

JAMES FILLMORE COMPLEX

1117 BOWERS AVENUE NORTHWEST, NEW PHILADELPHIA, OH 44663

FOR SALE / LEASE



PROPERTY DESCRIPTION

1109A Bowers: 4,000 SF of air conditioned shop with one 10'x12' drive in door, one restroom, sprinklered and 16' clear. Currently occupied on a month to month basis. \$3,070.00 / month + utilities. Available 6/1/26. May be combined with 1109B for a total of 9,665 SF.

1109B Bowers: 5,665 SF shop space for lease. Former Crystal Springs Water. Front showroom with automatic open sliding door with office and two (2) restrooms. Rear shop space has an automatic 18' x 14' on grade door. 18' clear in shop space. Not sprinklered. \$2,931.64 / month + utilities. May be combined with 1109A for a total of 9,665 SF.

1131 Bowers: 13,200 SF available office for lease. Former call center that is currently occupied by a church on a month-to-month basis. Reception, six (6) private offices, large open bullpen area, break room, conference room, two (2) restrooms and two (2) storage rooms. Sprinklered. \$10,131.00 / month + utilities.

Mix of retail, office, service, and warehouse/distribution. Over 400 free parking spaces on site. Mostly sprinklered building. Most leases are triple net with tenants reimbursing landlord for pro rata share of real estate taxes, insurance and operating expenses. NNN fee is \$1.21 / SF for the 2025 calendar year. Professionally managed.

Saylor Putman

Vice President - Senior Sales Associate
330.495.8292
saylor@putmanproperties.com

Spencer Hartung

Vice President, Senior Sales Associate
330.936.0276
spencer@putmanproperties.com

OFFERING SUMMARY

Lease Rate:	\$5 - 8 SF/yr (NNN)
Available SF:	4,000 - 13,200 SF
Lot Size:	9 Acres
Building Size:	112,586 SF
NOI:	\$424,641.00
Cap Rate:	9.03%

SPACES

	LEASE RATE	SPACE SIZE
13,200 SQ.FT. OFFICE/FLEX/SERVICE SPACE	\$8.00 SF/yr	13,200 SF
9,665 S.F. COMBINED SHOP SPACE	Negotiable	9,665 SF
5,665 SQ.FT. SHOP SPACE	\$5.00 SF/yr	5,665 SF
4,000 S.F. AIR CONDITIONED SHOP SPACE	\$8.00 SF/yr	4,000 SF

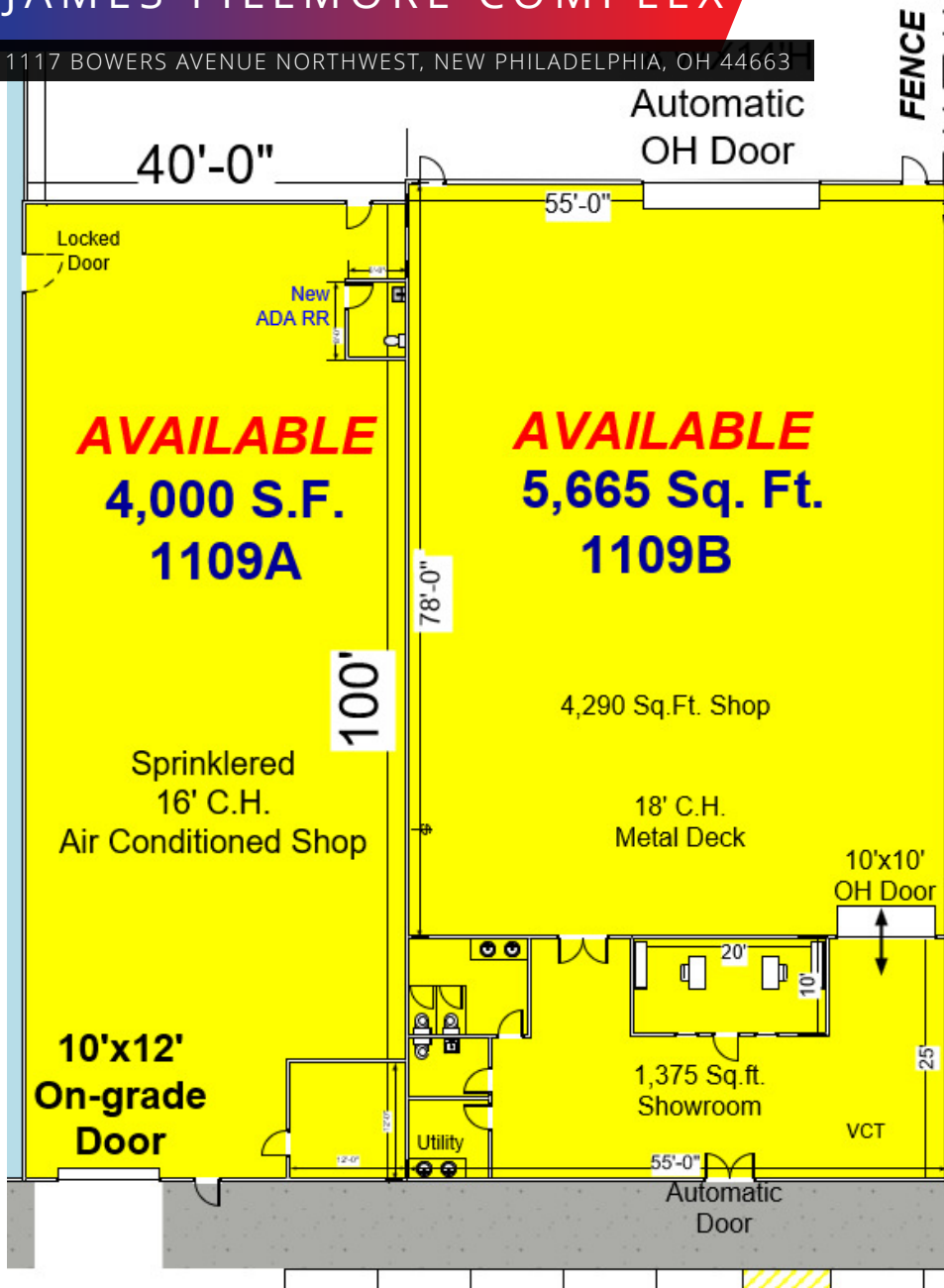


This information is from a reliable source but is not guaranteed and is subject to change. All dimensions are approximate, are not guaranteed, and the property is subject to prior disposition. Some images may have been digitally enhanced for marketing purposes and may not reflect current property conditions.

JAMES FILLMORE COMPLEX

1117 BOWERS AVENUE NORTHWEST, NEW PHILADELPHIA, OH 44663

FOR SALE / LEASE



Saylor Putman

Vice President - Senior Sales Associate
330.495.8292
saylor@putmanproperties.com

Spencer Hartung

Vice President, Senior Sales Associate
330.936.0276
spencer@putmanproperties.com



This information is from a reliable source but is not guaranteed and is subject to change. All dimensions are approximate, are not guaranteed, and the property is subject to prior disposition. Some images may have been digitally enhanced for marketing purposes and may not reflect current property conditions.

JAMES FILLMORE COMPLEX

FOR SALE / LEASE

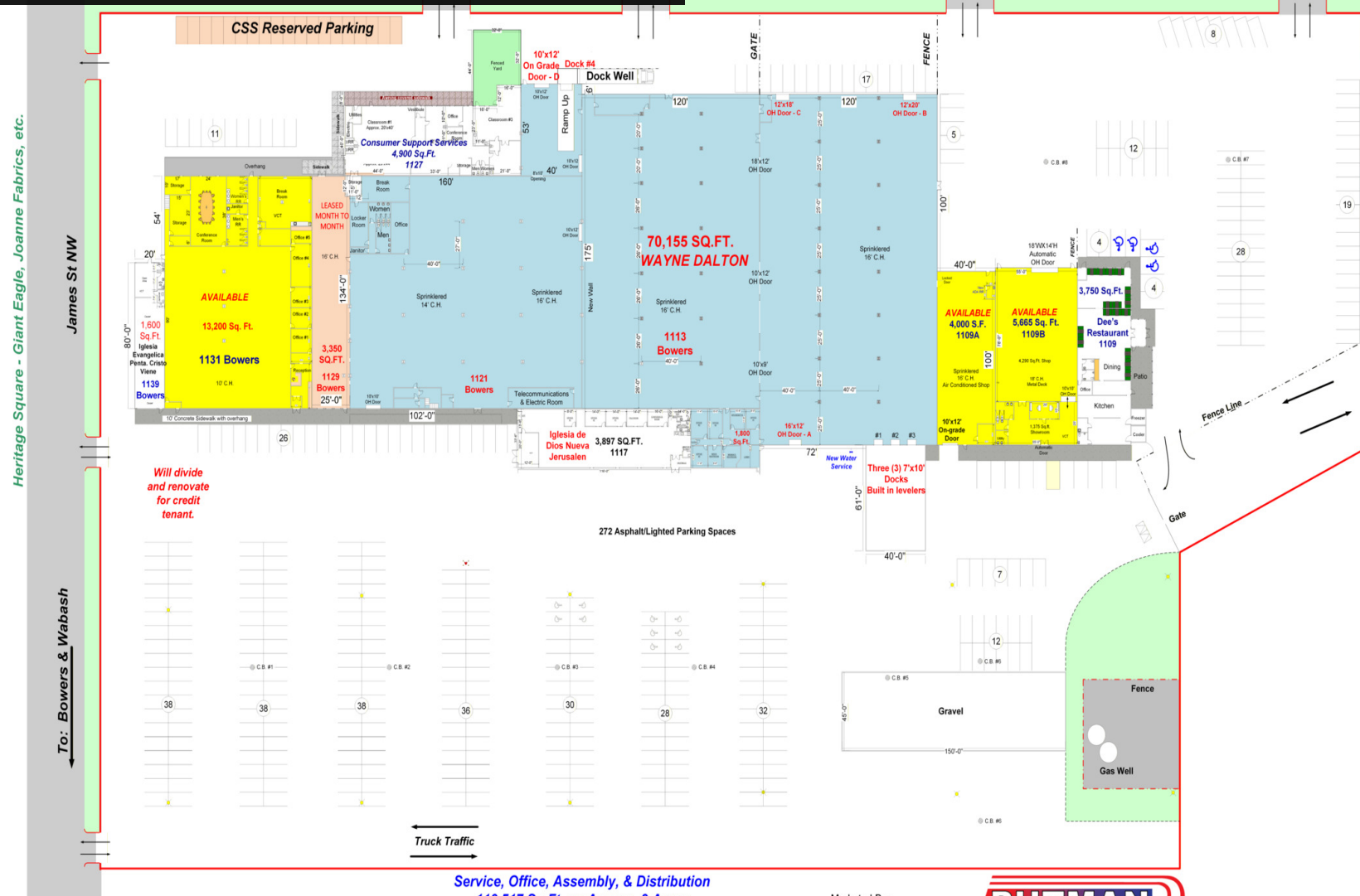
Philadelphia Credit Union

The Dover Seton II Retirement Village

YMCA

1117 BOWERS AVENUE NORTHWEST, NEW PHILADELPHIA, OH 44663

To: Monroe Street



Will divide and renovate for credit tenant.

Truck Traffic

Service, Office, Assembly, & Distribution
 110,517 Sq.Ft. on Approx. 9 Acres
 1109 - 1139 Bowers Ave
 New Philadelphia, Ohio 44643

Marketed By:
 Wick Hartung
 Cell: 330-495-0601
 &
 Tim Putman
 Cell: 330-495-0600

PUTMAN PROPERTIES
 4065 Fulton Dr NW, Canton, Ohio 44718
 P: 330-498-4400 • F: 330-498-3800
 WEBSITE: putmanproperties.com
 EMAIL: info@putmanproperties.com

© 2018 Putman Properties, Inc.
 THIS INFORMATION IS FROM RELIABLE SOURCES BUT IS NOT GUARANTEED AND IS SUBJECT TO CHANGE

Saylor Putman
 Vice President - Senior Sales Associate
 330.495.8292
 saylor@putmanproperties.com

Spencer Hartung
 Vice President, Senior Sales Associate
 330.936.0276
 spencer@putmanproperties.com

PUTMAN PROPERTIES
 Est. 1985

This information is from a reliable source but is not guaranteed and is subject to change. All dimensions are approximate, are not guaranteed, and the property is subject to prior disposition. Some images may have been digitally enhanced for marketing purposes and may not reflect current property conditions.

JAMES FILLMORE COMPLEX

1117 BOWERS AVENUE NORTHWEST, NEW PHILADELPHIA, OH 44663

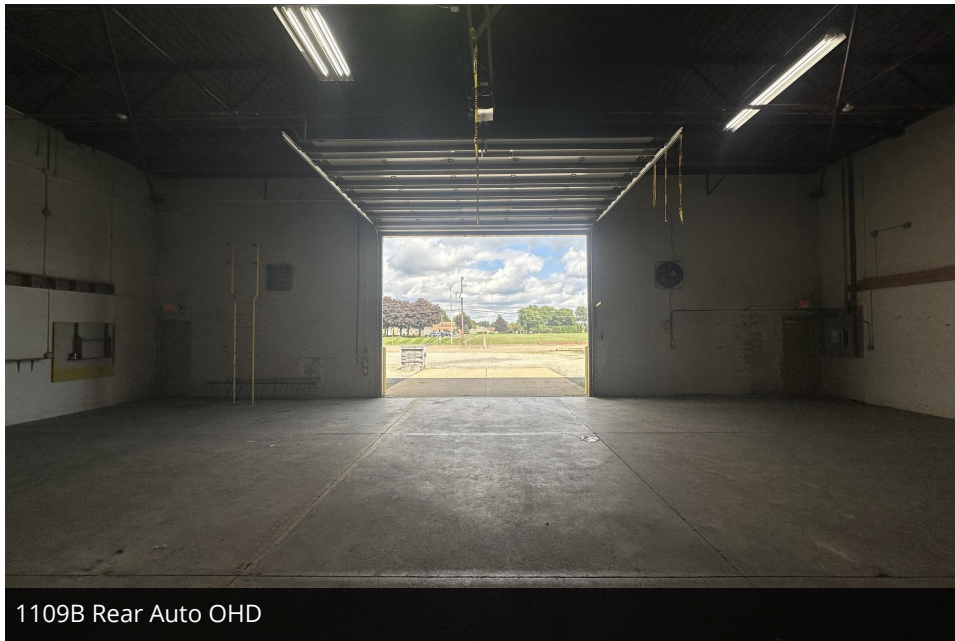
FOR SALE / LEASE



1109B Front Entry to Showroom / Office



1109B Rear Auto OHD



1109B Rear Auto OHD



1109B Showroom & OHD to warehouse

Saylor Putman

Vice President - Senior Sales Associate
330.495.8292
saylor@putmanproperties.com

Spencer Hartung

Vice President, Senior Sales Associate
330.936.0276
spencer@putmanproperties.com



This information is from a reliable source but is not guaranteed and is subject to change. All dimensions are approximate, are not guaranteed, and the property is subject to prior disposition. Some images may have been digitally enhanced for marketing purposes and may not reflect current property conditions.

JAMES FILLMORE COMPLEX

1117 BOWERS AVENUE NORTHWEST, NEW PHILADELPHIA, OH 44663

FOR SALE / LEASE



1109A Bowers

Saylor Putman

Vice President - Senior Sales Associate
330.495.8292
saylor@putmanproperties.com

Spencer Hartung

Vice President, Senior Sales Associate
330.936.0276
spencer@putmanproperties.com



1109A Bowers

This information is from a reliable source but is not guaranteed and is subject to change. All dimensions are approximate, are not guaranteed, and the property is subject to prior disposition. Some images may have been digitally enhanced for marketing purposes and may not reflect current property conditions.

JAMES FILLMORE COMPLEX

1117 BOWERS AVENUE NORTHWEST, NEW PHILADELPHIA, OH 44663

FOR SALE / LEASE

POPULATION

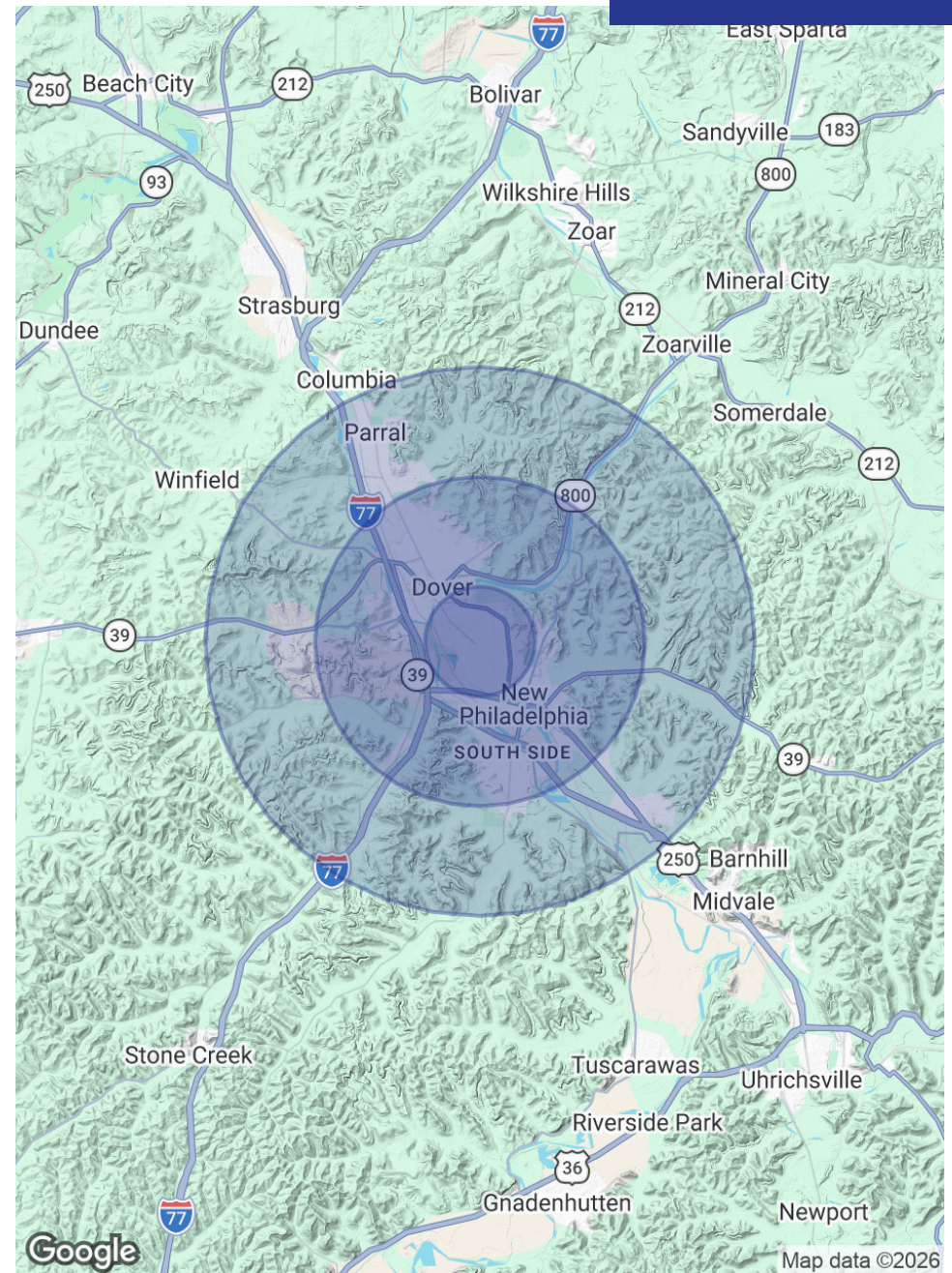
	1 MILE	3 MILES	5 MILES
Total Population	8,265	30,803	37,738
Average Age	42	42	43
Average Age (Male)	40	41	41
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
Total Households	3,576	12,861	15,747
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$74,067	\$83,912	\$89,236
Average House Value	\$172,061	\$203,021	\$213,738

2020 American Community Survey (ACS)



Saylor Putman

Vice President - Senior Sales Associate
330.495.8292
saylor@putmanproperties.com

Spencer Hartung

Vice President, Senior Sales Associate
330.936.0276
spencer@putmanproperties.com



This information is from a reliable source but is not guaranteed and is subject to change. All dimensions are approximate, are not guaranteed, and the property is subject to prior disposition. Some images may have been digitally enhanced for marketing purposes and may not reflect current property conditions.