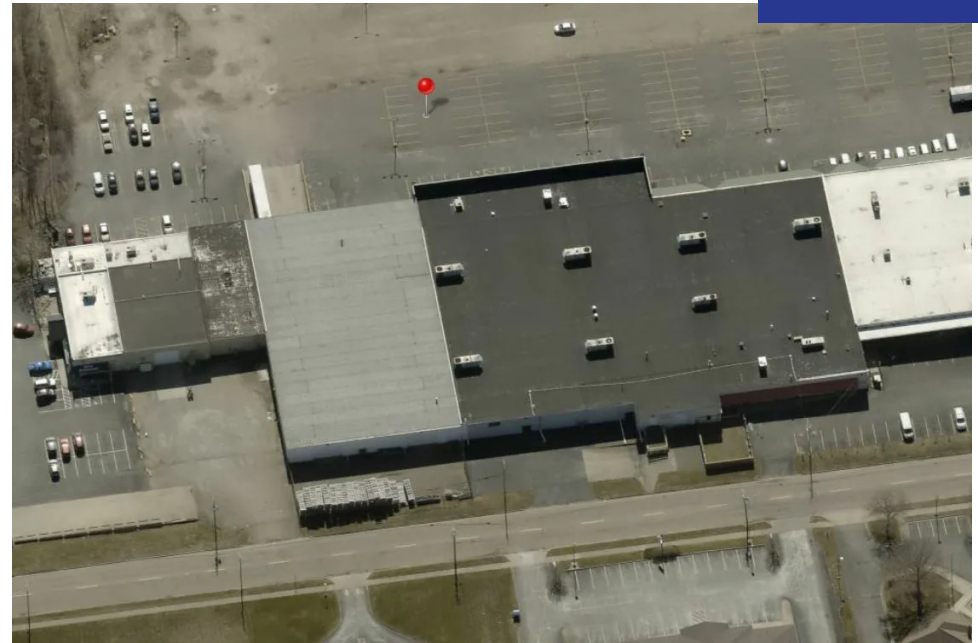


JAMES FILLMORE COMPLEX

1117 BOWERS AVENUE NORTHWEST, NEW PHILADELPHIA, OH 44663



FOR LEASE

PROPERTY DESCRIPTION

1109A Bowers: 4,000 SF of air conditioned shop with newer LED lighting, a 12'x12' automatic drive in door, one restroom, one office, sprinklered, 3phase 240volt 200amp service and 16' clear height. \$3,070.00 / month + utilities. Vacant & available now. May be combined with 1109B for a total of 9,665 SF - inquire with agent for details.

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 2026 calendar year. Professionally managed.

OFFERING SUMMARY

Lease Rate:	\$8.00 SF / year (NNN)
Available SF:	4,000 - 13,200 SF
Lot Size:	9 Acres
Building Size:	112,586 SF

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
4,000 S.F. AIR CONDITIONED SHOP SPACE	\$8.00 SF/yr	4,000 SF

Saylor Putman

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FOR LEASE



PUTMAN
PROPERTIES
Est. 1985

FOR LEASE

To: Monroe Street



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1117 BOWERS AVENUE NORTHWEST, NEW PHILADELPHIA, OH 44663

FOR LEASE



1109A Bowers



1109A Bowers

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FOR LEASE

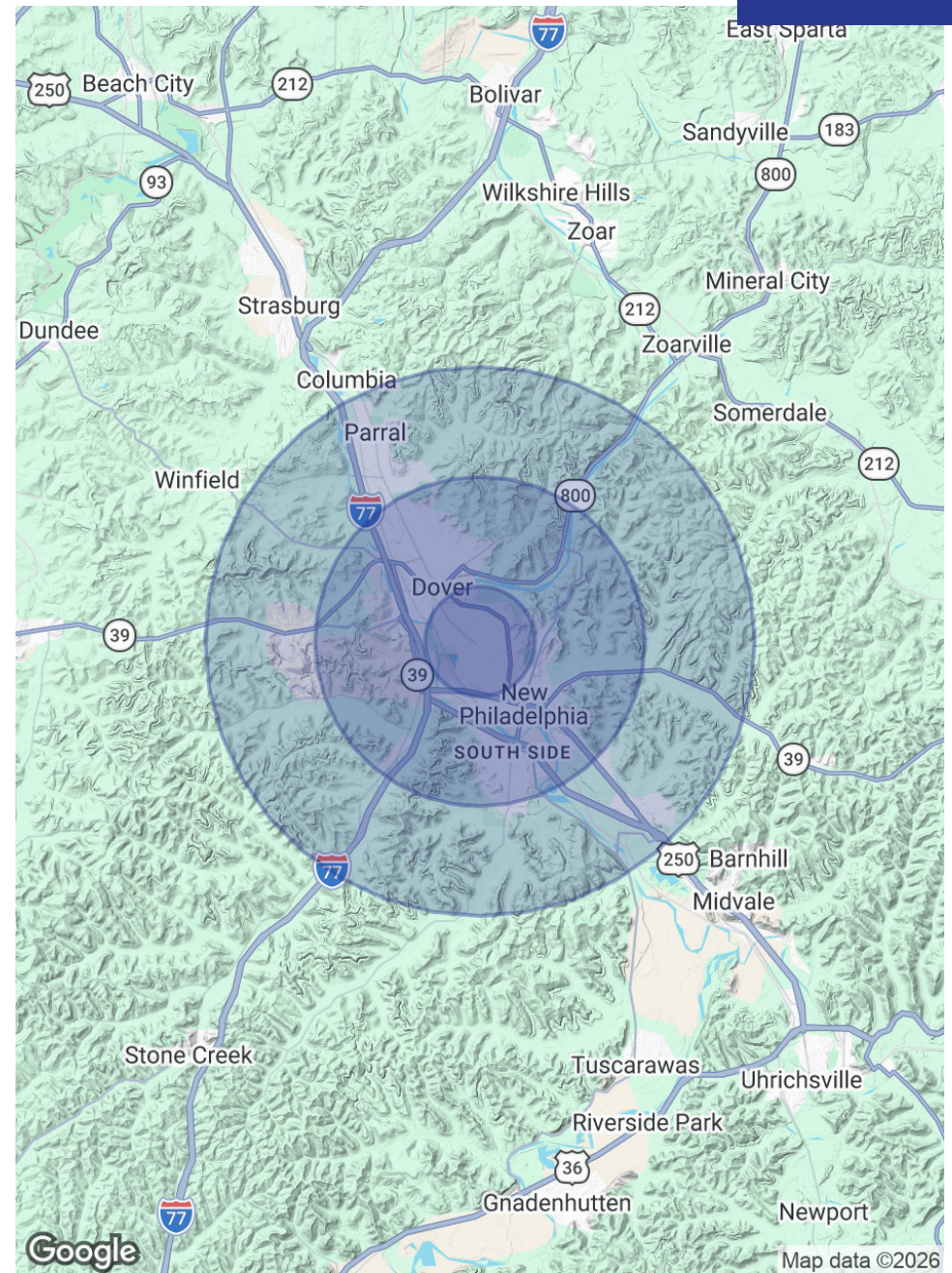
POPULATION

	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
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)



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