

## PRICE REDUCED!!

8,516 SF Manufacturing Building  
Near I-77 & SR-30



945 McKinley Ave. SW  
Canton, OH 44707

932 Wells Ave. SW  
Canton, OH 44707

### Property Details

- **REDUCED PRICE: \$315,000**
- Taxes: \$3,562.64/year
- **New Lease Rate: \$4.00 PSF NNN**
- Total Space: 8,516 SF
- Warehouse Space: 7,316 SF
- Office Space: 1,200 SF
- Restrooms: 3
- Acres: 0.65
- Clearance Height: 14'
- Grade Level Doors: 3  
(1) 15'x14' (1) 14'x12' (1) 15'x12'
- Power: 400 amp / 240 V / 3 ph
- Zoning: I-1 Industrial
- Location: near I-77 and SR-30
- Roof has been updated



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**Scott Raskow**  
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FOR SALE  
OR LEASE

## INTERIOR PHOTOS



For more information:

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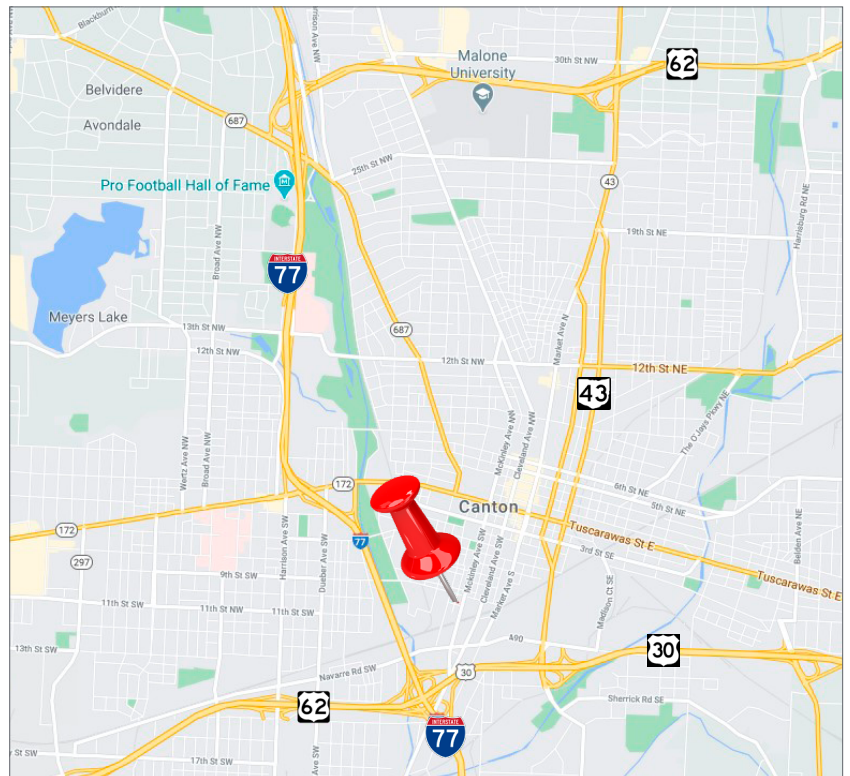
## Property Notes

Great opportunity to own your building. This 8,516 sq/ft manufacturing building is perfect for a machine shop, construction, or other type of contractor services. With 3 OH doors, plenty of power, and good ceiling height, this building can suit a lot of uses. Additional office/clean room space was built out, providing 800 sq/ft +/- of additional mezzanine area. All of the office and part of the warehouse are fully air conditioned. Fenced in lot to the rear is perfect for outside storage. Owner will consider a lease option to purchase. Contact agents for details.

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REDUCED PRICE: \$315,000

TAXES: \$3,562.64 / year

NEW LEASE RATE: \$4.00 PSF NNN

TOTAL SPACE AVAILABLE: 8,516 SF

WAREHOUSE AREA: 7,316 SF

OFFICE AREA: 1,200 SF

MEZZANINE: 800 SF

RESTROOMS: 3

ACRES: 0.65

ZONING: I-1 Industrial

CONSTRUCTION: Masonry

POWER: 400 amp / 240 V / 3 phase

CLR HEIGHT: 14'

GREADE LEVEL DOORS: (1) 15'x14' (1) 14'x12' (1) 15'x12'

HVAC: Office and partial warehouse

HEAT: Radiant Tube

WATER/SEWER: City of Canton

GAS: Dominion

ELECTRIC: AEP

BUS AVAILABLE: Yes (0.5 miles)

LOCATION: Near I-77 and SR-30

Demographics	1 Mile	3 Miles	5 Miles
Population:	9,351	71,523	128,680
Households:	3,845	29,670	54,404
Median Age:	34.7	38.3	41.5
Average HH Income:	\$27,183	\$46,403	\$55,468
Traffic Count:	2,163 (McKinley Ave SW @ 9th St SW)		

COMMENTS:

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