

# FOR LEASE

# OFFICE

2520 Wales Avenue NW—Massillon, Ohio 44646



Up to 3 mos. Free  
Rent for Qualified  
Tenant!

### Details:

- Class "A" Office Space
- Former Medical Office/Physical Therapy
- Small Pool Lower Level
- Single—Multi Tenant

### INFORMATION:

Previous Use.....Medical Office  
 Total Sq Ft..... 10,816  
 Office.....10,816  
 Units..... 1  
 Floors..... 2  
 Sq Ft/Floor..... 5,408  
 Year Built..... 1986  
 Roof..... Pitched  
 Ceiling Height.... 8 ft.  
 Elevators..... No  
 Heat..... Gas  
 Air..... Central

### SITE DATA:

Acre(s)..... .095  
 Frontage..... 171.67  
 Depth..... 240  
 County..... Stark  
 Township..... Jackson  
 Zoning..... B-1  
 Topography..... Sloping  
 Traffic Count.... High  
 Best Use..... Office

### UTILITIES

Gas..... Dominion  
 Electric..... Ohio Edison  
 Water..... City  
 Sewer..... City

### SALES—LEASE DATA:

Office..... 10,816 sf  
 Rate/Sq.Ft.... \$8.00 NNN  
 Term/Poss.... 3-10 Year  
 Immediate

### For More Information, Contact:



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