

Office ♦ Industrial ♦ Retail ♦ Medical ♦ Auctions ♦ Residential ♦ Investments ♦ Management ♦ Development ♦ 1031 Exchanges

GRAND MILL CENTRE - 1,136 S.F. - 2ND FLOOR

Address: 100 Lincoln Way E, Suite 280
Massillon, OH 44646

Directions: Rt 21 - Lincoln Way - Turn East - Corner of 1st & Lincoln Way East



Listing Agent: Tim Putman

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Co-Listing Agent: Wick Hartung

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BUILDING DATA

Previous Use: Office
Total Sq.Ft.: 40,000
Available Office: 1136
Available Other: 0
Units: 1
Floor(s): 4
Year Built: 2002
Roof: Flat
Ceiling Height:
Sprinklers: **X** Elevator: **X**
Heat: Gas
Air: Central

SITE DATA

Acre(s): 0.97
Frontage: 207'
Depth: 232'
County: Stark
Township: Massillon
Zoning: B-2
Topo: Level
Close Interchange: Rt. 21
Distance: 1/2 Mile
Traffic Count: 20500
Bus Lines:
Rail: Rail Name:
Miscellaneous:

Building is located in the heart of downtown Massillon. Easily accessible to State Route 21 on the main downtown street. Building new construction has tax abatement.

SALE DATA

Sale Price: \$0.00
Terms/Finance:
Gross Income: \$0.00
RE Taxes/Year: \$0.00
Expenses: \$0.00
Net Oper Income: \$0.00
Occupied By:

LEASE DATA

	Office	Other
S.F. Avail:	0	1,136
\$/SF:	\$0.00	\$10.00
\$/Mo:	\$0.00	\$946.67
CAM \$/SF:	\$0.00	\$1.51
CAM \$/Mo:	\$0.00	\$142.95
TOTAL \$/SF:	\$0.00	\$11.51
TOTAL \$/Mo:	\$0.00	\$1,089.62
TOTAL \$/MO W/CAM:	\$0.00	\$1,089.62
Terms/Poss:		Immediate
	Tenant	Owner
Gas/Electric:	X	
Water/Sewer:	X	
Taxes/Insur:	X	
Maint/Repairs:	X	

UTILITIES

Gas: Dominion East Ohio
Electric: AEP
Water: City
Sewer: City

OTHER

Unit/Bay Size:
Construction: Brick
Docks:
OH Doors:
Miscellaneous:
Ready to occupy office suite with two office, reception area, and bullpen. CAM includes real estate taxes, insurances, snow removal, landscaping, water, and sewer. In suite electrical is separately metered. OWNERS SPECIAL: 1ST YEAR AT \$10.00 PER SQ.FT. ON ALL SPACE, AS IS. Square footage includes 1.2 times common area factor.



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