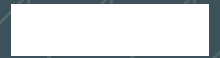


# ±23,750 SF Industrial Warehouse For Sale

1934 NAVARRE ROAD SW, CANTON, OHIO 44706



- **Available October 2025** *(Business Relocating)*
- **Refrigerated Space: ±1,750 SF**
- **Freezer Space: ±4,460 SF**
- **1.15 Acres**




# Property Overview

- Available October 2025
  - **BUSINESS RELOCATING**
- Asking Price: \$995,000
- Total building size: ±23,750 SF
  - Does not include 2nd floor office
- Total acreage: ±1.15 acres
- Parcel ID: 244720
- Zoned I-1 Light Industrial
- Constructed in several stages between 1924 and 1989
- Air conditioned offices
  - 1,800 SF first floor, 1,800 SF second floor
- Clean and well maintained
- Sprinkled (wet)
- Located just north of US-30 between Dueber Ave & Harrison Ave
- Public sewer and water



LOADING DOCK (1)




1,600 AMPS AVAILABLE

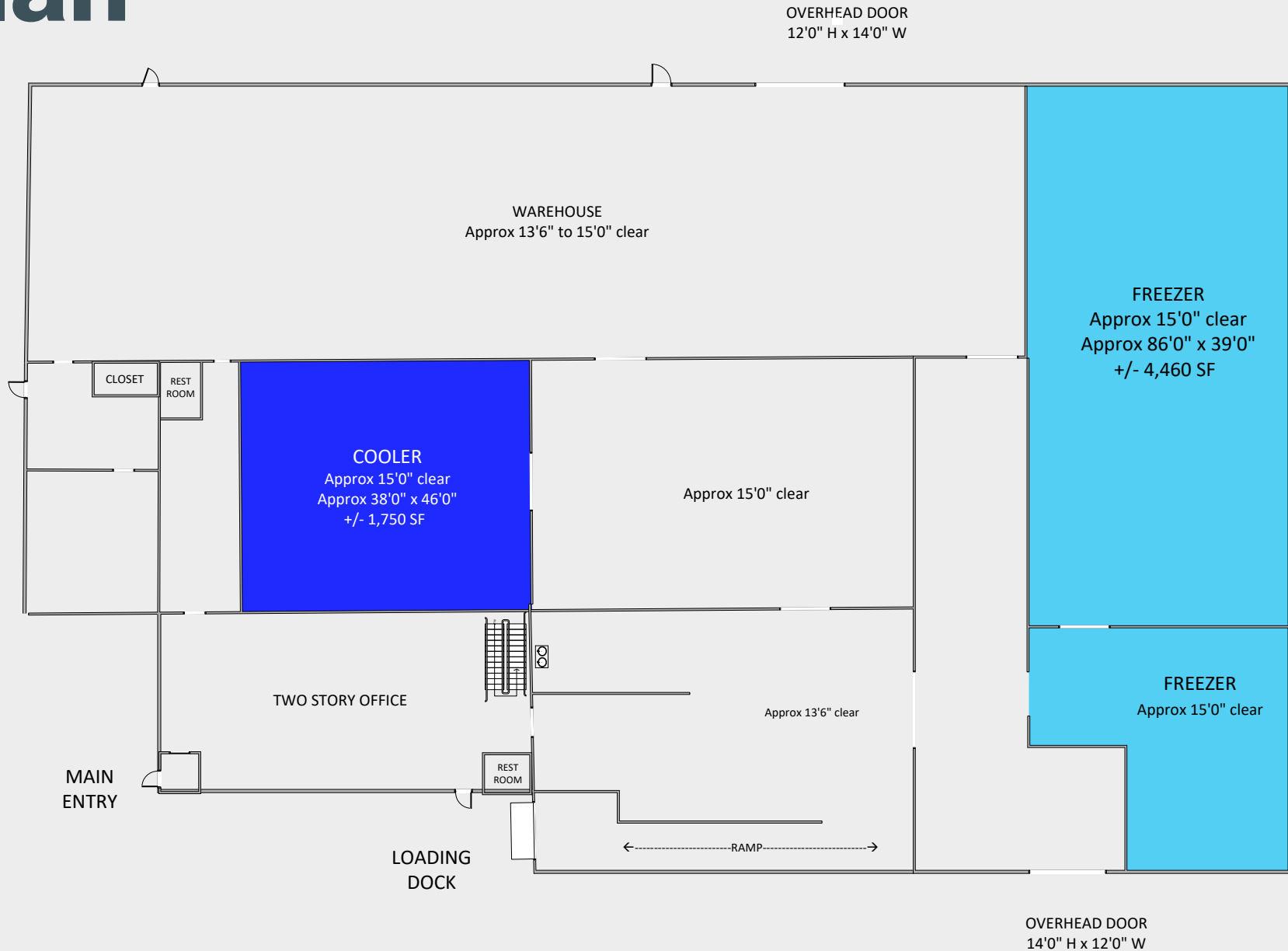


13'6" - 15'0" CLEAR HEIGHT

# Floor Plan

 Refrigerated/Cooler Space  
±1,750 SF

 Freezer Space  
±4,460 SF



# Interior Pictures



# Aerial Map

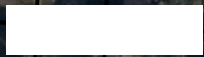
**SITE**



NAVARRE RD

HARRISON AVE


DUEBER AVE





# 2 Hours & Under from Three Major Metros

1934 Navarre Rd SW | Canton, OH 447

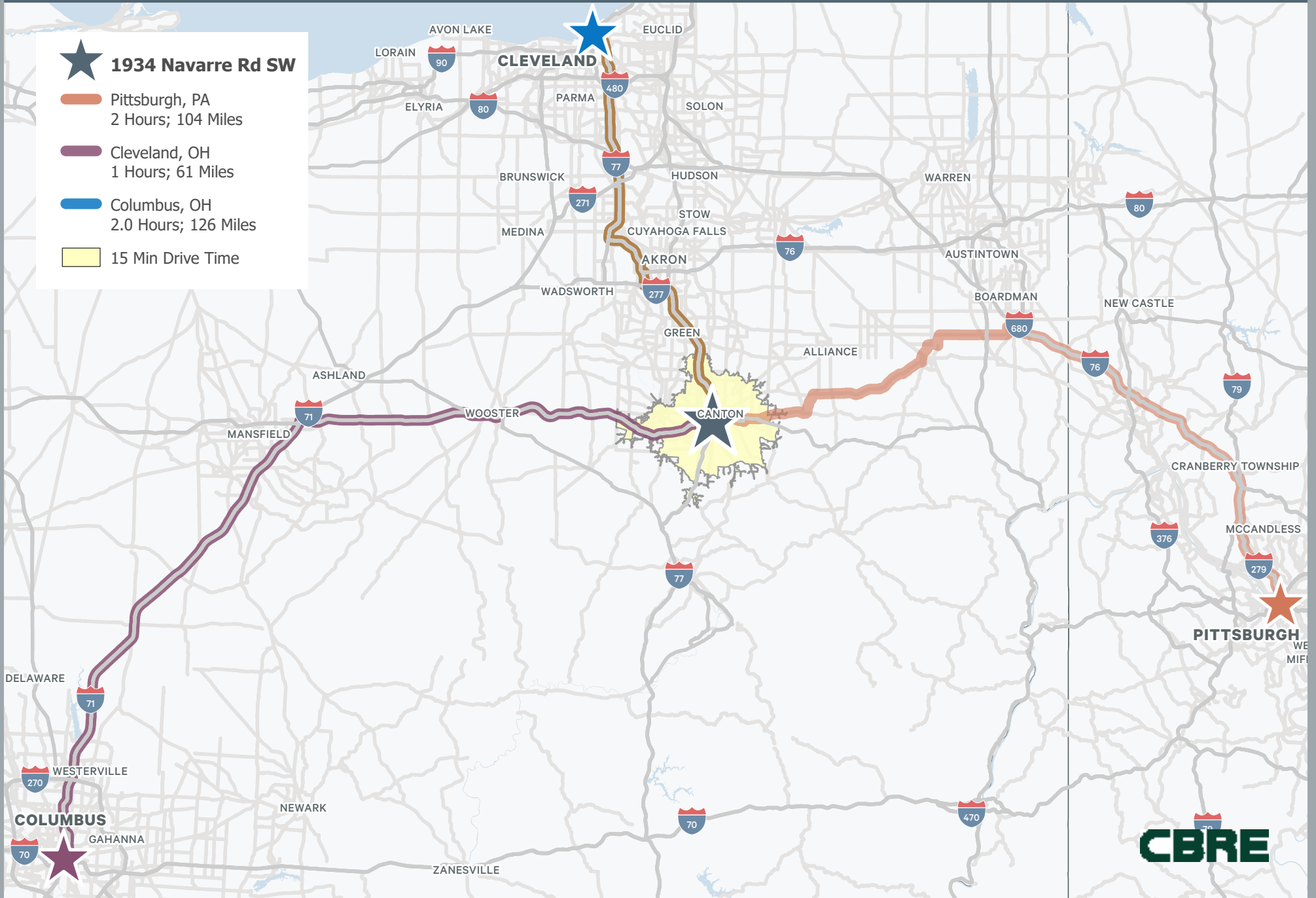
 **1934 Navarre Rd SW**

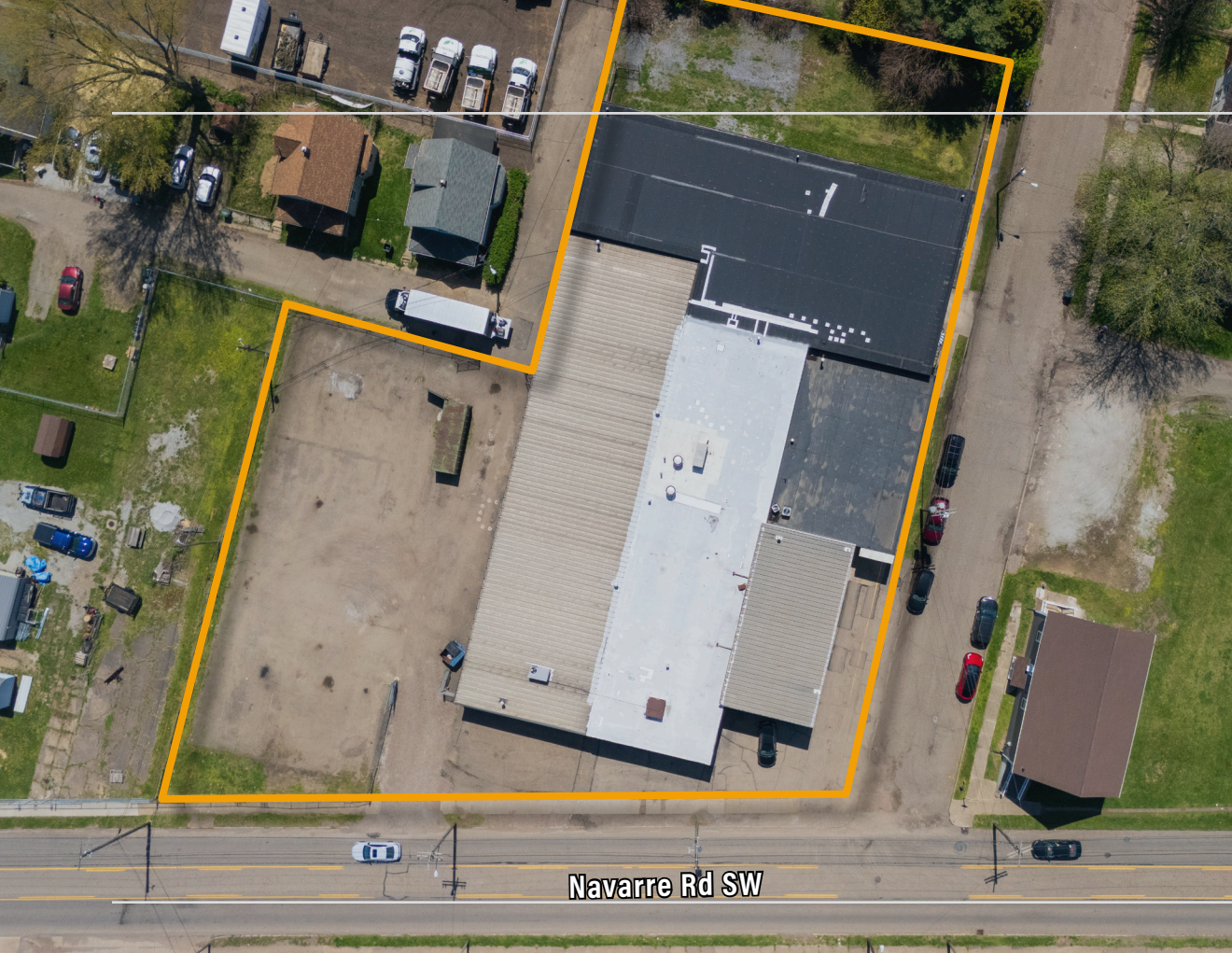
 Pittsburgh, PA  
2 Hours; 104 Miles

 Cleveland, OH  
1 Hours; 61 Miles

 Columbus, OH  
2.0 Hours; 126 Miles

 15 Min Drive Time





1934 NAVARRE ROAD  
CANTON, OHIO 44706

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## Exclusive Contacts:

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