

# AVAILABLE FOR SALE OR LEASE

## 5571 GLOBAL GATEWAY | NORTH CANTON, OHIO

**Distribution Building: 111,056 SF**

**2-Story R&D/Office Building: 23,798 SF Per Floor Floorplate**

**Floor 1: R&D Lab Space**

**Floor 2: R&D Lab Space and Class A Office**



**Sale Price: \$10,788,336 (\$68/SF)**

**Lease Rate: \$6.50/SF**

### HIGHLIGHTS

 **Available Space For Lease**  
 **31,721 SF to 158,652 SF**



**Docks/Overhead Doors**  
15 Docks (Recessed)  
1 Overhead Door (On Grade)



**Clearance Heights**  
Warehouse: 26' to 32'  
2-Story Building: 8' to 12'



**Excellent Location**  
Minutes from I-77

**PROPERTY IS LOCATED IN A FOREIGN TRADE ZONE**



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**NEWMARK**

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*Terry* **COYNE**.com



**Acreage**  
9.16 Acres



**Fire Suppression**  
ESFR Sprinkler System



**Lighting**  
LED



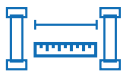
**Year Built**  
2005



**Parking**  
350 Parking Spaces  
(2.21 Spaces per 1,000 SF)



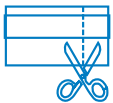
**HVAC**  
2-Story Building Fully Air  
Conditioned



**Column Spacing**  
50' x 52'



**Roofing**  
Flat Built-up Roof



**Tax Savings**  
Foreign Trade Zone 181



**Airport Vicinity**  
5 Minutes to Akron-Canton Regional  
Airport (CAK)



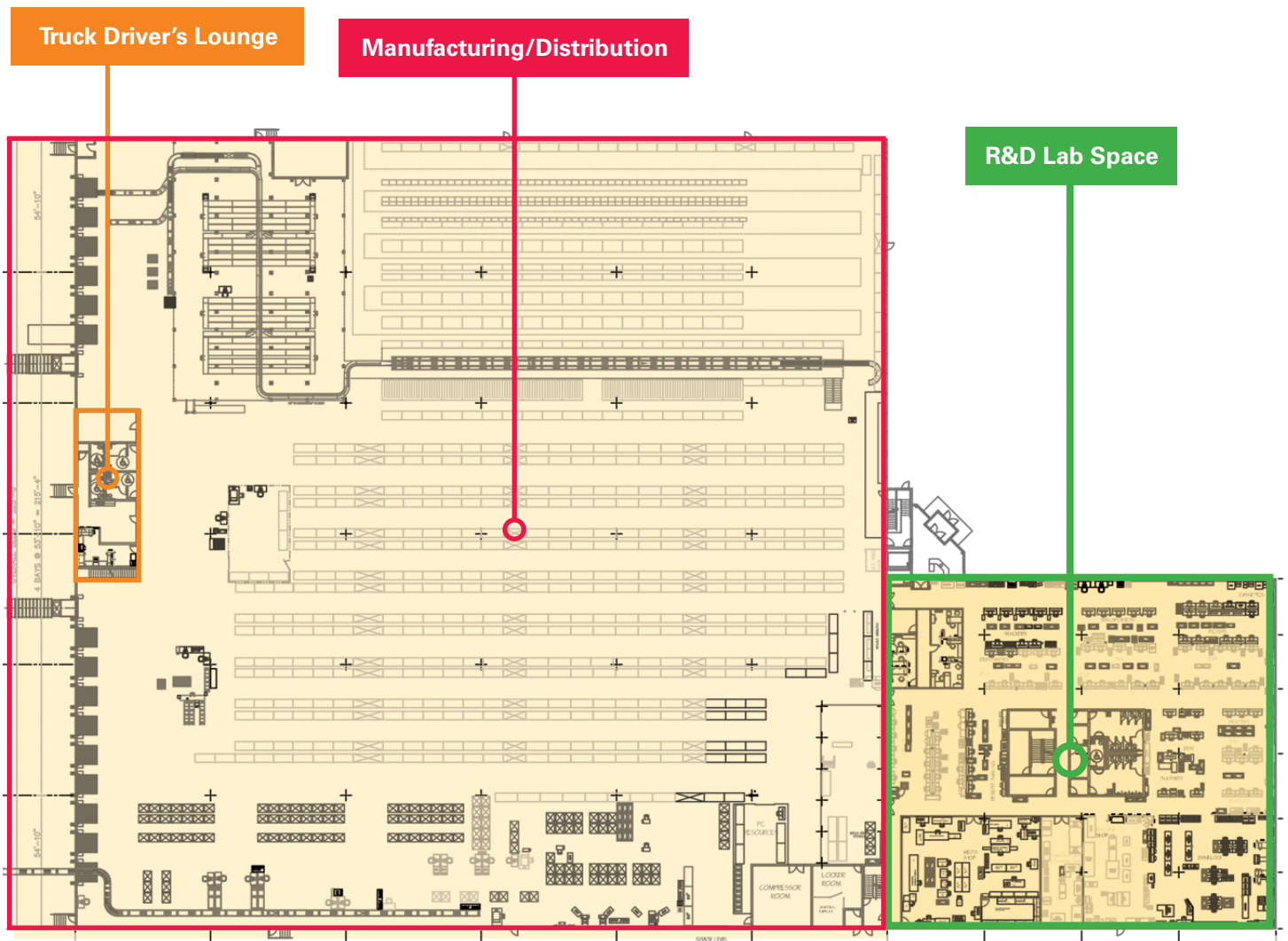
**Truck Driver's Lounge**  
in Warehouse with Restrooms



**Land Lease Details**

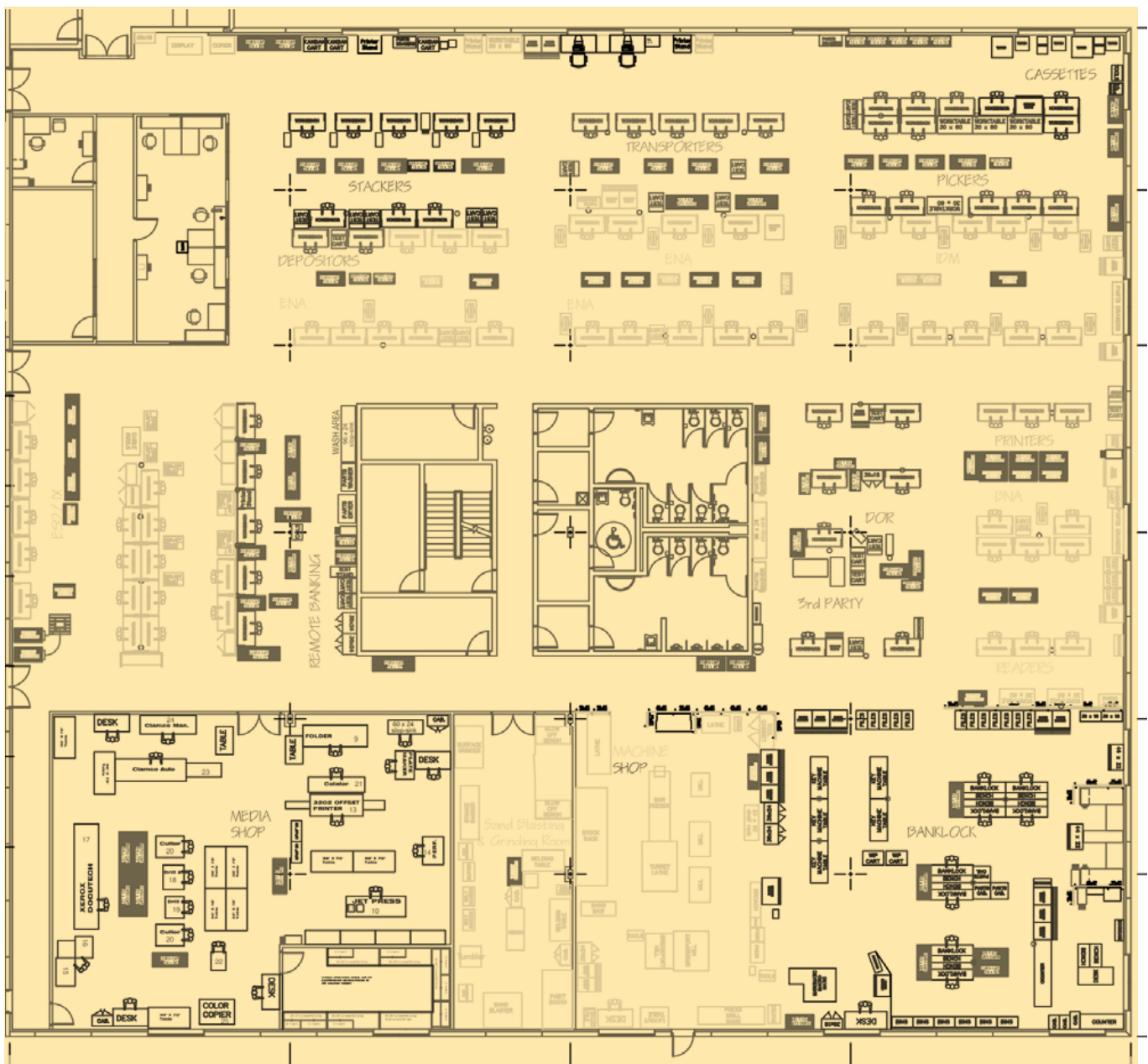
- Building Sits on a Land Lease through the Akron-Canton Regional Airport Authority
- Land Lease through 2035 Currently at \$4,806.00 per Year, Three Renewal Options through 2094

2-Story Building  
1st Floor Research & Development/Assembly

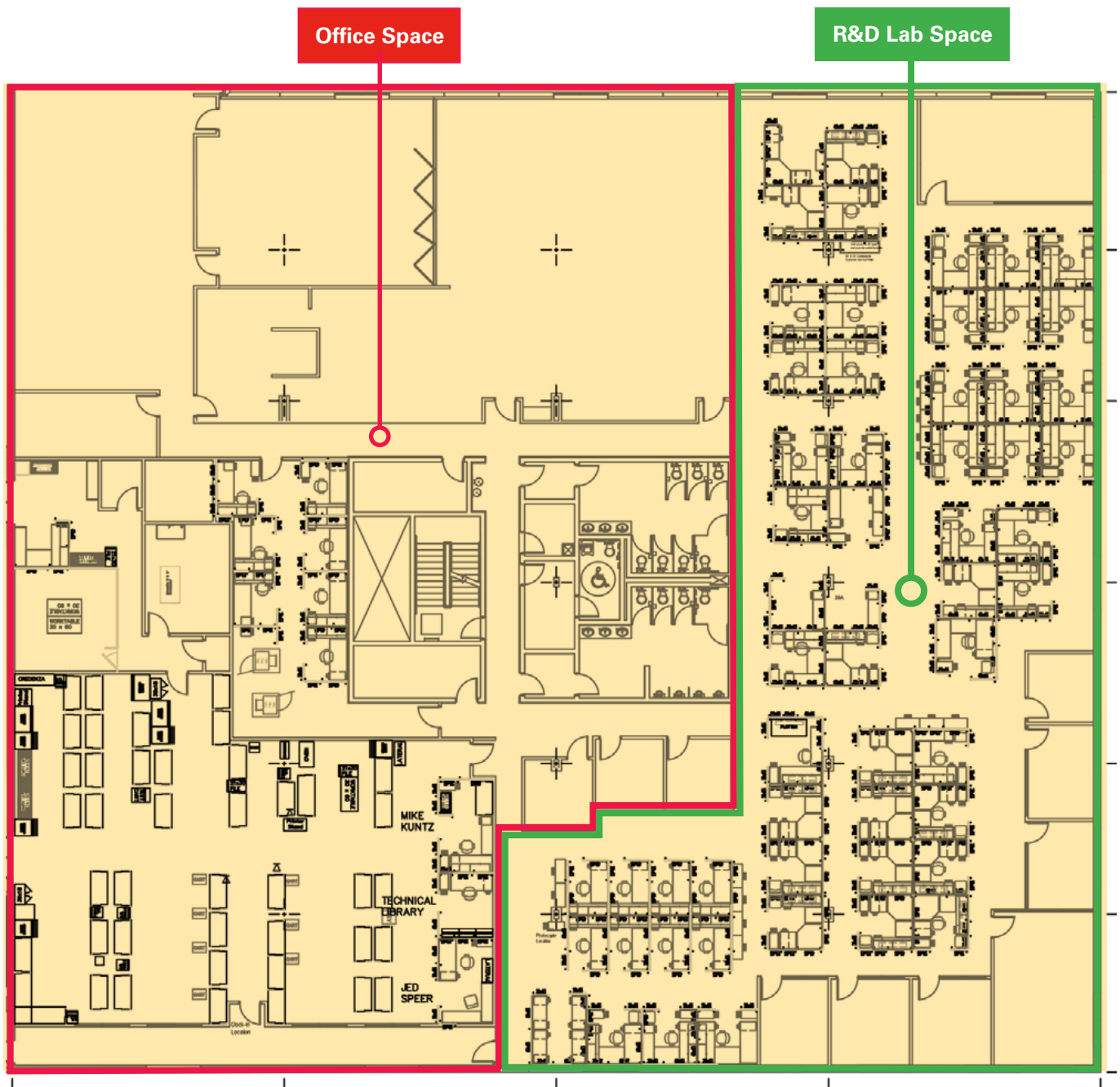


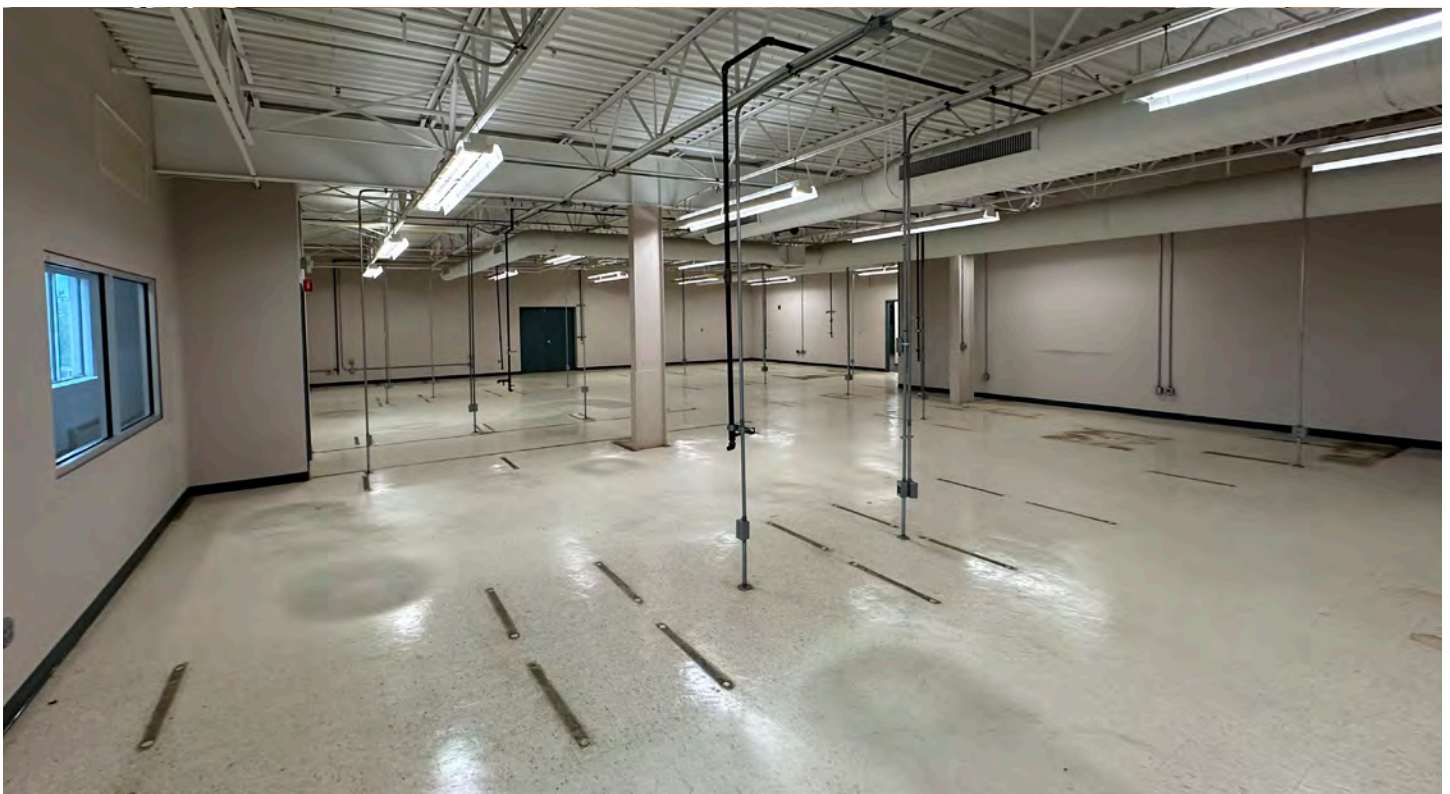
### 2-Story Building

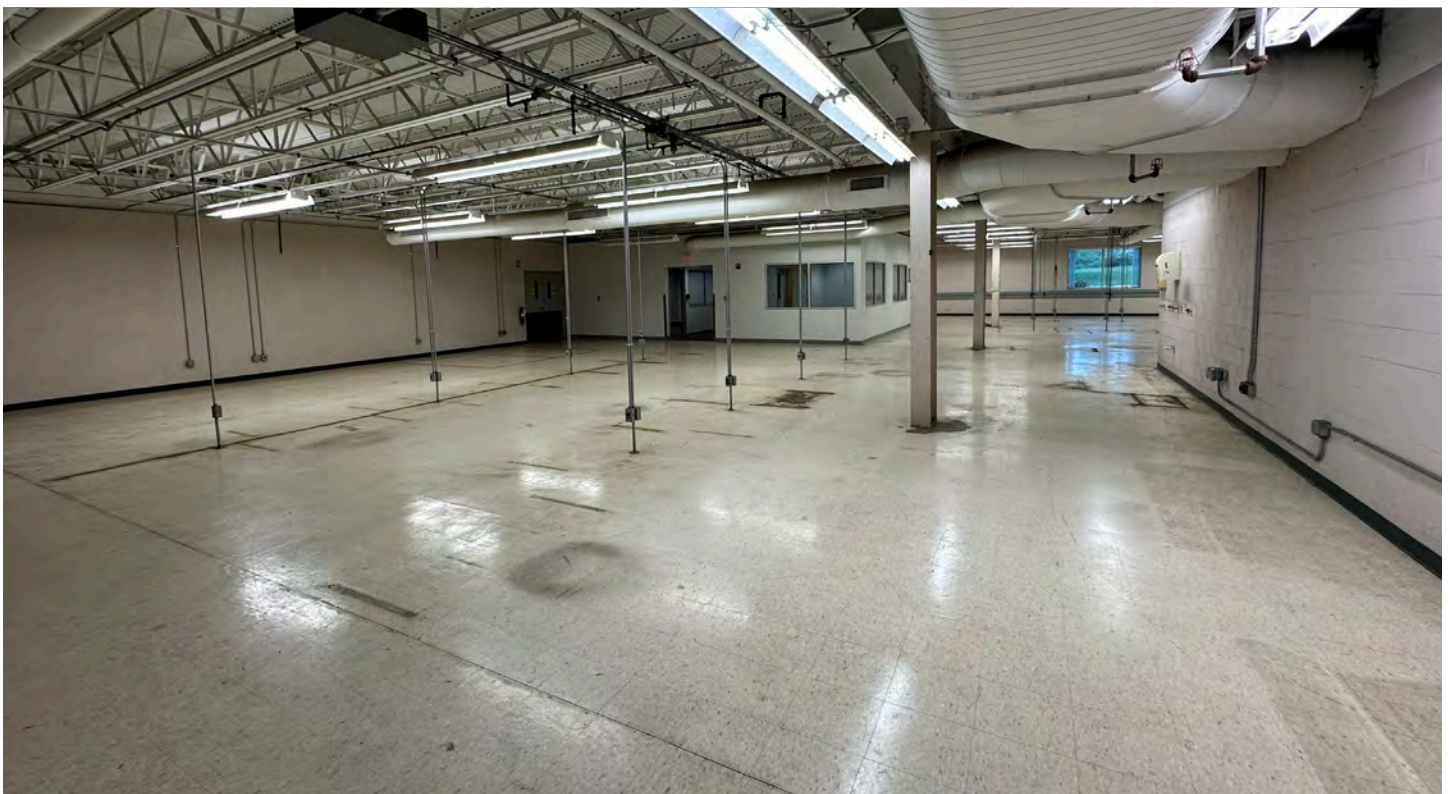
1st Floor Research & Development/Assembly  
(Zoomed-in)

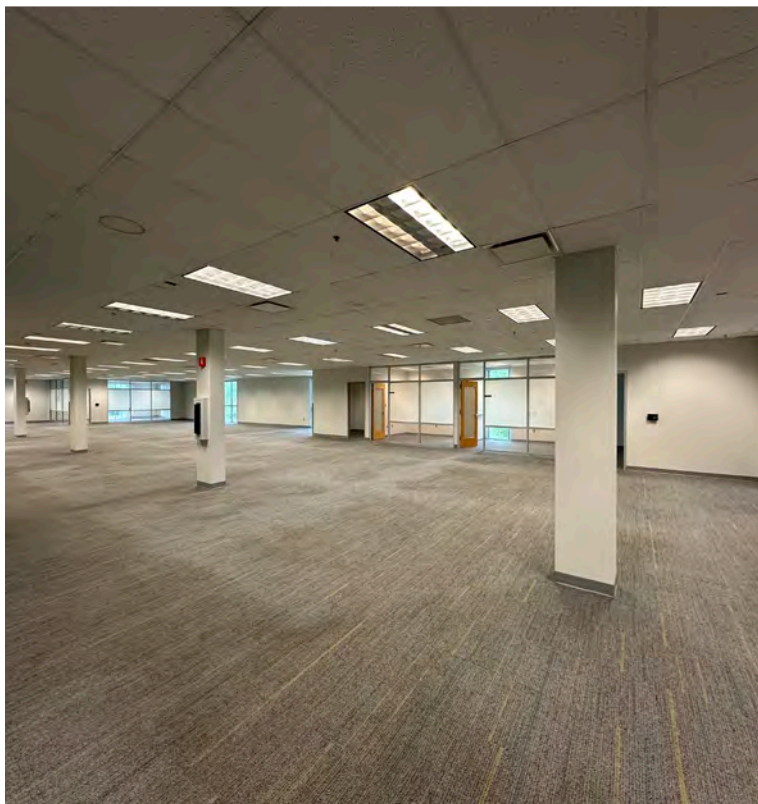


2-Story Building  
2nd Floor Offices  
(Zoomed-in)





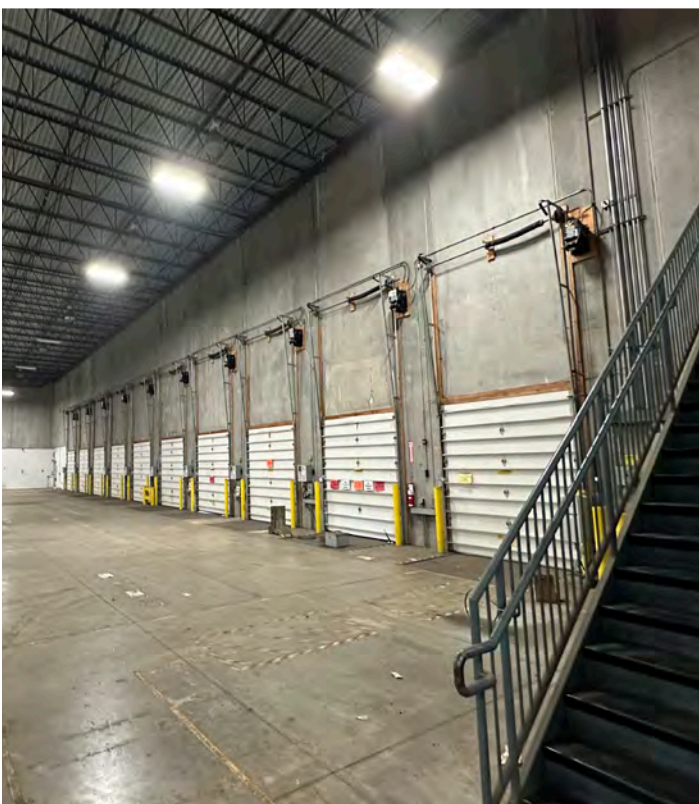
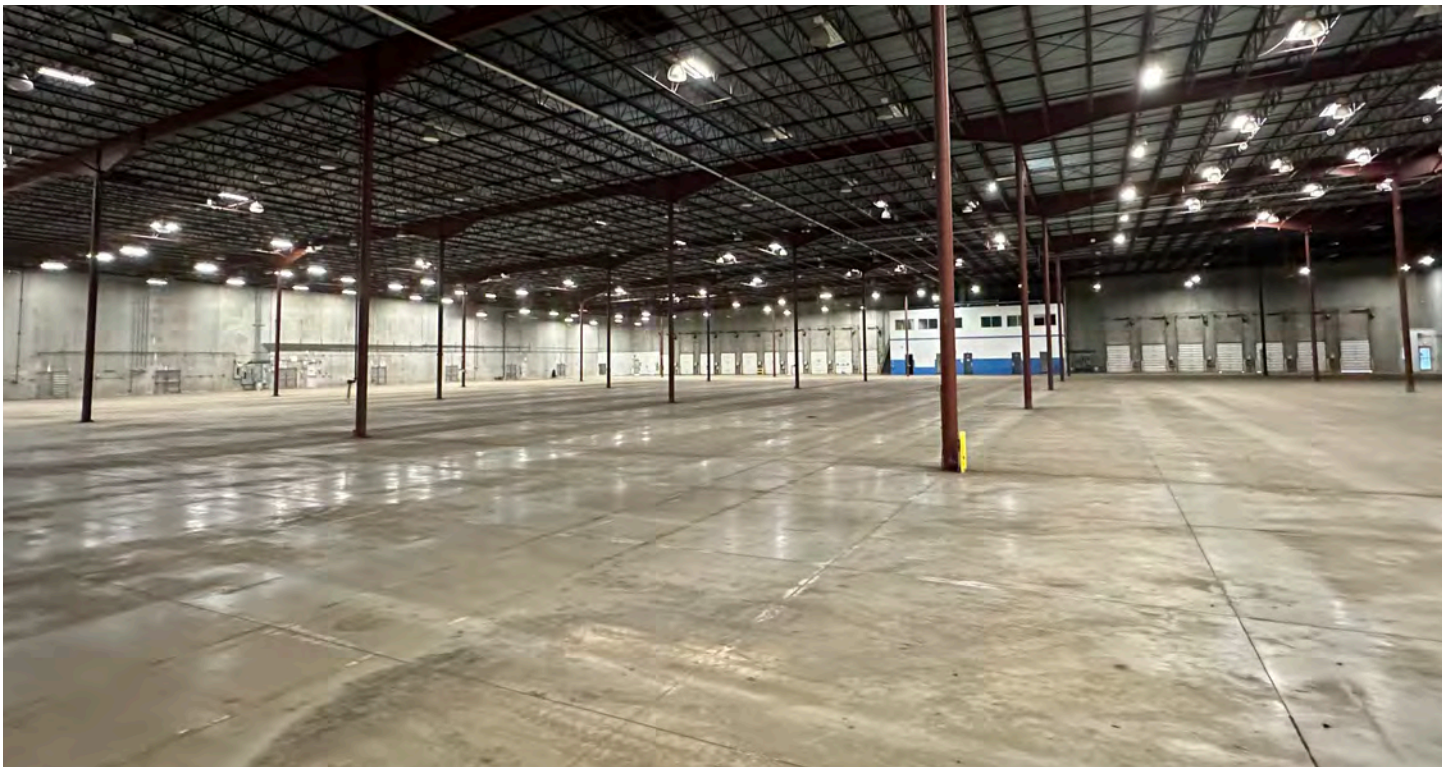




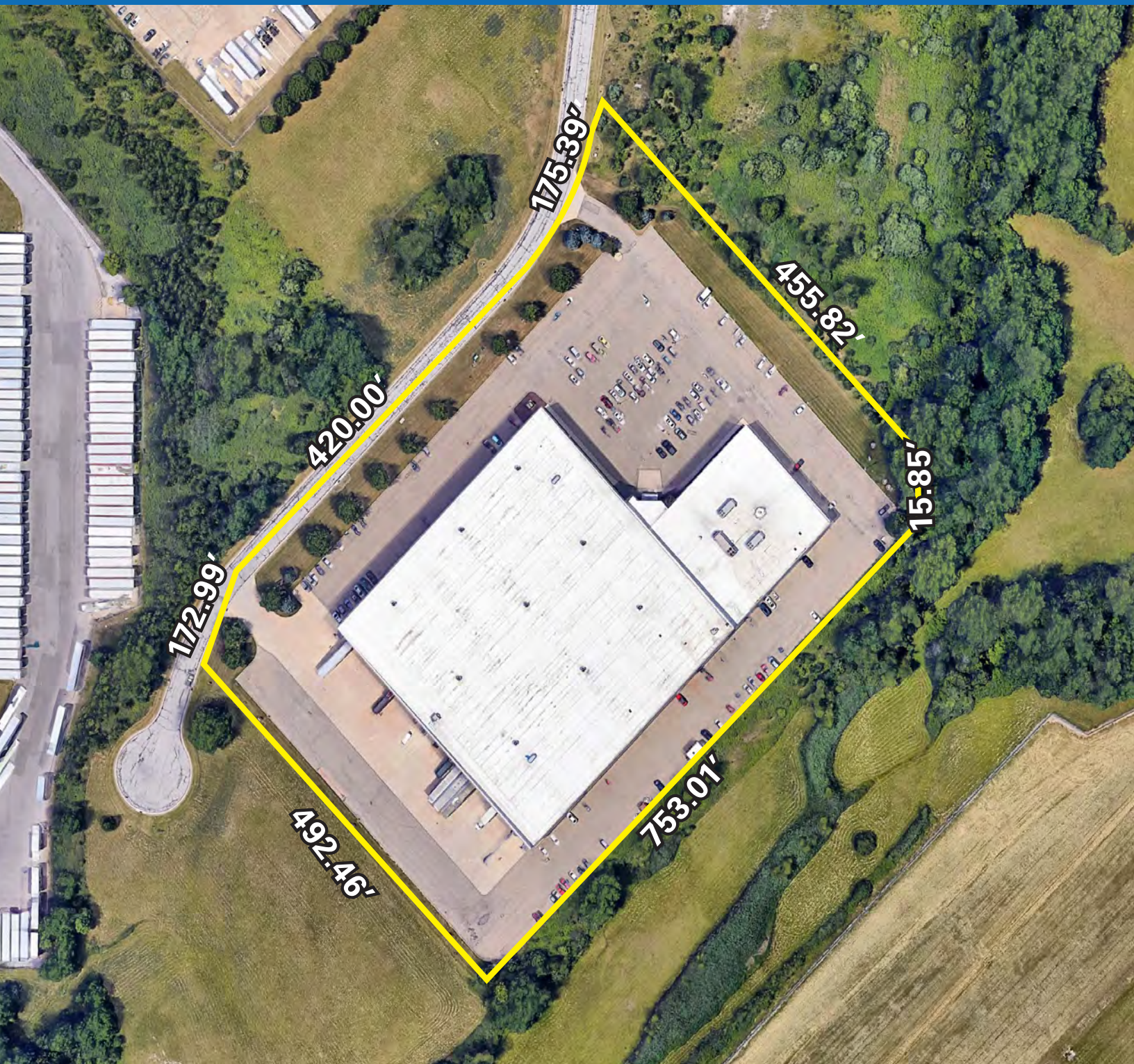






























(Port Green International Business Park) Foreign Trade Zone (FTZ) Number 181 is situated on 351 acres of industrial zoned land surrounding the Akron-Canton Airport at the CAK International Business Park at Port Green. FTZs are secure areas under US Customs and Border Protect supervision that are generally considered outside the US for tax purposes. FTZ regulations at this business park exempt goods in transit, which are not for United States commerce, from duties, taxes or import quotas. The Foreign Trade Zone designation grants a corporation unique development opportunities within the city of Green by providing local manufacturing or industrial facilities located in the Zone quicker access to foreign trade products, in addition to the advantage of reduced or delayed taxes, duties, and/or insurance costs on those goods. The Rockefeller Group provides a calculator to help companies determine any cost savings through the FTZ Program.



KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 <b>660,271</b> Population	 <b>33%</b> High School Diploma	 <b>\$54,164</b> Median Household Income	 <b>56.8%</b> White Collar	 <b>17.4%</b> Services
 <b>42.3</b> Median Age	 <b>30%</b> Some College	 <b>\$32,479</b> Per Capita Income	 <b>25.7%</b> Blue Collar	 <b>3.4%</b> Unemployment Rate
 <b>279,314</b> Households	 <b>25%</b> Bachelors/ Graduate/ Professional Degree	COMMUTERS	BUSINESS	
 <b>\$46,367</b> Median Disposable Income		 <b>14%</b> Spend 7+ hours commuting to and from work per week	 <b>21,152</b> Total Businesses	 <b>342,365</b> Total Employees

