

**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



**Bob Raskow, SIOR**  
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**Scott Raskow**  
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FOR SALE  
OR LEASE

INTERIOR PHOTOS



For more information:

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**NAI Pleasant Valley**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

540 White Pond Drive | Suite A  
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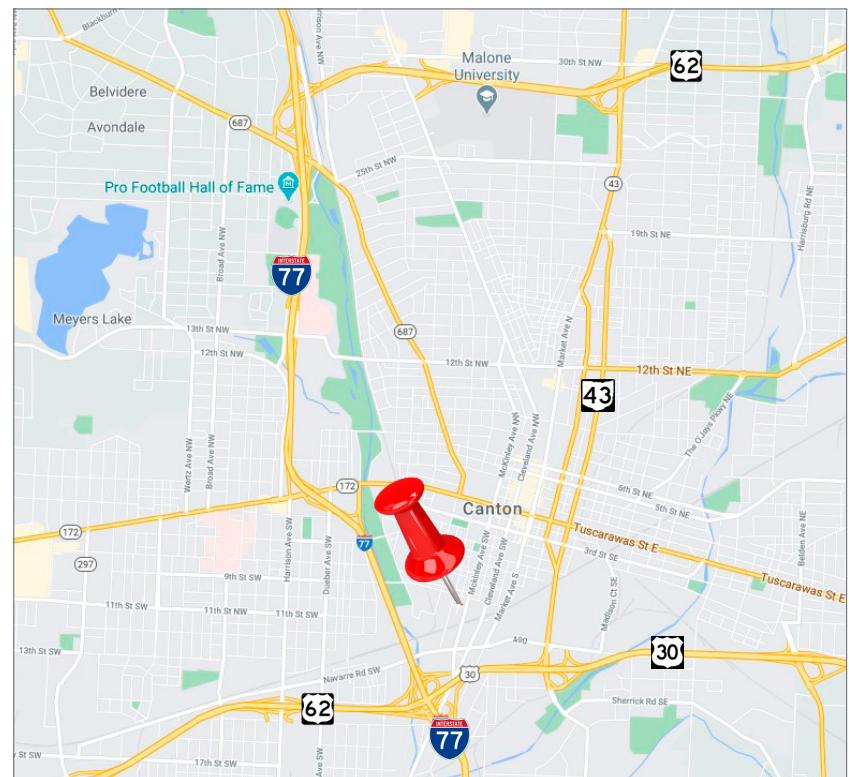
## Property Notes

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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<b>REDUCED PRICE:</b>	<b>\$315,000</b>
<b>TAXES:</b>	\$3,562.64 / year
<b>NEW LEASE RATE:</b>	<b>\$4.00 PSF NNN</b>
<b>TOTAL SPACE AVAILABLE:</b>	8,516 SF
<b>WAREHOUSE AREA:</b>	7,316 SF
<b>OFFICE AREA:</b>	1,200 SF
<b>MEZZANINE:</b>	800 SF
<b>RESTROOMS:</b>	3
<b>ACRES:</b>	0.65
<b>ZONING:</b>	I-1 Industrial
<b>CONSTRUCTION:</b>	Masonry
<b>POWER:</b>	400 amp / 240 V / 3 phase
<b>CLR HEIGHT:</b>	14'
<b>GRADE LEVEL DOORS:</b>	(1) 15'x14' (1) 14'x12' (1) 15'x12'
<b>HVAC:</b>	Office and partial warehouse
<b>HEAT:</b>	Radiant Tube
<b>WATER/SEWER:</b>	City of Canton
<b>GAS:</b>	Dominion
<b>ELECTRIC:</b>	AEP
<b>BUS AVAILABLE:</b>	Yes (0.5 miles)
<b>LOCATION:</b>	Near I-77 and SR-30

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

**COMMENTS:**

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