

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

92,743 SQ.FT. INDUSTRIAL/WAREHOUSE SPACE

Address: 607 1st Street SW
Massillon, OH 44646

Directions: From Route 21 in Massillon, east on Walnut, left on 1st Street to site



Listing Agent: Steve Marcelli

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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: *Industrial*
Total Sq.Ft.: 92,743
Available Office: 10000
Available Other: 82743
Units:
Floor(s): 1
Year Built: 1969-2001
Roof: Flat
Ceiling Height: 15'-35'
Sprinklers: **X** Elevator:
Heat: Gas
Air: None

SITE DATA

Acre(s): 6.47
Frontage: 369'
Depth: 600'
County: Stark
Township: Massillon
Zoning: I-1
Topo: Level
Close Interchange: Route 21
Distance: .25 Mile
Traffic Count: 22150
Bus Lines: X
Rail Name:
Miscellaneous:
Highly visible from Route 21. Easy access to Akron, Cleveland, and Columbus. This property has 100% fencing around the perimeter. Security lighting on site. Traffic count is 2003 SCAT count based on State Route 21. CAM is estimated at \$.70 per square foot.

SALE DATA

Sale Price: \$1,525,000.00
Terms/Finance:
Gross Income: \$243,740.00
RE Taxes/Year: \$17,786.88
Expenses: \$0.00
Net Oper Income: \$150,449.00
Occupied By: Multiple Tenants

UTILITIES

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

OTHER

Unit/Bay Size:
Construction: Block
Docks: 0
OH Doors:
Miscellaneous:
Industrial space for lease just off of Rt 21 & Rt 30 in Massillon. Property includes (3) 5 ton cranes. Plenty of on site parking. New improvements include exterior siding, interior paint, new office windows, & some upgraded heating units.

LEASE DATA

	Office	Other
S.F. Avail:	10,000	82,743
\$/SF:	\$0.00	\$0.00
\$/Mo:	\$0.00	\$0.00
CAM \$/SF:	\$0.00	\$0.00
CAM \$/Mo:	\$0.00	\$0.00
TOTAL \$/SF:	\$0.00	\$0.00
TOTAL \$/Mo:	\$0.00	\$0.00
TOTAL \$/MO W/CAM:	\$0.00	\$0.00
Terms/Poss:		
	Tenant	Owner
Gas/Electric:	X	X
Water/Sewer:	X	X
Taxes/Insur:	X	X
Maint/Repairs:	X	X



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92,743 Sq.Ft. Industrial / Warehouse Space

on 6.47 acres

607 1st Street SW

Massillon, Ohio 44646

\$1,595,000

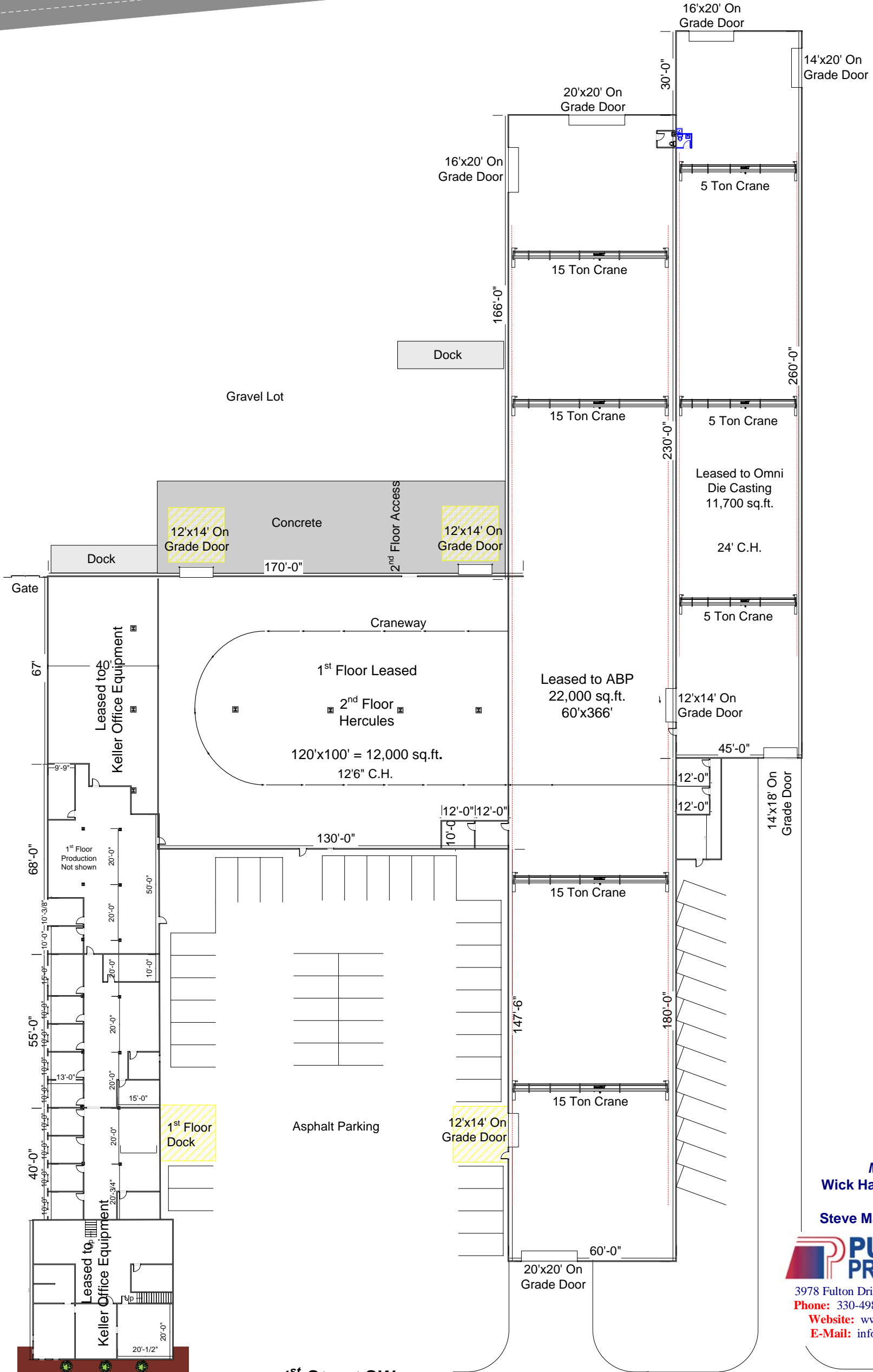
Good Roof – New Windows, Fresh Paint – New Exterior

Next Exit – Oberlin/241

North to Akron – next exit Lillean Gish/Lincoln Way

South to Route 30 & I-77

21



Fence Line

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Marketed By:
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&
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1st Street SW