



..... Est. 1985 .....  
www.putmanproperties.com

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4065 Fulton Dr. NW, Canton, OH 44718



## 226,975 SQ.FT. WAREHOUSE, OFFICE, PRODUCTION FOR SALE

338 Broadway St S, New Philadelphia, OH, 44663

Directions: I-77 to exit #81/US-250/OH-39/New Philadelphia onto US-250 E toward Uhrichsville, take OH-800 N/OH-416/New Philadelphia/Tuscarawas exit, turn left onto S Broadway St.

### BUILDING INFO

Previous: Howden Buffalo  
Total Sq. Ft.: 226,975  
Available :  
Available : 0  
Units:  
Floor(s):  
Year Built:  
Roof:  
Ceiling Height: 18'  
Sprinklers: yes  
Elevator: no  
Heat:  
Air:

### UTILITIES

Gas: Dominion East Ohio Gas  
Electric: AEP  
Water: New Philadelphia  
Sewer: New Philadelphia  
Internet:

### SITE INFO

Acre(s): 17.48  
Frontage:  
Depth:  
County: Tuscarawas  
Township:  
Zoning: Industrial  
Topo: Level  
Nearby Hwy: US-250  
Distance: >1/4 mile  
Traffic Count:  
Bus Lines:   
Rail Name:  
Miscellaneous:  
Easy access to State Route 250 and I-77. Partially fenced grounds. Heavy industrial facility. Multiple buildings. Easy access to building with plenty of road frontage. Gas well on property.

### SALE INFO

Sale Price: \$1,500,000.00  
Terms/Finance:  
Gross Income:  
RE Taxes/Year: \$43,828.74  
Expenses:  
Net Oper Income:  
Occupied By: Owner

### LEASE INFO

S.F. Avail: 0  
\$/S.F.: \$0.00  
\$/Mo: \$0.00  
Terms/Poss:

	Tenant	Owner
Gas/Electric:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water/Sewer:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Taxes/Insur:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Maint/Repairs:	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### OTHER

Unit/Bay Size: Separate buildings for office, manufacturing and warehouse. Well maintained facility. Electric transformer on site. Several bridge cranes from 3 to 40 tons. Excellent opportunity in oil and gas country.  
Construction:  
Docks:  
OH Doors: Owner would also consider leasing all or part of property to credit worthy tenant.

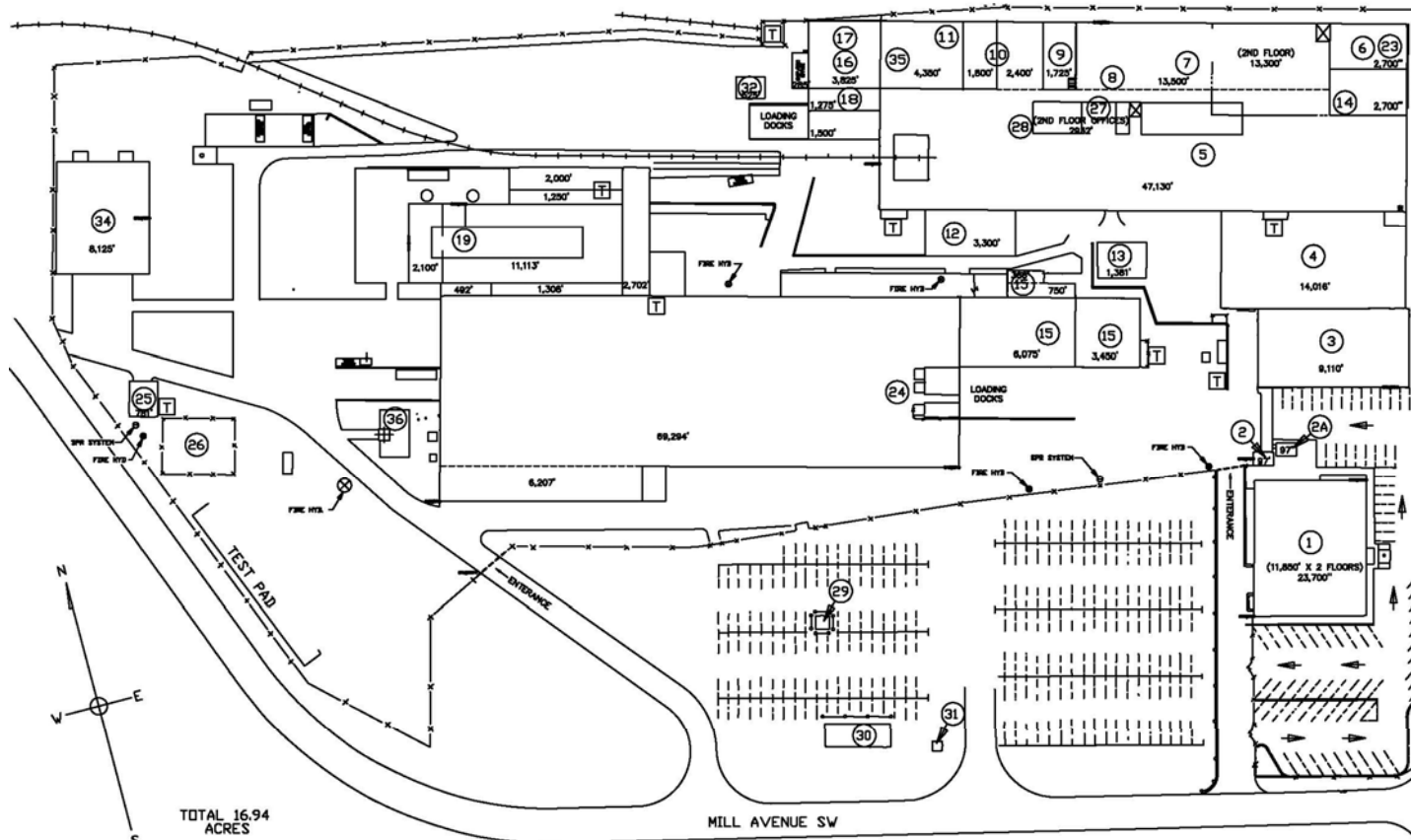
- |   |                            |                               |                          |
|---|----------------------------|-------------------------------|--------------------------|
| ① MAIN OFFICE   | ⑩ FAN ASSEMBLY             | ⑳ STORAGE-MAINTENANCE         | ㉑ EAST OHIO GAS CONTROLS |
| ② GUARD HOUSE   | ⑪ FAN TESTING              | ㉒ RECEIVING                   | ㉒ PAINT STORAGE          |
| ③ ②④ VENDOR MEETING ROOM  | ⑫ SHOT BLAST AREA          | ㉓ X-RAY                       | ㉓ BUTLER BUILDING        |
| ④ INDUSTRIAL ENGINEERING, TOOLING,<br>⑤ PRODUCTION CONTROL,<br>⑥ PRODUCT DEVELOPMENT AND<br>⑦ QUALITY CONTROL | ⑬ WELD STORAGE (SAND SHED) | ㉔ 5000 KVA STATION            | ㉔ PAINT BOOTHS           |
|   | ⑭ OIL STORAGE              | ㉕ TOOLING SUPPLIES (CAROUSEL) |                          |
|   | ⑮ FAN TESTING LABORATORY   | ㉖ INSIDE STORES (CAROUSEL)    |                          |
| ⑧ STEEL STORAGE, CUT AND FORM<br>⑨ FABRICATION  | ⑯ CRATING                  | ㉗ GAS WELL                    |                          |
| ⑩ MAINTENANCE DEPARTMENT  | ⑰ CARPENTER SHDP           | ㉘ OIL TANK AND RESERVOIR      |                          |
| ⑪ MACHINE SHOP  | ⑱ SHIPPING                 |                               |                          |
| ⑫ CLEANING TANK   | ㉙ MINE FAN ASSEMBLY        |                               |                          |
| ⑬ ROTOR ASS'Y & ROTOR BALANCE   |                            |                               |                          |

**226,975 SQ.-FT. OF  
MANUFACTURING, OFFICE, &  
PRODUCTION  
FOR SALE**

**338 Broadway St S  
New Philadelphia, Ohio 44663**

- 17.48 Acres
- 3 To 40 Ton Cranes
- Heavy Electric
- Numerous Free Stand Buildings  
For Office, Warehouse &  
Manufacturing
- Could Be Multiple Tenants
- Easy Access Via U.S. 250 To I-77
- Potential Rail Spur On Site

**\$1,500,000**



TOTAL 16.94  
ACRES

SCALE 1"=40'  
SEPT. 11, 1979  
T. MARTINI

SCANNED TO CAD  
JUNE 7, 1995

UPDATED  
APRIL 28, 2010

HOWDEN BUFFALO INC.  
NEW PHILADELPHIA DIVISION  
NEW PHILADELPHIA, OHIO  
FIRE PROTECTION SYSTEM

TOTAL FOOTAGE  
PLANT: 239,997 SQ.-FT  
OFFICE BLD: 25,864 SQ.-FT

Marketed By:  
Steve Marcelli  
Cell: 330-327-5834

**PUTMAN  
PROPERTIES**

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