

AVAILABLE FOR SALE OR LEASE

39,000 SF INDUSTRIAL BUILDING SPACE

HEAVY INDUSTRIAL | WAREHOUSING | EDGE AI DATA CENTER

5205 South Cleveland-Massillon Road | Norton, Ohio

Estimated Operating Expenses

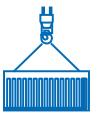
Real Estate Taxes	\$.80/SF
Insurance	\$0.50/SF
CAM	\$1.50/SF
Total Expenses	\$2.80/SF

CLICK HERE
FOR DRONE
VIDEO TOUR



SALE PRICE: \$8,600,000 (\$215/SF) | LEASE RATE: \$9.50/SF NNN

HIGHLIGHTS



Cranes

- (3) 50-ton crane systems
- (1) 45-ton crane
- (1) 20-ton crane



Clear Height

27' under the hook



Doors

- (6) 23'x25'
- Drain & grease pit at each door



Power

480 volt, 3000 amp,
3-phase, 4-wire



Delivery Date

95% complete—can
be finished in less
than 30 days



Building Size

39,000 SF (180'x200')
with truck dock and
utility room bump-outs.
Divisible to 30,000 SF

CONTACT



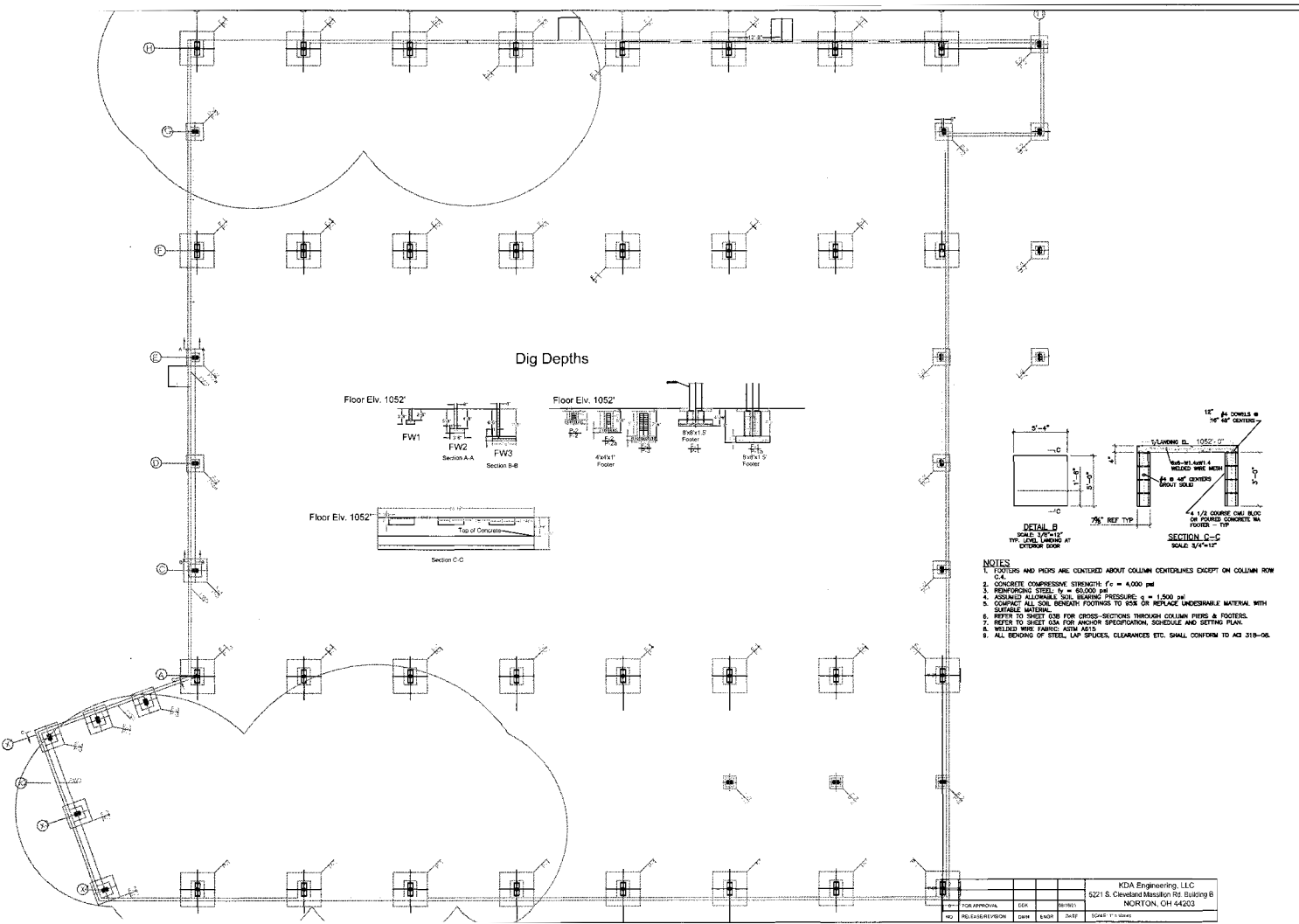
Terry Coyne

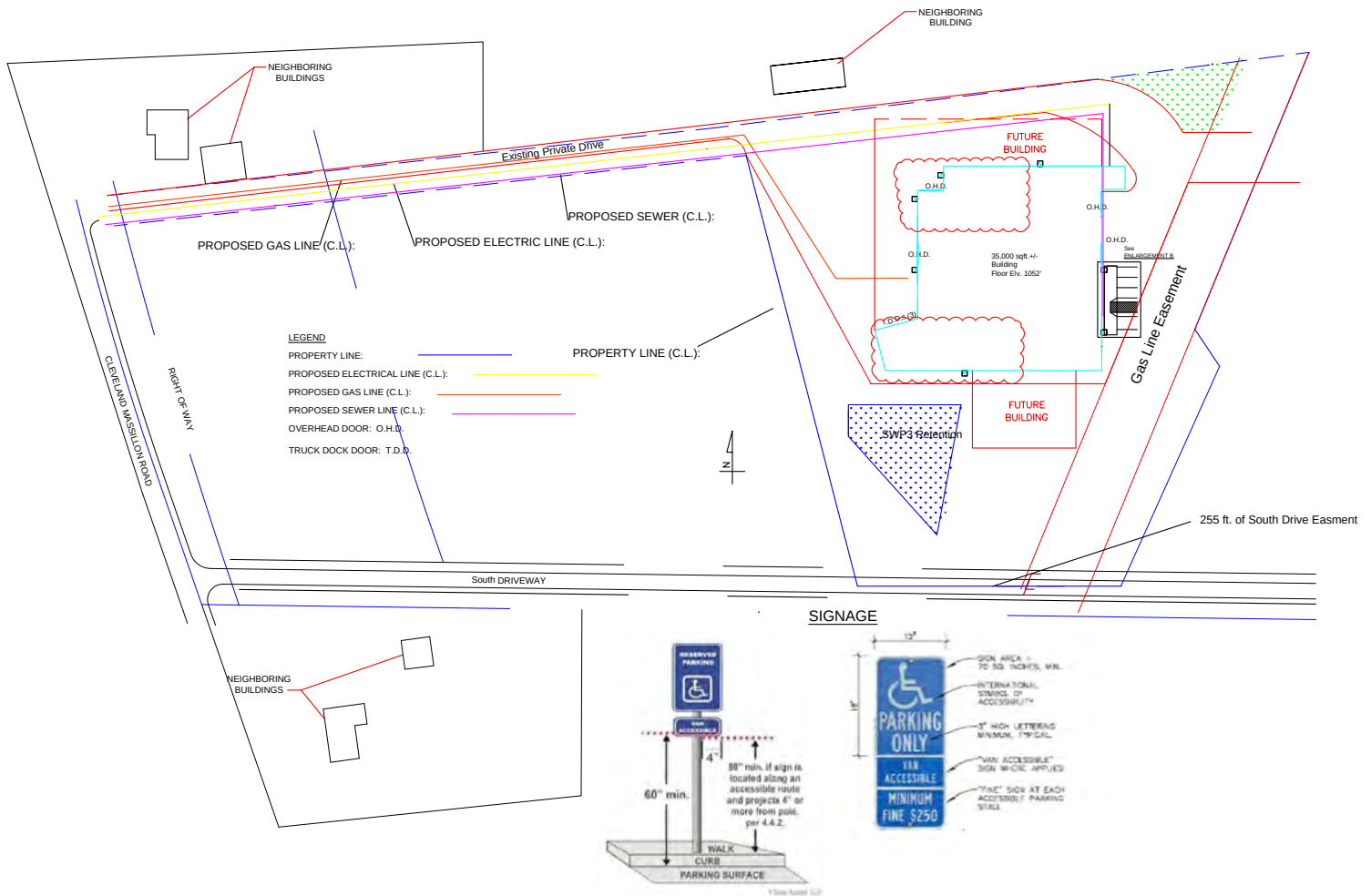
Executive Vice Chairman
216.218.0259
Terry.Coyne@nmrk.com
Licensed Real Estate Broker

NEWMARK

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

Terry **COYNE**.com





**Cranes**

- (3) 50-ton crane systems
- (1) 45-ton crane
- (1) 20-ton crane

**Doors**

- (6) 23'x25'
- Drain & grease pit at each door

**Clear Height**

27' under the hook

**Power**

480 volt, 3000 amp, 3-phase, 4-wire

**Office**

- Build-to-suit with geothermal heat
- Expandable up to 2,500 SF

**Lighting**

LED

**Gas Service**

7 PSI, 4 inch main

**Truck Docks**

(3) docks for on/off loading

**Daylight Compliant**

Plenty of thermal pane windows

**Columns**

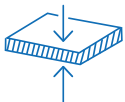
Extra heavy provide option to add jib cranes

**Sprinkler**

ESFR sprinkler system possible

**Recycling Rain Water**

More than 78,000 gallons

**Floor Thickness**

8-inch reinforced concrete

**Leed Compliant**

- R38/R19 insulation
- LED motion lighting censoring
- Water efficiency system
- Bathroom with shower
- Ample natural light in manufacturing and office areas

**Edge AI Ready**

Heavy equipment access, power & infrastructure, on-site natural gas capacity, modular friendly, ready-to-occupy structure, industrial location advantage aligns with Edge AI facilities and provides the physical foundation to support the next generation of distributed AI infrastructure – today







