

Industrial & Self Storage Opportunity

4155 & 4165 Martindale Road NE | Canton, Ohio 44705

\$825,000 | ±15,560 SF | 3.79 AC | Two Parcels

4155 Martindale Rd NE



4165 Martindale Rd NE



Properties Overview

For Sale

This property is ideally situated for businesses looking to expand, relocate, or diversify their real estate portfolio in a growing and vibrant community. The combined offerings provide ample space for various operations, from office-intensive businesses to those requiring warehouse and storage capabilities. With a blend of functional office suites, flexible warehouse space, and the added benefit of a turnkey storage unit investment, this is a unique opportunity to secure a valuable asset poised for long-term success. Benefit from a strategic location with excellent accessibility, a strong local economy, and the potential to maximize your investment returns in Canton, Ohio.

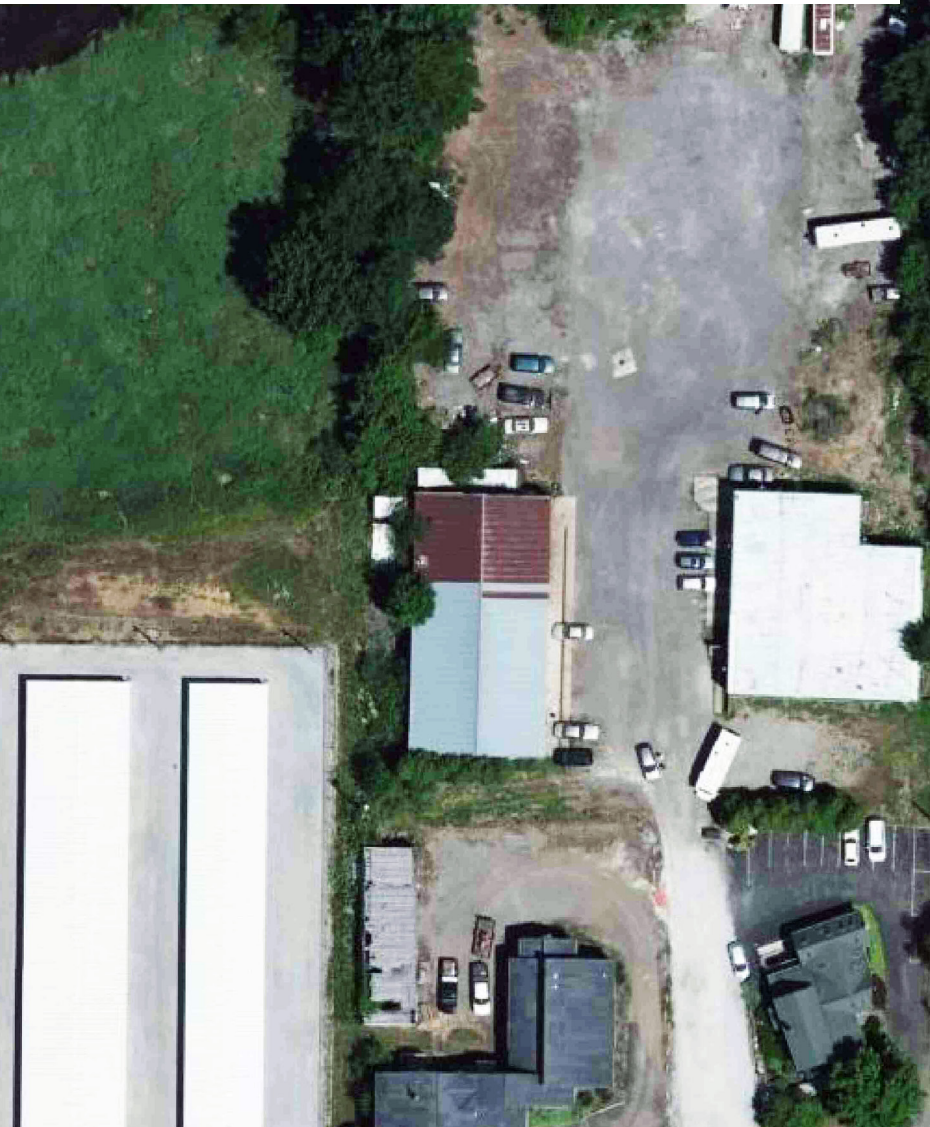


4165 Martindale Rd.

4155 Martindale Rd.

Demographics

	1 Mile	3 Miles	5 Miles
2025 Population	6,626	64,681	142,290
2025 Daytime Population	4,821	54,709	157,117
2025 Total Businesses	164	1,521	5,592
2025 Total Employees	2,048	20,242	78,969
2025 Median Household Income	\$67,797	\$56,462	\$56,780



353.18

4165 Martindale NE Rd.
Parcel #5218194
3 ACRES

186.90

425.23

110.00

4155 Martindale NE Rd.
Parcel #5218195
0.79 ACRES

336.20

289.34

258.44

Martindale Rd NE

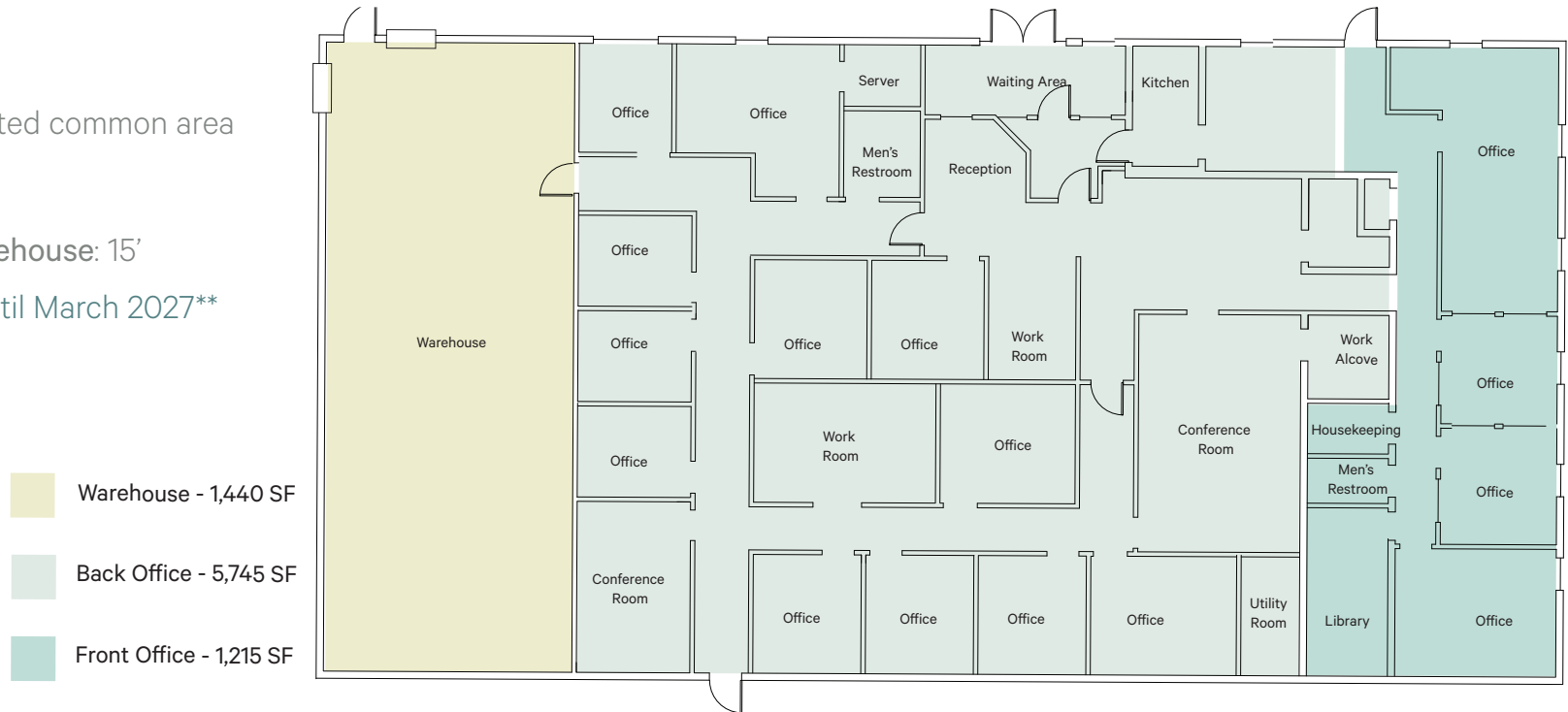
119.56

4155 Martindale Road.

Space Highlights

- Total Space: 8,400 Sq. Ft.
- Office Space: 6,120 Sq. Ft.
- Warehouse Space: 1,440 Sq. Ft.
- Front Office Space: 1,215 Sq. Ft.
- Over Head Doors: 2
- Offices: 15
- Conference Rooms: 2
- Kitchenette and updated common area
- Second Floor Storage
- Clear Height For Warehouse: 15'

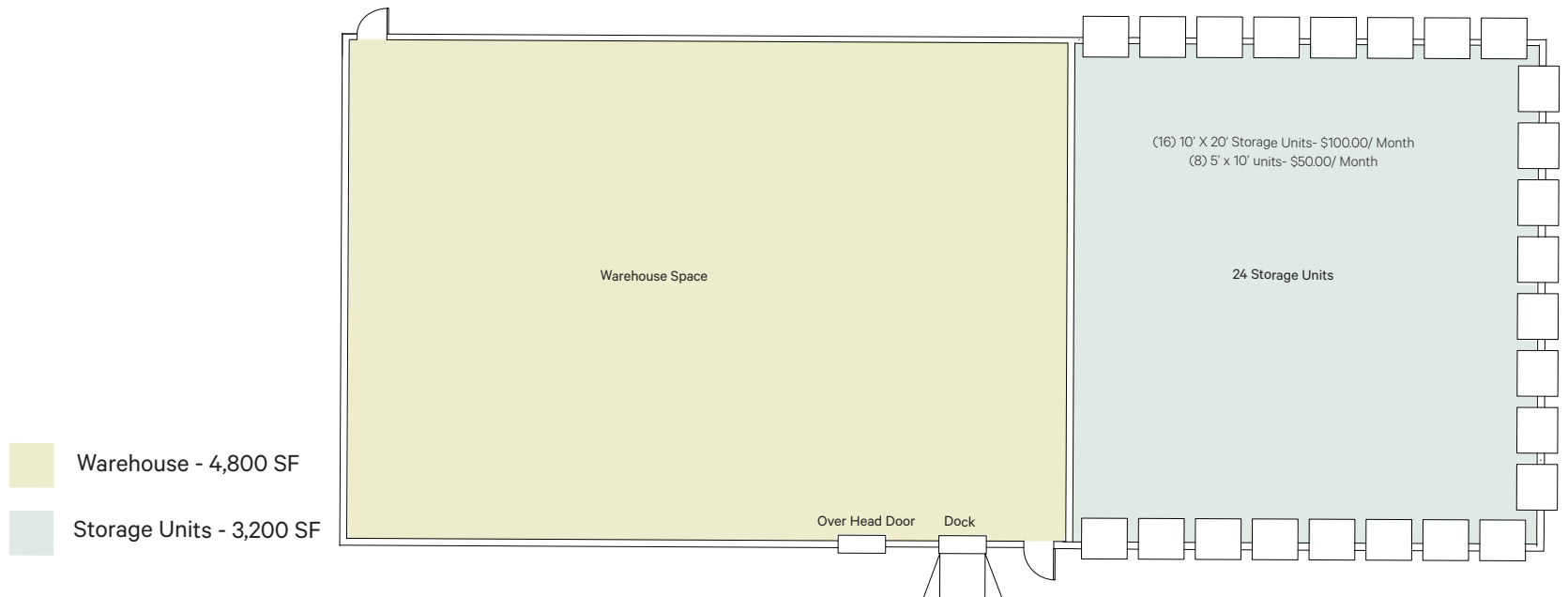
Front office is leased until March 2027



4165 Martindale Road.

Space Highlights

- Total Space: 8,000 Sq. Ft.
- Storage Space: 3,200 Sq. Ft.
- Warehouse Space: 4,800 Sq. Ft.
- Overhead Door: 1
- Dock: 1
- Storage Units: 24
- Clear Height: 16'





4155 Martindale NE Rd.
0.79 AC
Parcel #5218195

4165 Martindale NE Rd.
3.00 AC
Parcel #5218194

Contact Us

Andy Flowers

Associate
+1 330 670 4411
andy.flowers@cbre.com

Dean Bacopoulos

Vice President
+1 330 495 9800
dean.bacopoulos@cbre.com

Steve Lazarides

First Vice President
+1 330 670 4410
steve.lazarides@cbre.com

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

