



# PUTMAN PROPERTIES

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## 6.52 ACRES OF I-77 INDUSTRIAL LAND WITH UTILITIES

**Bruening Avenue SW, Canton, OH, 44706**

Directions: I-77, south of Route 30 to Cleveland Avenue exit Route 800,  
West on Shepler Church to Canton Industrial Park on left.

### SITE INFO

Acre(s): 6.52  
Frontage: 565'  
Depth: 376'  
County: Stark  
Township: Canton  
Zoning: Lt. Industrial  
Topo: Level  
Nearby Hwy: I-77  
Distance: 1 Mile  
Traffic Count: 38753  
Bus Lines: ☒  
Rail Name: None

### SALE INFO

Sale Price: **\$293,400.00**  
RE Taxes/Year: \$3,270.50

### UTILITIES

Gas: Dominion East Ohio Gas  
Electric: AEP  
Water: Canton City  
Sewer: Stark County

### MISCELLANEOUS

Canton Township - easy access to I-77 and Route 30. 6.52 Acres in mature Canton Industrial Park. 565' frontage with I-77 visibility. Neighbors include FedEx, Service Steel Aerospace, Solmet, Miller & Co., Canton Bandag, Kenworth Trucking, and AT&T. Canton Township has no personal or corporate income tax. All utilities at site. \$45,000 per acre.

3.2 Acres across Bruening Ave at \$20,000 per acre. Access off Bruening Ave, south of Shepler Church.

