



..... Est. 1985

www.putmanproperties.com

Wick Hartung

Cell: (330) 495-0601

E-Mail: wick@putmanproperties.com



Co-Listing Agent: Tim Putman

Cell: (330) 495-0600

E-Mail: tputman@putmanproperties.com

O • 330-498-4400 | F • 330-498-3800
4065 Fulton Dr. NW, Canton, OH 44718



14,774 SQ.FT. 2 DOCK WAREHOUSE WITH OFFICE

7580 Whipple Ave NW, North Canton, OH, 44720

Directions: I-77 to Portage Rd. (exit 111), east on Portage, North on Whipple, just north of Applegrove. Jackson Township - new I-77/Shuffel ramp is now open.

BUILDING INFO

Previous:	Habegger
Total Sq. Ft.:	54,774
Available :	
Available :	14,774
Units:	1
Floor(s):	
Year Built:	1974
Roof:	Flat
Ceiling Height:	18'
Sprinklers:	no
Elevator:	no
Heat:	Gas
Air:	Central

UTILITIES

Gas:	Dominion East Ohio Gas
Electric:	AEP
Water:	North Canton
Sewer:	Stark County
Internet:	Spectrum/AT&T

SITE INFO

Acre(s):	3.66
Frontage:	413'
Depth:	Irregular
County:	Stark
Township:	Jackson
Zoning:	Lt. Industrial
Topo:	Level
Nearby Hwy:	I-77
Distance:	2 Miles
Traffic Count:	
Bus Lines:	<input type="checkbox"/>
Rail Name:	
Miscellaneous:	
Easy access to I-77 and entire North Canton Industrial Park. Paved parking lot. NE corner of Whipple & Strausser, 1 mile North of Portage in Jackson Township. CAM of \$1.51/sq.ft. or \$1,859.06/mo includes: RE Taxes, insurance, snow removal, landscaping. Broker interest.	

SALE INFO

Sale Price:
 Terms/Finance:
 Gross Income:
 RE Taxes/Year:
 Expenses:
 Net Oper Income:
 Occupied By:

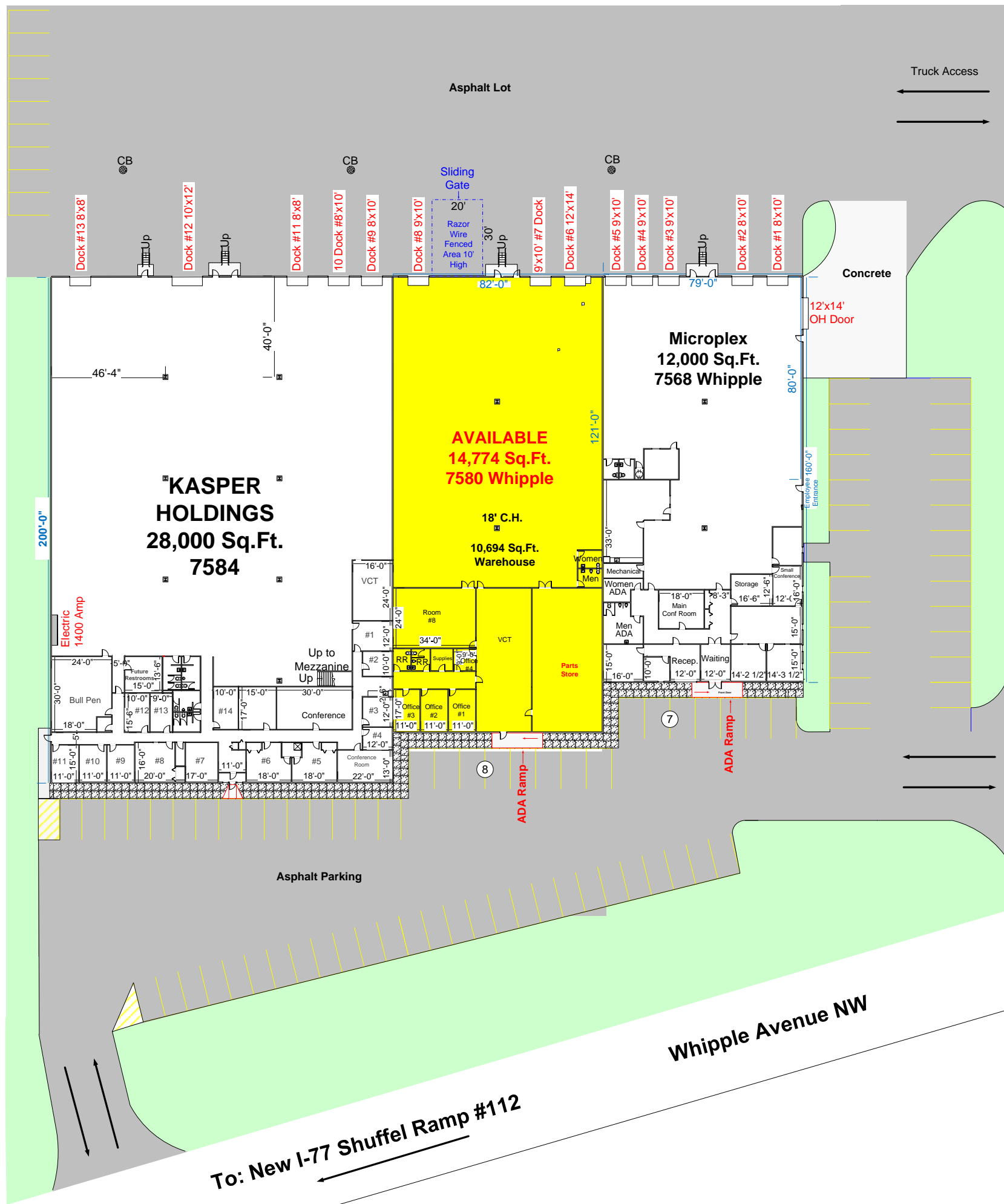
LEASE INFO

S.F. Avail:	14,774
\$/S.F.:	\$4.95
\$/Mo:	\$6,094.28
Terms/Poss:	Available 7/1/19

	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 checked="" type="checkbox"/>
Maint/Repairs:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

OTHER

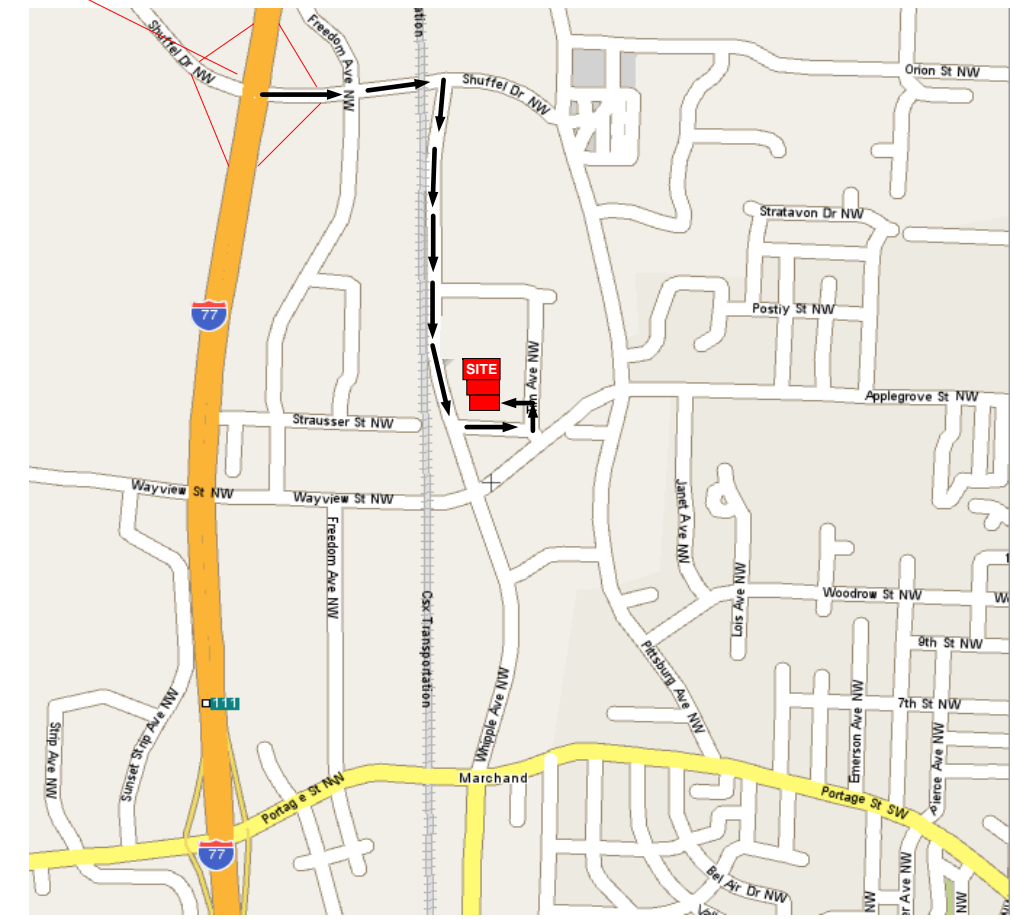
Unit/Bay Size:		Two docks into 18' clear warehouse. Ideal Jackson Township location with nice offices. Easy access to I-77 via exit #111/Portage Road or exit #113/Shuffel Road ramp just north of building.
Construction:	Brick	
Docks:	2	Blend of private offices, conference room, break room, training room plus restrooms.
OH Doors:		



54,774 Sq.Ft. Warehouse & Office
7568-7584 Whipple Avenue NW
North Canton, Ohio 44720
Jackson Township

14,774 Sq.Ft. Available to Lease
At \$4.95 Per Sq. Ft. Triple Net

New I-77 Shuffel Exit



Strausser Ave NW

To: Applegrove Rd & I-77 via Portage

To: New I-77 Shuffel Ramp #112

Marketed by:
Tim Putman 330-495-0600
Wick Hartung 330-495-0601

PUTMAN PROPERTIES

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 WEBSITE: putmanproperties.com
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Broker Interest
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