

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

GRAND MILL - 12,000 SQ.FT. - 2ND FLOOR

Address: 100 Lincoln Way East
Massillon, OH 44646

Directions: Route 21 - Lincoln Way - turn east - corner of 1st and Lincoln Way East



Listing Agent: Tim Putman

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Co-Listing Agent: Wick Hartung

Office: 330-498-9491 Cell: 330-495-0601

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BUILDING DATA

Previous Use: Office/Medical
Total Sq.Ft.: 12,000
Available Office: 12000
Available Other: 0
Units: 1
Floor(s): 4
Year Built: 2002
Roof: Flat
Ceiling Height:
Sprinklers: Elevator:
Heat: Gas
Air: Central

UTILITIES

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

OTHER

Unit/Bay Size:
Construction: Brick
Docks:
OH Doors:
Miscellaneous:
New construction located on the corner of Lincoln Way and First Street. Class "A" office space. SPACE AS SHOWN IS DIVISIBLE. Broker interest. CAM includes real estate taxes, insurances, snow removal, landscaping, water, and sewer. Only 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.

SITE DATA

Acre(s): 0.97
Frontage: 207'
Depth: 232'
County: Stark
Township: Massillon
Zoning: Stark
Topo: Level
Close Interchange: Route 21
Distance: 1/2 Mile
Traffic Count: 20500
Bus Lines: X
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:	12,000	0
\$/SF:	\$10.00	\$0.00
\$/Mo:	\$10,000.00	\$0.00
CAM \$/SF:	\$1.47	\$0.00
CAM \$/Mo:	\$1,470.00	\$0.00
TOTAL \$/SF:	\$11.47	\$0.00
TOTAL \$/Mo:	\$11,470.00	\$0.00
TOTAL \$/MO W/CAM:	\$11,470.00	\$0.00

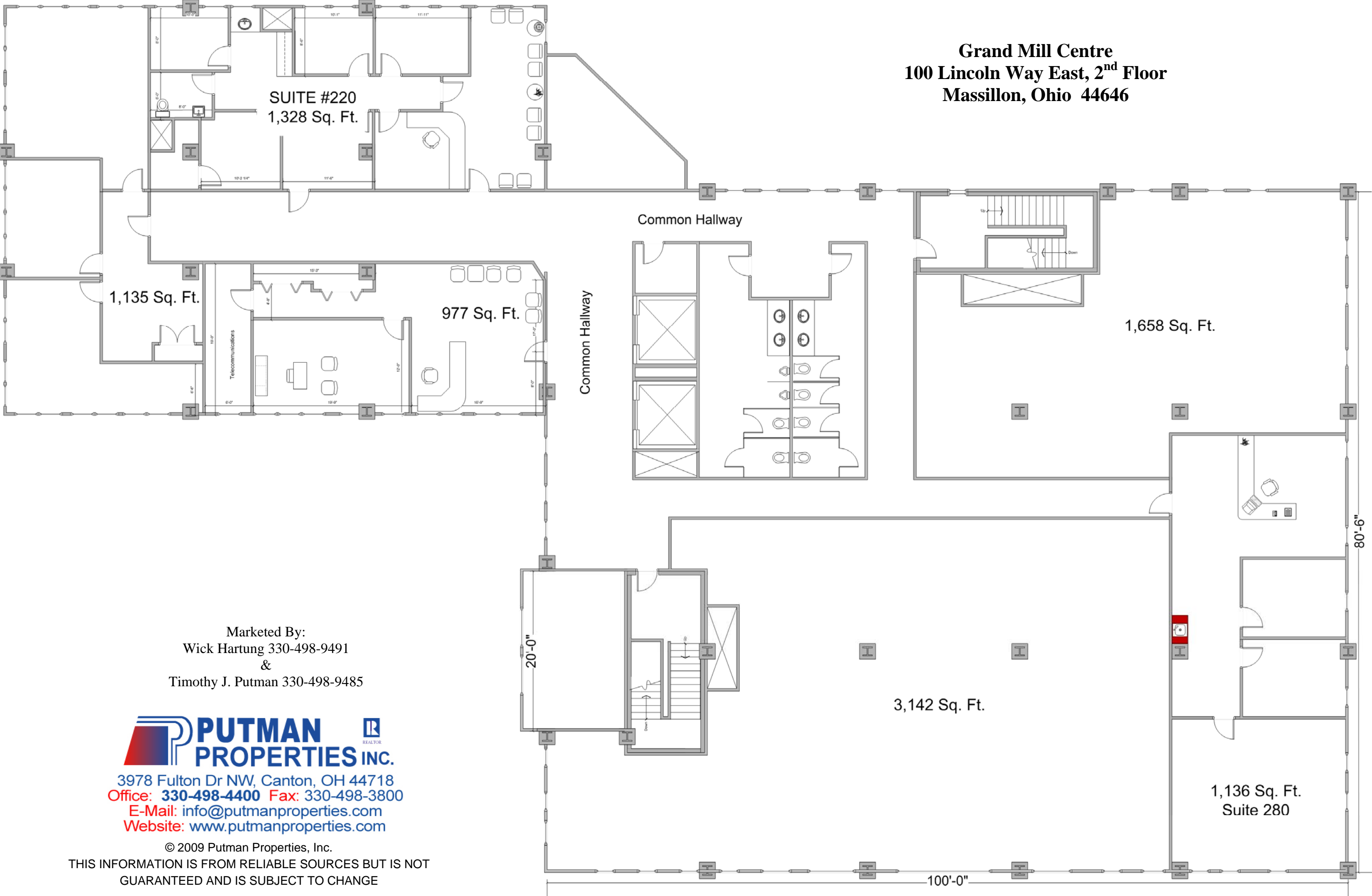
Terms/Poss:

	Tenant	Owner
Gas/Electric:	X	
Water/Sewer:	X	
Taxes/Insur:	X	
Maint/Repairs:	X	



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**Grand Mill Centre
100 Lincoln Way East, 2nd Floor
Massillon, Ohio 44646**



Marketed By:
Wick Hartung 330-498-9491
&
Timothy J. Putman 330-498-9485



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