



LEASE

Former AEP Building

606 2ND STREET SOUTHEAST

Canton, OH 44702



PRESENTED BY:

JENNA THARP

Associate Advisor

C: 231.633.1642

jenna.tharp@svn.com

AARON DAVIS

Senior Advisor

C: 330.221.7297

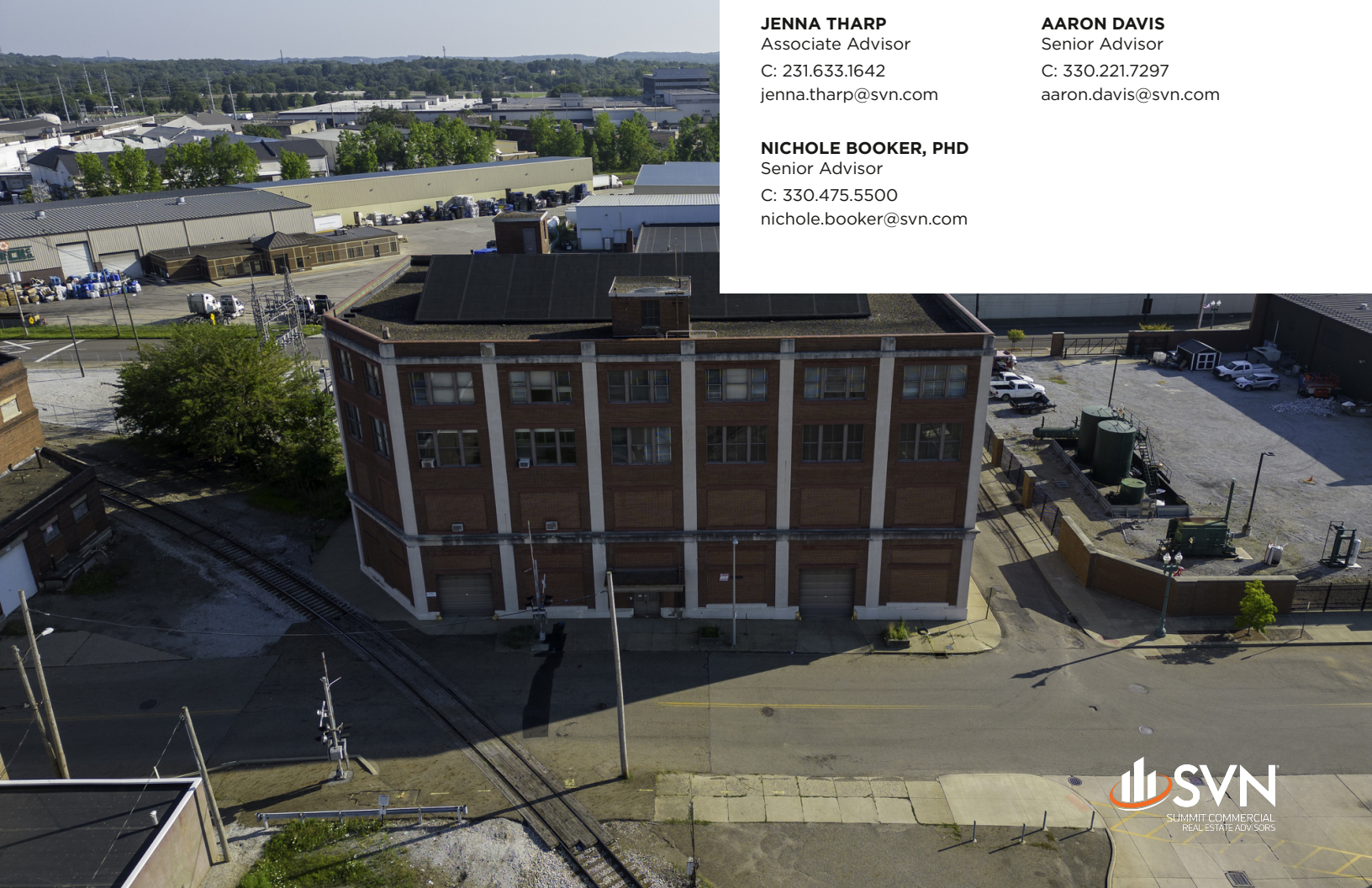
aaron.davis@svn.com

NICHOLE BOOKER, PHD

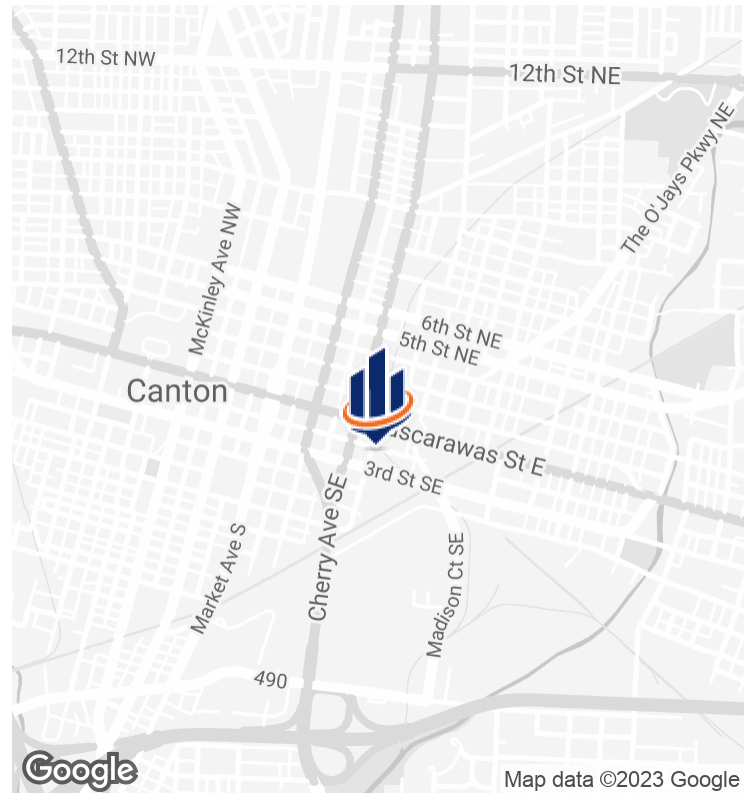
Senior Advisor

C: 330.475.5500

nichole.booker@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$5.00 SF/yr (NNN)
BUILDING SIZE:	50,512 SF
LOT SIZE:	0.34 Acres
ZONING:	C - Commercial Warehouse
APN:	10013329

PROPERTY OVERVIEW

Single user climate-controlled, 4-story warehouse available for lease. Former AEP Electric. Located in Downtown Canton. Equipped with 2 drive-in doors, loading dock, and plenty of power. Lower level warehouse has 16'4" clear height and 5 interior docks. 2nd level warehouse has 11'6" clear height with freight elevator access. 3rd level office/warehouse has 11'6" clear height with freight elevator access. 4th level is office with freight elevator access. Well-maintain and ideal for a multitude of businesses.

PROPERTY HIGHLIGHTS

- Located along the Wheeling & Lake Erie railroad
- 1600 amps/480 volt/3phase
- Ceiling heights: 11'6"-16'4"
- 1st & 2nd Floors Sprinklered (Wet)
- 2 overhead drive-in doors and 1 rear loading dock
- Elevators: Passenger & Freight (6,000 lb capacity)
- All electric heat
- Great highway accessibility (I-77, SR-30)

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ADDITIONAL PHOTOS



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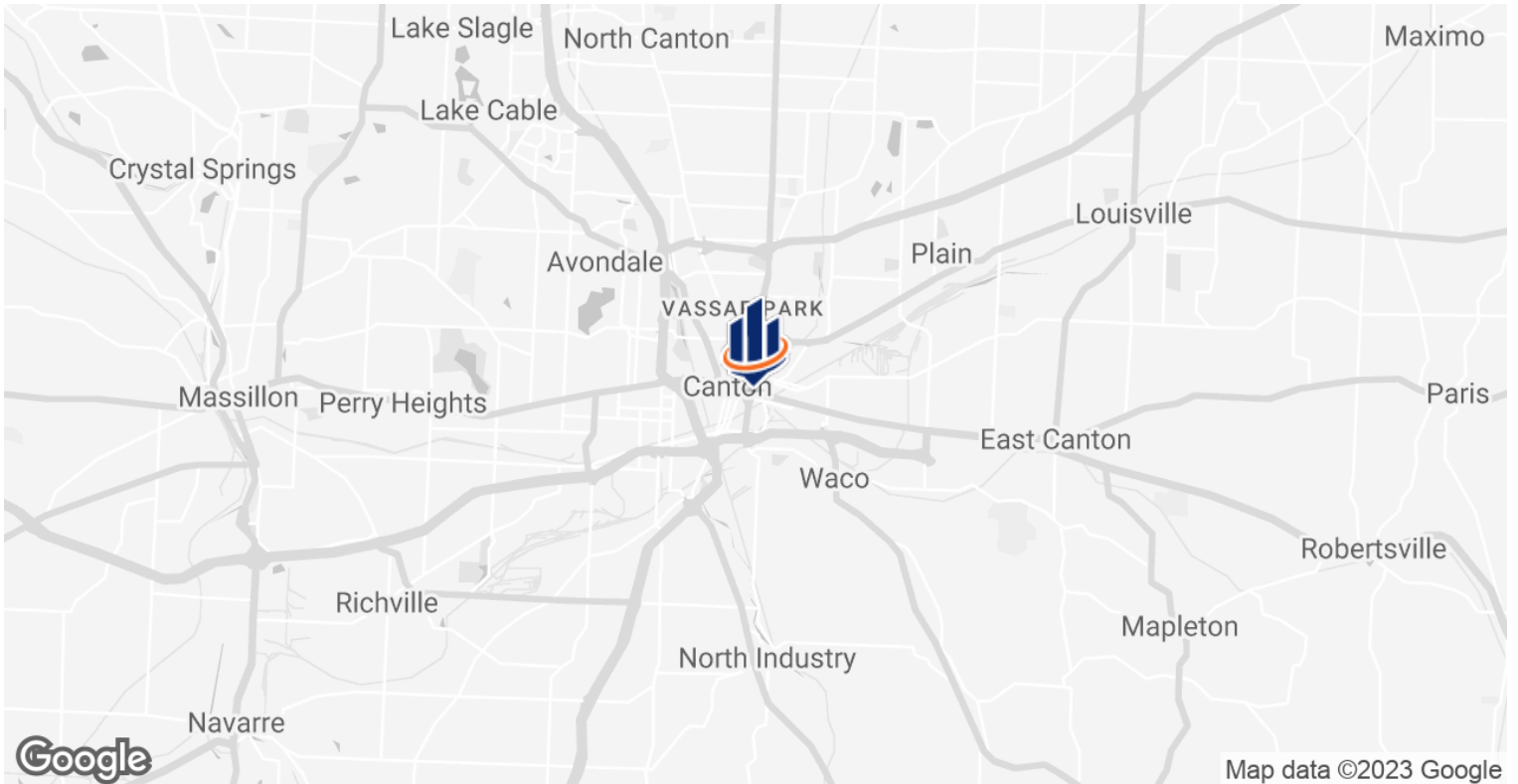
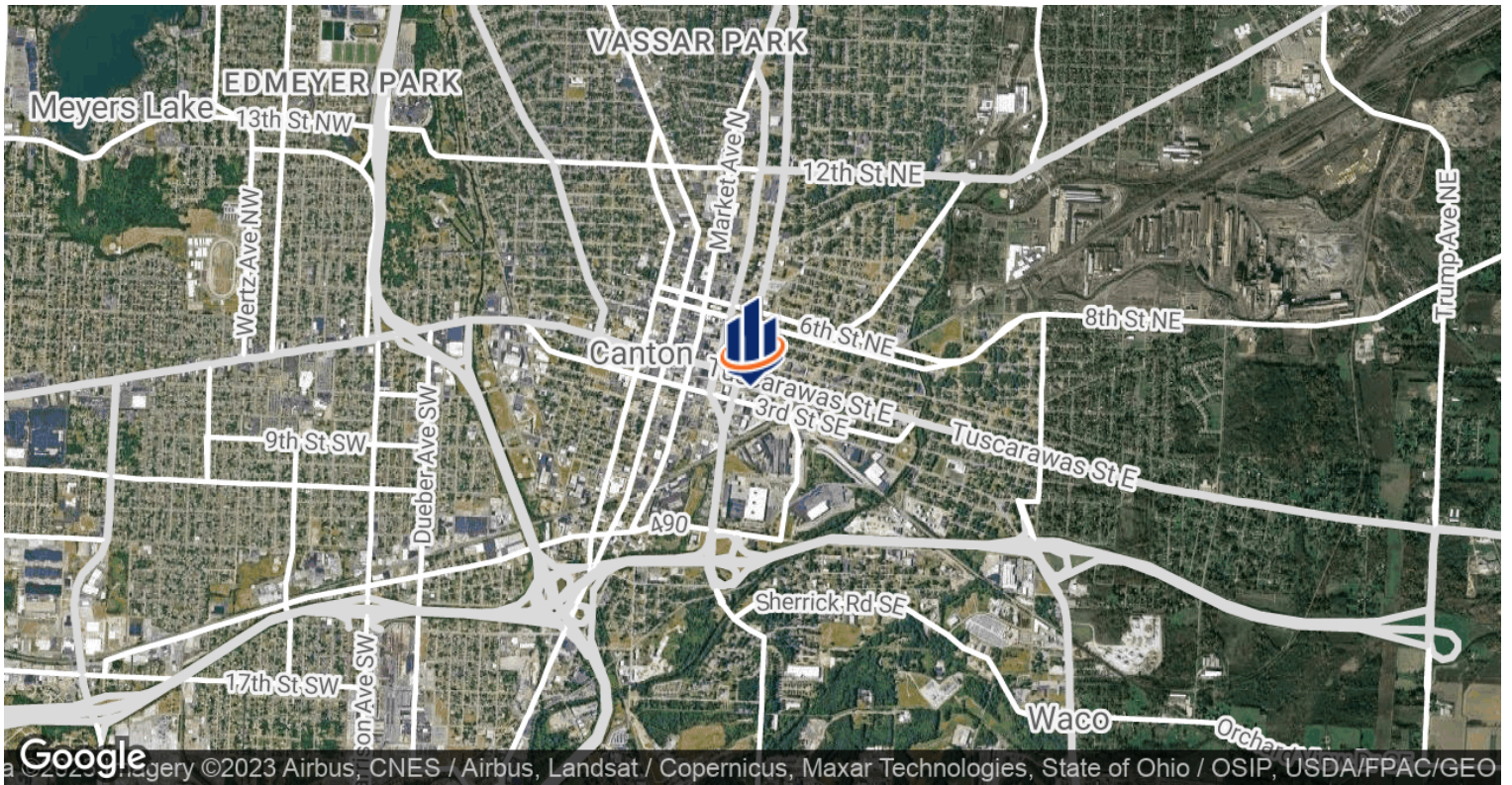
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LOCATION MAP



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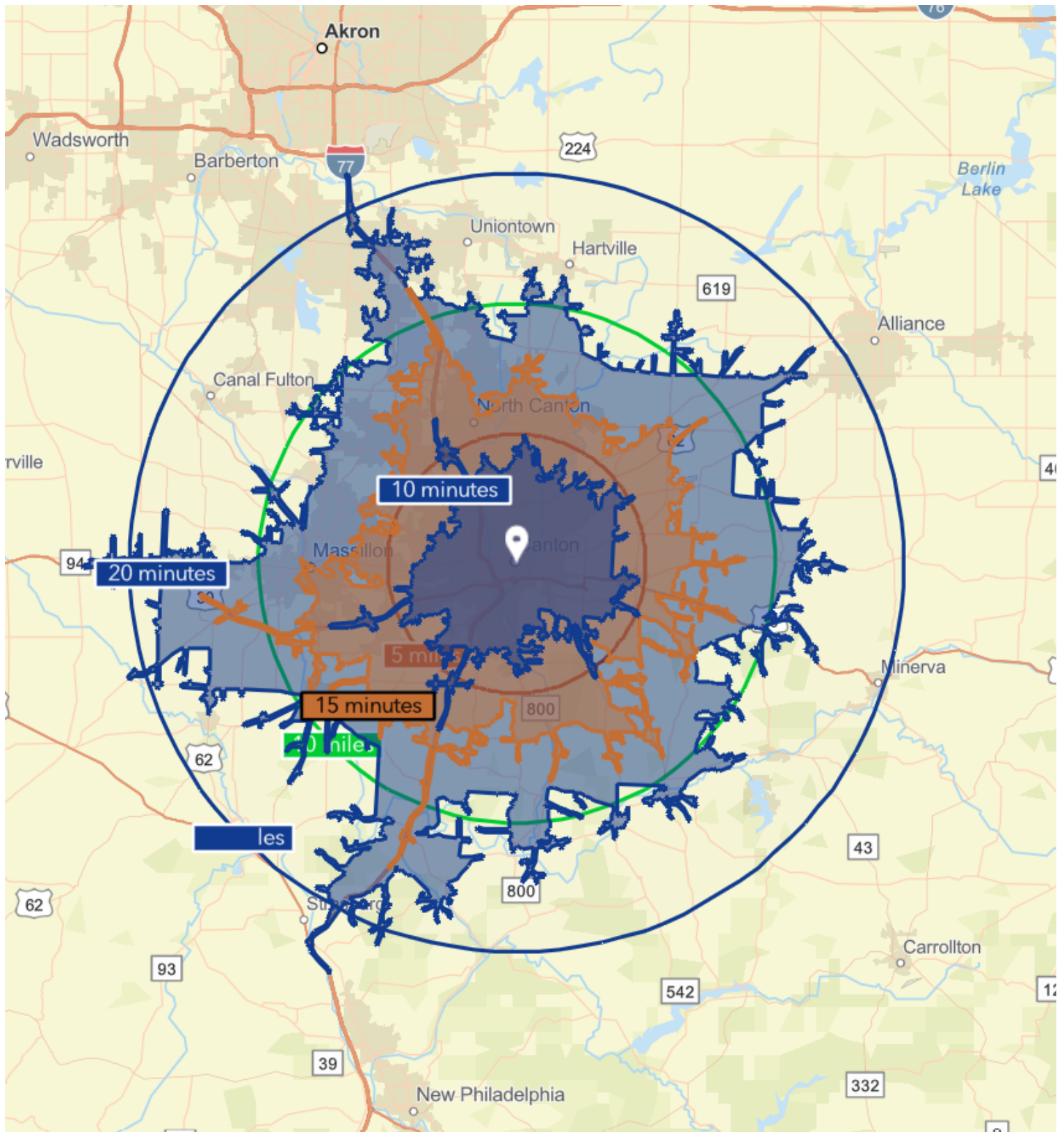
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DRIVE TIMES - 5 10, 15 MINUTES

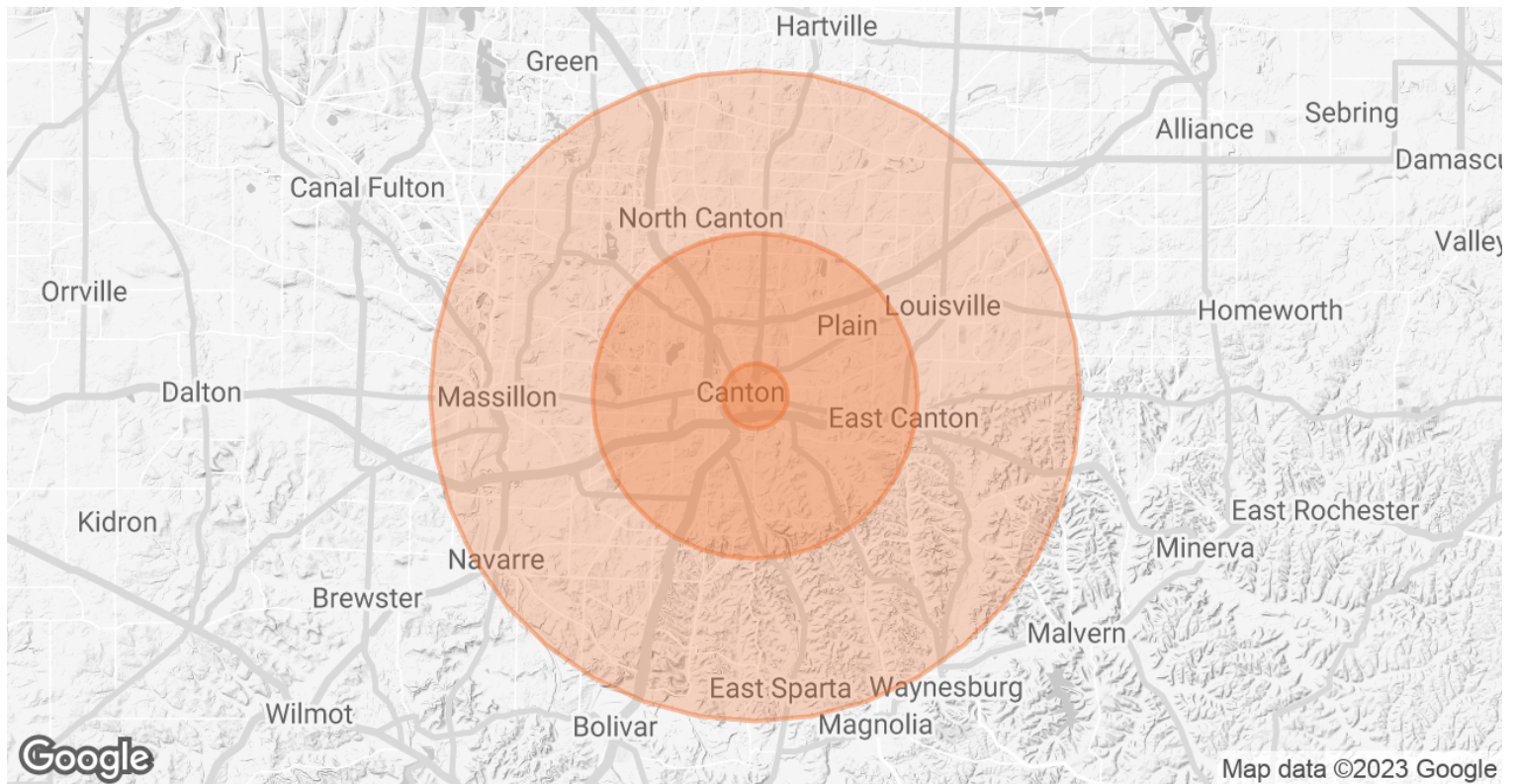


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	8,090	126,904	277,594
AVERAGE AGE	36.2	39.9	41.9
AVERAGE AGE (MALE)	33.3	39.2	40.2
AVERAGE AGE (FEMALE)	37.1	41.0	43.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	4,675	61,361	127,501
# OF PERSONS PER HH	1.7	2.1	2.2
AVERAGE HH INCOME	\$25,151	\$50,770	\$65,516
AVERAGE HOUSE VALUE	\$36,382	\$101,213	\$138,556

* Demographic data derived from 2020 ACS - US Census

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