

FOR
LEASE

83,052 SQ.FT.

LEASED



INDUSTRIAL & MANUFACTURING 35,675 - 83,052 SF - FOR LEASE

1411 NAVARRE RD SW, CANTON, OH 44706

Spencer Hartung

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Wick Hartung

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PROPERTY DESCRIPTION

Former home to Helios Coatings, Inc. Join Crown Cork & Seal & Timken CO in this multitenant industrial facility - The 77-30 Center. Completely sprinklered. 13,200 KVA Transformers, 480/240V 3 phase electric. Over 200 secured parking spaces.

Lease the entire 83,052 SQ. FT. with two (2) overhead doors, three (3) docks, multiple offices and restrooms OR space can be split into 47,277 SQ. FT. and 35,675 SQ. FT.

NNN fee of \$1.70 per sq.ft. includes real estate taxes, insurance, landscaping and snow removal. Gas, electric, water and sewer are rebilled by owner (does not include trash, cable, internet or phone services).

LOCATION DESCRIPTION

Visible from I-77 with easy access from Rt 30 and I-77. Traffic Count of 81,555 vehicles from I-77 & 45,303 vehicles from Rt 30.

Directions: I-77 to Rt 30W, 1st exit is Harrison/Navarre Rd, RT on Harrison, Rt on Navarre - go through traffic light on Dueber. Facility is on the left.

Zoned heavy industrial. Located in a Foreign Trade Zone.

OFFERING SUMMARY

Lease Rate:	\$3.75 - 4.00 SF/yr (NNN)
Available SF:	35,675 - 83,052 SF
Lot Size:	10.47 Acres
Building Size:	200,000 SF
Clear Height:	Up to 24'

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
83,052 SQ.FT. WAREHOUSE/PRODUCTION SPACE	Available	83,052 SF	NNN	\$3.75 SF/yr	Lease the total foot print currently available of 83,052 Sq.Ft. with industrial bays up 24' clear, first floor and second floor offices with lobby, reception, multiple private offices, conference room, restrooms, three (3) docks and two (2) overhead doors. \$37,719.45 / mo + utilities (includes NNN fee).

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Bays 4 & 5 - 47,277 SQ.FT. MANUFACTURING AND OFFICE SPACE	Available	47,277 SF	NNN	\$4.00 SF/yr	Lease approximately 47,277 SF with industrial bays up to 24' clear, with access to private dock, common area restrooms and two private shop offices. \$22,456.58 / mo + utilities (includes NNN fee).
BAYS 6A, 6B & 6C - 35,675 SQ.FT. PRODUCTION & OFFICE SPACE	Available	35,675 SF	NNN	\$4.00 SF/yr	Lease approximately approximately 35,675 SF of industrial bays with up to 24' clear, with access to two (2) docks, two (2) overhead doors, common area restrooms, first floor and second floor offices with lobby, reception, multiple private offices, conference room and private restrooms. \$16,945.63 / mo + utilities (includes NNN fee).

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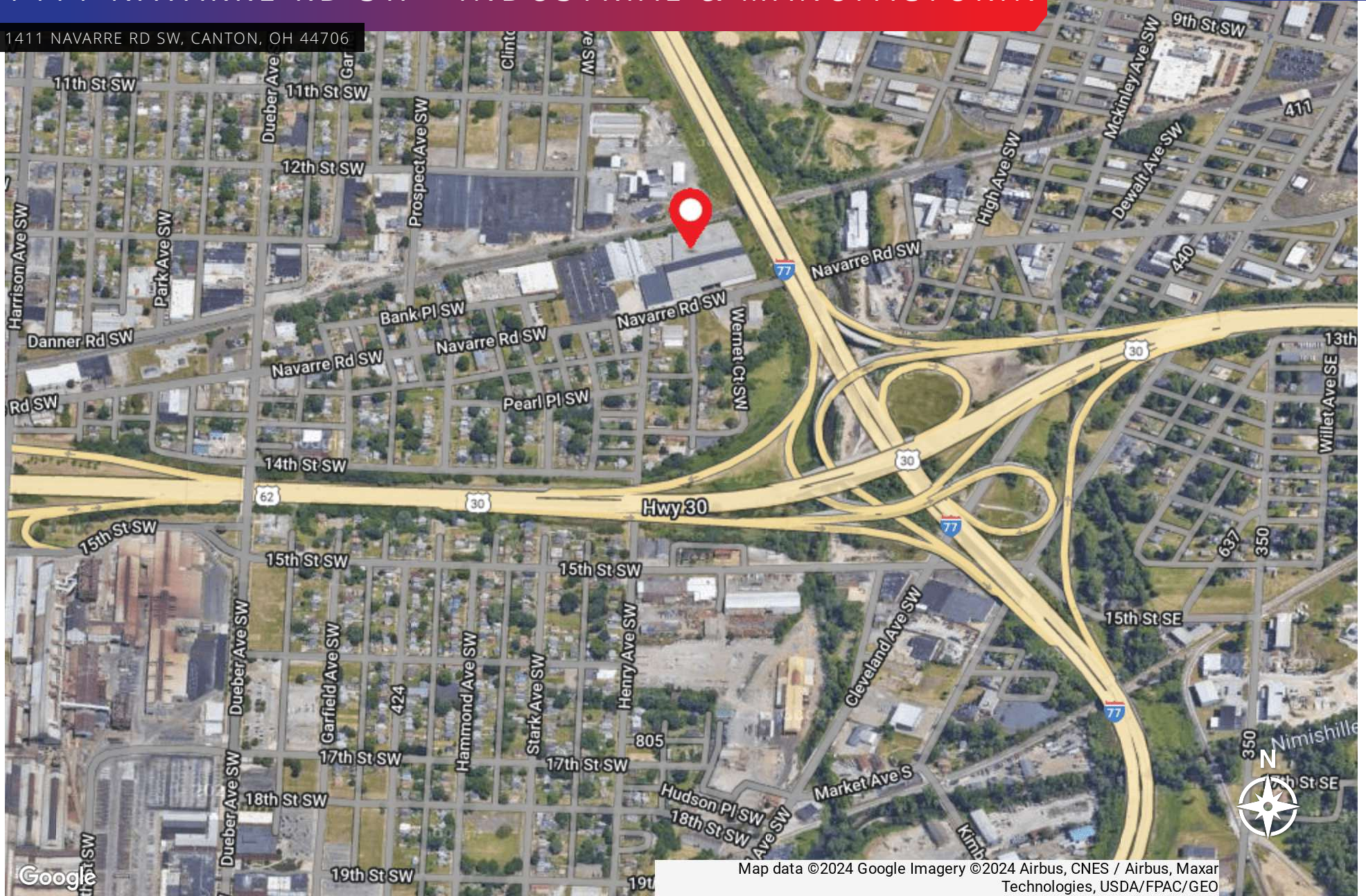
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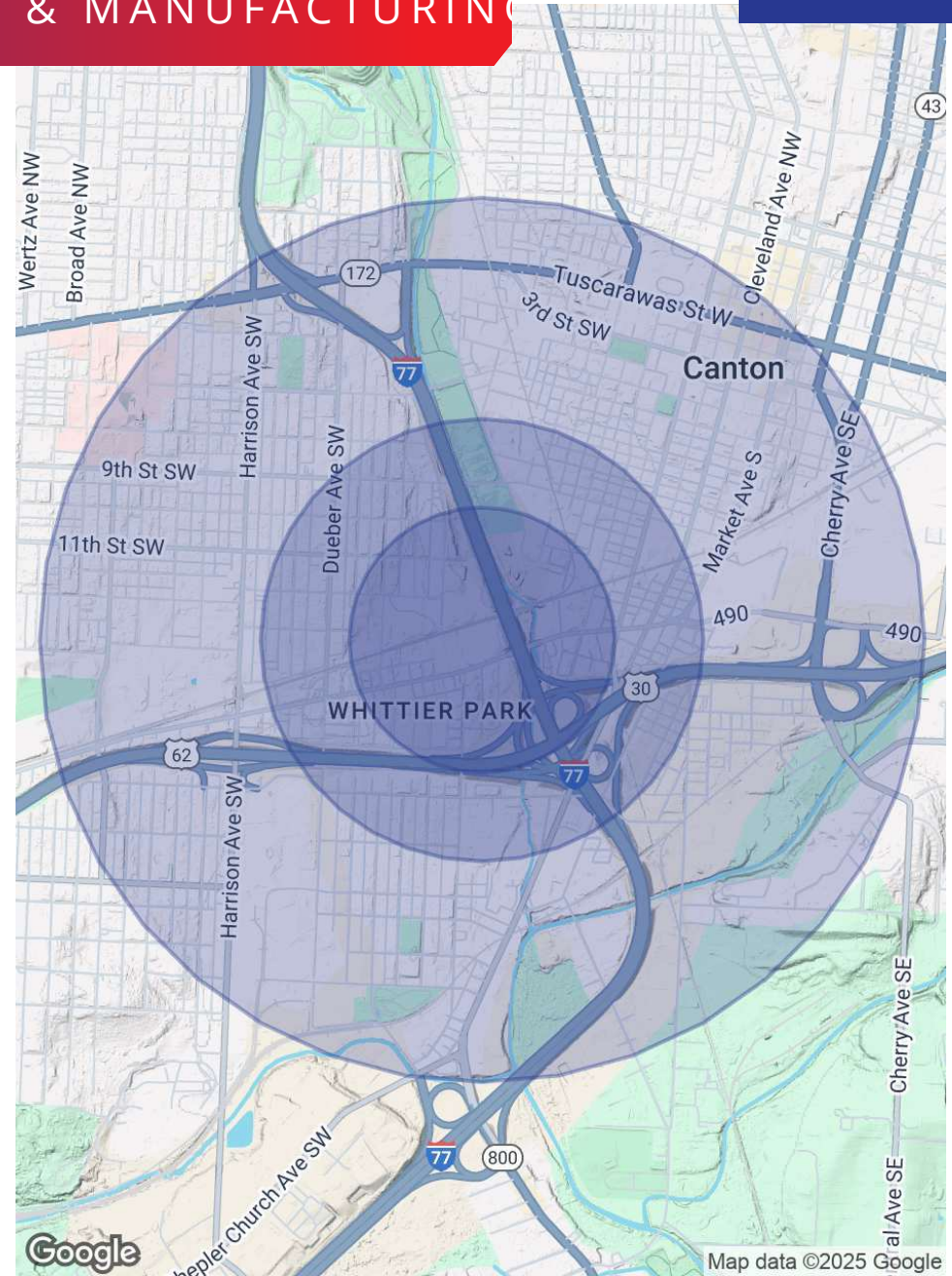
POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	321	2,142	9,100
Average Age	37	37	36
Average Age (Male)	36	36	35
Average Age (Female)	39	38	37

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	132	865	3,755
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$47,049	\$43,160	\$40,754
Average House Value	\$65,417	\$76,506	\$66,239

Demographics data derived from AlphaMap



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