

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

115,280 SQ.FT. OF INDUSTRIAL SPACE

Address: 857 - 879 Oberlin Avenue SW
Massillon, OH 44646

Directions: Route 21 to Route 241 West Oberlin/Finefrock. Go west 1 mile, turn left on 9th Street SW, facility in on left side.



Listing Agent: Wick Hartung

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Co-Listing Agent: Tim Putman

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

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BUILDING DATA

Previous Use: *Industrial*
Total Sq.Ft.: 115,280
Available Office:
Available Other: 115280
Units: 3
Floor(s): 1
Year Built: 1946, 1985
Roof: *Flat*
Ceiling Height: 15'
Sprinklers: **X** 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: *Varies*
Construction: *Brick/Block*
Docks: 7
OH Doors: 3
Miscellaneous:
Clean, renovated space in former Iron City Sash & Door facility. Seven (7) docks, four (4) overhead doors, gas heat, separately metered. 100% sprinklered and fenced yard. Lease one, two, or three bays. Pepsi-Cola offices and distribution occupy east portion of building. Broker interest in real estate.

SITE DATA

Acre(s): 8.48
Frontage: 20'
Depth: 837.18'
County: *Stark*
Township: *Massillon*
Zoning: *I-11 Lt Industrial*
Topo: *Level*
Close Interchange: *Route 21*
Distance: 1 Mile
Traffic Count: 1800
Bus Lines: **X**
Rail: Rail Name:
Miscellaneous:

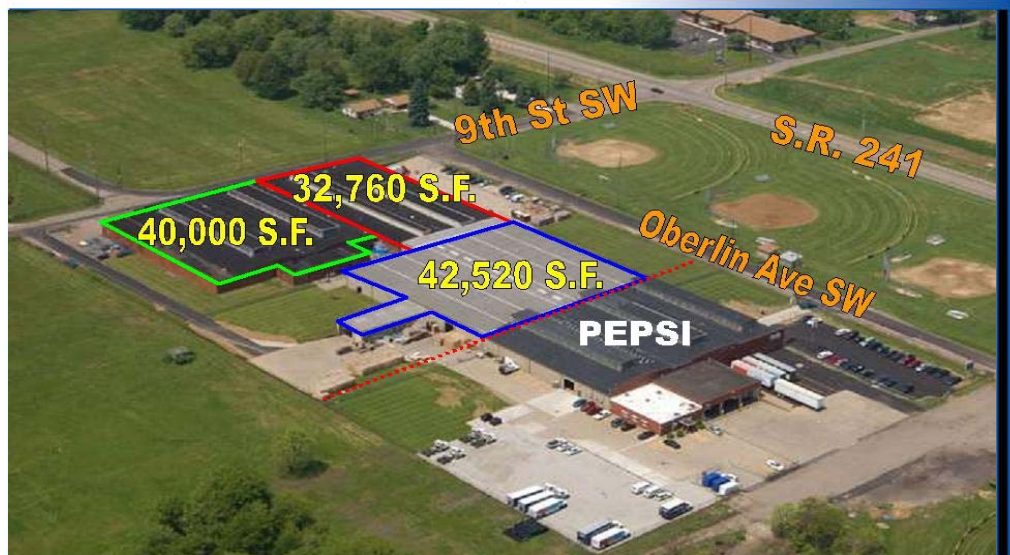
Just west of Route 21 and easy access to I-77 via Route 30. Fenced, secure yard. Three (3) sets of docks in three (3) areas. Common Area Maintenance (CAM) of \$.58/sq.ft. includes real estate taxes, insurance, landscaping, and snowplowing.

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	115,280
\$/SF:	\$0.00	\$2.50
\$/Mo:	\$0.00	\$24,016.67
CAM \$/SF:	\$0.00	\$0.59
CAM \$/Mo:	\$0.00	\$5,690.03
TOTAL \$/SF:	\$0.00	\$3.09
TOTAL \$/Mo:	\$0.00	\$29,706.70
TOTAL \$/MO W/CAM:	\$0.00	\$29,706.70
Terms/Poss:		
	Tenant	Owner
Gas/Electric:	X	
Water/Sewer:	X	
Taxes/Insur:	X	
Maint/Repairs:	X	



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Industrial Warehouse/Manufacturing
815 - 879 Oberlin Ave, SW, Massillon, Ohio 44646
(SE corner of 9th & 241/Finefrock)

OBERLIN AVE, SW

