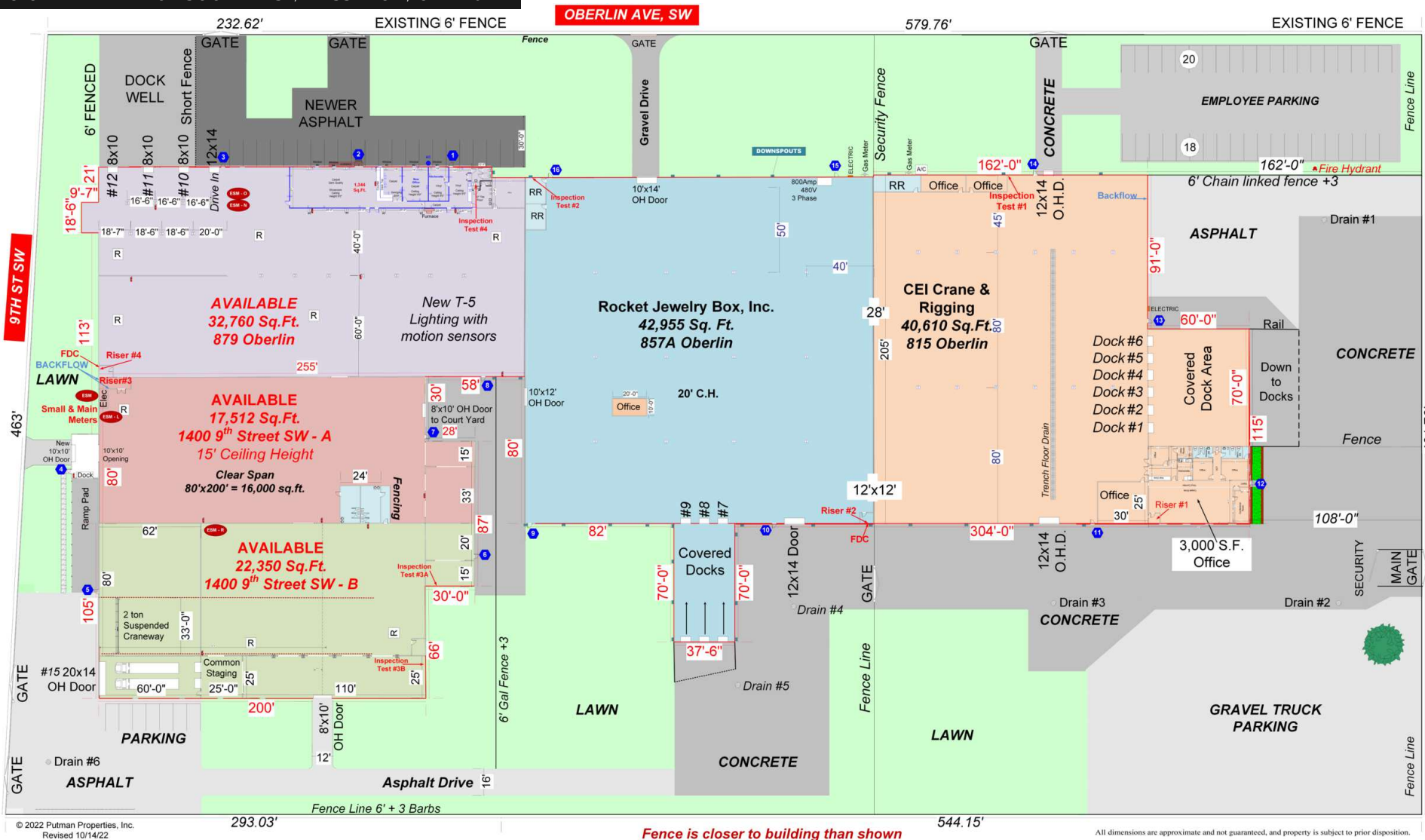
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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	17,512 - 39,862 SF	Lease Rate:	\$3.95 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1400 9th St., Bays A & B	Available	17,512 - 39,862 SF	NNN	\$3.95 SF/yr	Lease one or both bays at \$3.95 per square foot. CAM is \$1.11/sf. Bay A is 17,512 sf of clear span bay (80'x200') with two (2) on-grade doors, one (1) dock, sprinklered, gas Reznor heat, & restroom, lease is \$7,384.23/mo. includes CAM. Bay B is 22,350 sf of clear span bay with two (2) internal docks and one (1) on-grade door, gas Reznor heat, & restroom, lease per month is \$9,424.25/mo. includes CAM. Monthly rent for both bays is \$16,808.48 includes CAM
879 Oberlin Ave	Available	32,760 SF	NNN	\$3.95 SF/yr	32,760 Sq.ft. clean, renovated space. Three (3) docks, one (1) on grade 12'x14' door, gas heat, separately metered. 100% sprinklered and fenced yard. Includes approximately 3,000 sq.ft. of office space. Lease per month is \$13,813.80/mo. includes CAM.

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1400 9th A & B

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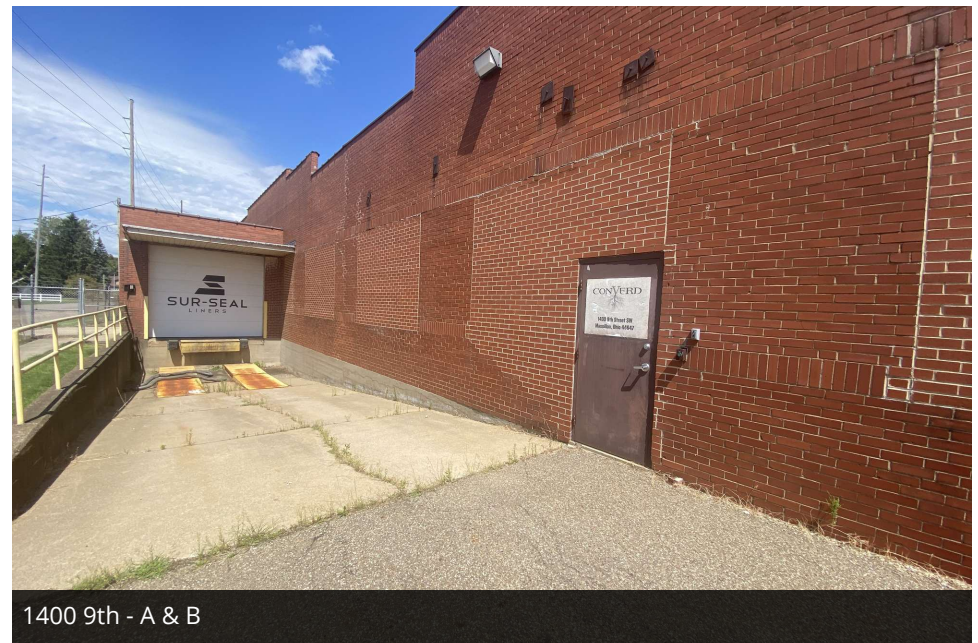
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Pylon Sign



1400 9th - A & B



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879 Oberlin



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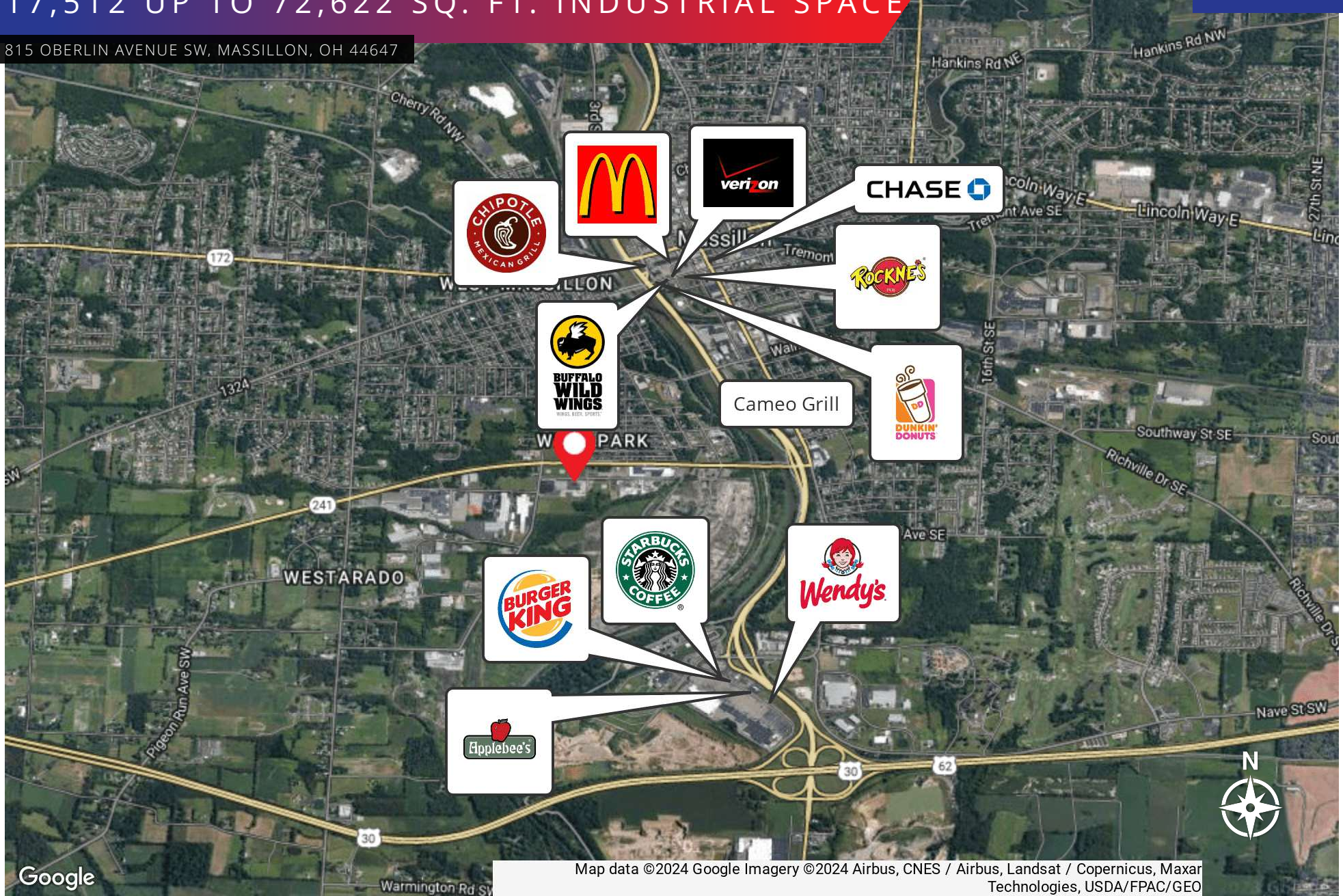
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Google

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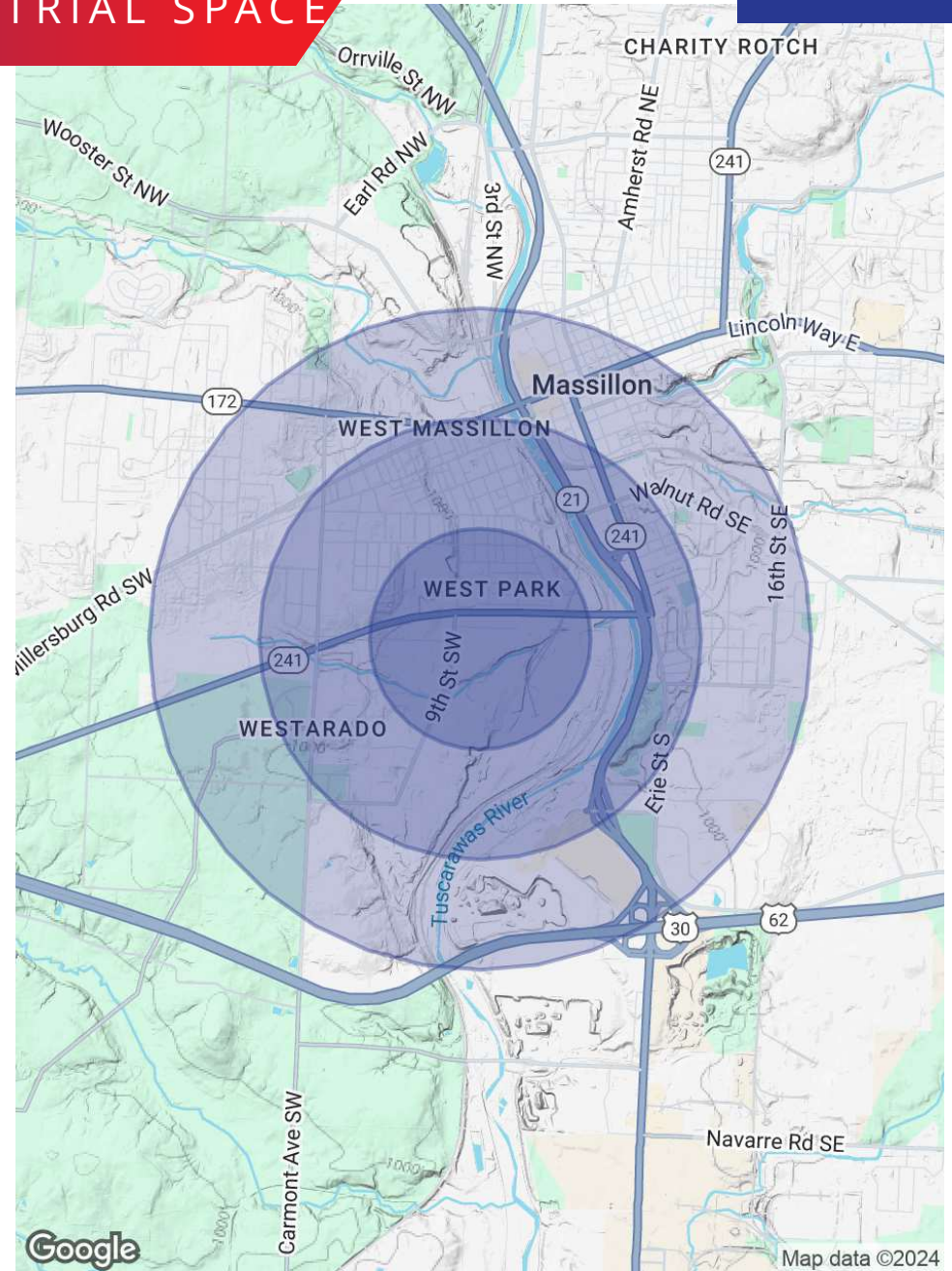
POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,142	5,662	11,604
Average Age	40.1	41.3	41.4
Average Age (Male)	39.8	39.9	38.8
Average Age (Female)	39.8	43.1	43.2

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
Total Households	489	2,843	5,788
# of Persons per HH	2.3	2.0	2.0
Average HH Income	\$53,162	\$44,596	\$46,833
Average House Value	\$96,982	\$89,739	\$101,882

2020 American Community Survey (ACS)



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