

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

173,881 SQ FT INDUSTRIAL FACILITY

Address: 240 6th Street NW
Massillon, OH 44647

Directions:



Listing Agent: Tim Putman

Office: 330-498-9485 Cell: 330-495-0600

E-Mail: tim@putmanproperties.com

Co-Listing Agent: NONE LISTED

Office: --

Cell: --

E-Mail:

BUILDING DATA

Previous Use: *Tinnerman Palnut*
Total Sq.Ft.: 173,881
Available Office: 20000
Available Other: 153881
Units: 1
Floor(s): 1
Year Built: 1918
Roof: Flat
Ceiling Height: 20'
Sprinklers: Elevator:
Heat: Gas
Air: None

UTILITIES

Gas: *Dominion East Ohio Gas*
Electric: *Ohio Edison*
Water: *Aqua America*
Sewer: *City of Massillon*

OTHER

Unit/Bay Size:
Construction: *Brick*
Docks: 3
OH Doors: 2
Miscellaneous:
This clean building has many attributes such as ample power and gas services. It is ideal for single or multi-tenant use from 5,000 to 100,000 sq.ft. The front building may be leased separately consisting of office and warehouse of 22,000 sq.ft.

SITE DATA

Acre(s): 13.43
Frontage: 63' Irregular
Depth: Irregular
County: Stark
Township: Massillon
Zoning: I-1
Topo: Level
Close Interchange: Route 21
Distance: 1/4 Mile
Traffic Count:
Bus Lines: X
Rail: Rail Name:
Miscellaneous:

The site is large enough for expansion, new construction, and outside storage. The front building could be removed to make room for more docks and overhead doors for access by several tenants. Easy access from Route 21 at Lillian Gish Blvd. And Lincoln Way.

SALE DATA

Sale Price: \$2,400,000.00
Terms/Finance:
Gross Income: \$0.00
RE Taxes/Year: \$17,984.58
Expenses: \$0.00
Net Oper Income: \$0.00
Occupied By:

LEASE DATA

	<u>Office</u>	<u>Other</u>
S.F. Avail:	20,000	153,881
\$/SF:	\$2.75	\$2.75
\$/Mo:	\$4,583.33	\$35,264.40
CAM \$/SF:	\$0.00	\$0.00
CAM \$/Mo:	\$0.00	\$0.00
TOTAL \$/SF:	\$2.75	\$2.75
TOTAL \$/Mo:	\$4,583.33	\$35,264.40
TOTAL \$/MO W/CAM:	\$39,847.73	
Terms/Poss:		
	<u>Tenant</u>	<u>Owner</u>
Gas/Electric:	X	
Water/Sewer:	X	
Taxes/Insur:	X	
Maint/Repairs:	X	



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