

FOR LEASE



**7801 FREEDOM AVE NW
NORTH CANTON, OHIO 44720**

14,520 SF

OFFICE|SHOWROOM|WAREHOUSE ON 2.87 ACRES

WITH INTERSTATE 77 VISIBILITY

CBRE

PROPERTY HIGHLIGHTS

- Excellent interstate 77 visibility with pole and street front signage.
- Prime location with quick access to Akron and Canton
- Large parking capacity: 150+ cars
- Flexible use potential: showroom, office, storage, or mix use
- Immediate availability with flexible lease terms

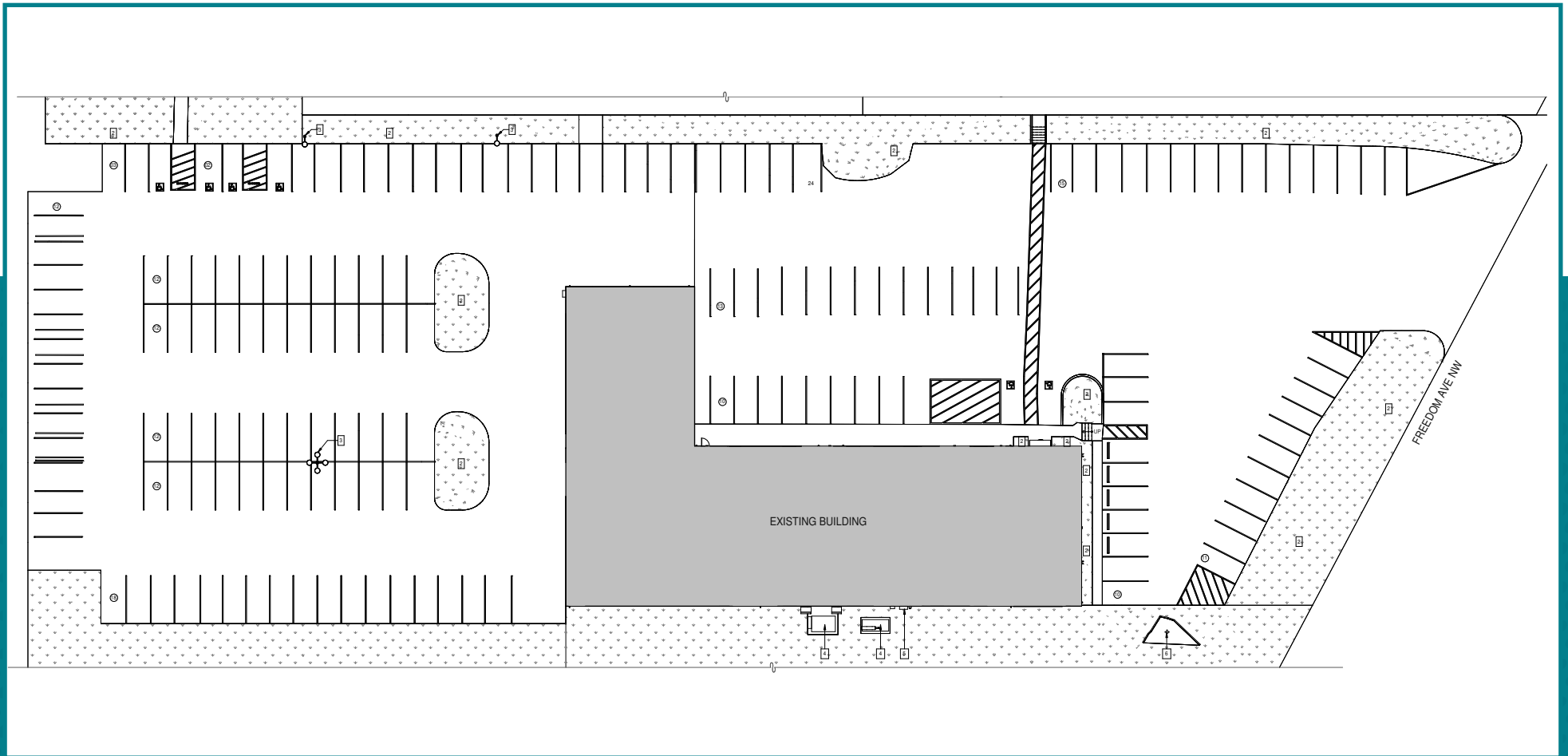


| | |
|---------------------------|---|
| AVAILABILITY | Immediately available for lease |
| LEASE RATE | \$7.50 NNN |
| TOTAL AREA | 14,520 SF Total |
| BUILDING FOOTPRINT | <ul style="list-style-type: none">• 1,560 SF Traditional office space• 7,200 SF Showroom/office• 5,760 SF Storage/warehouse space |
| LAND AREA | 2.87 Acres |
| YEAR BUILT | 1969 |
| CLEAR HEIGHT | 13'0" Approx |
| DRIVE-IN DOOR | 1 (on grade) |
| SPRINKLER | Wet system |
| HVAC | Office area's only |
| SIGNAGE | Interstate 77 visibility with pole and street-front signage |
| PARCEL | 1628217 |
| COUNTY | Stark County |
| MUNICIPALITY | Jackson Township |
| MAILING ADDRESS | North Canton |
| ZONING | I1 Industrial (Jackson Township) |
| TRAFFIC COUNTS | 86,523 VPD (I-77) 16,637 VPD (Shuffel St.) |

SITE PLAN

Virtual Tour

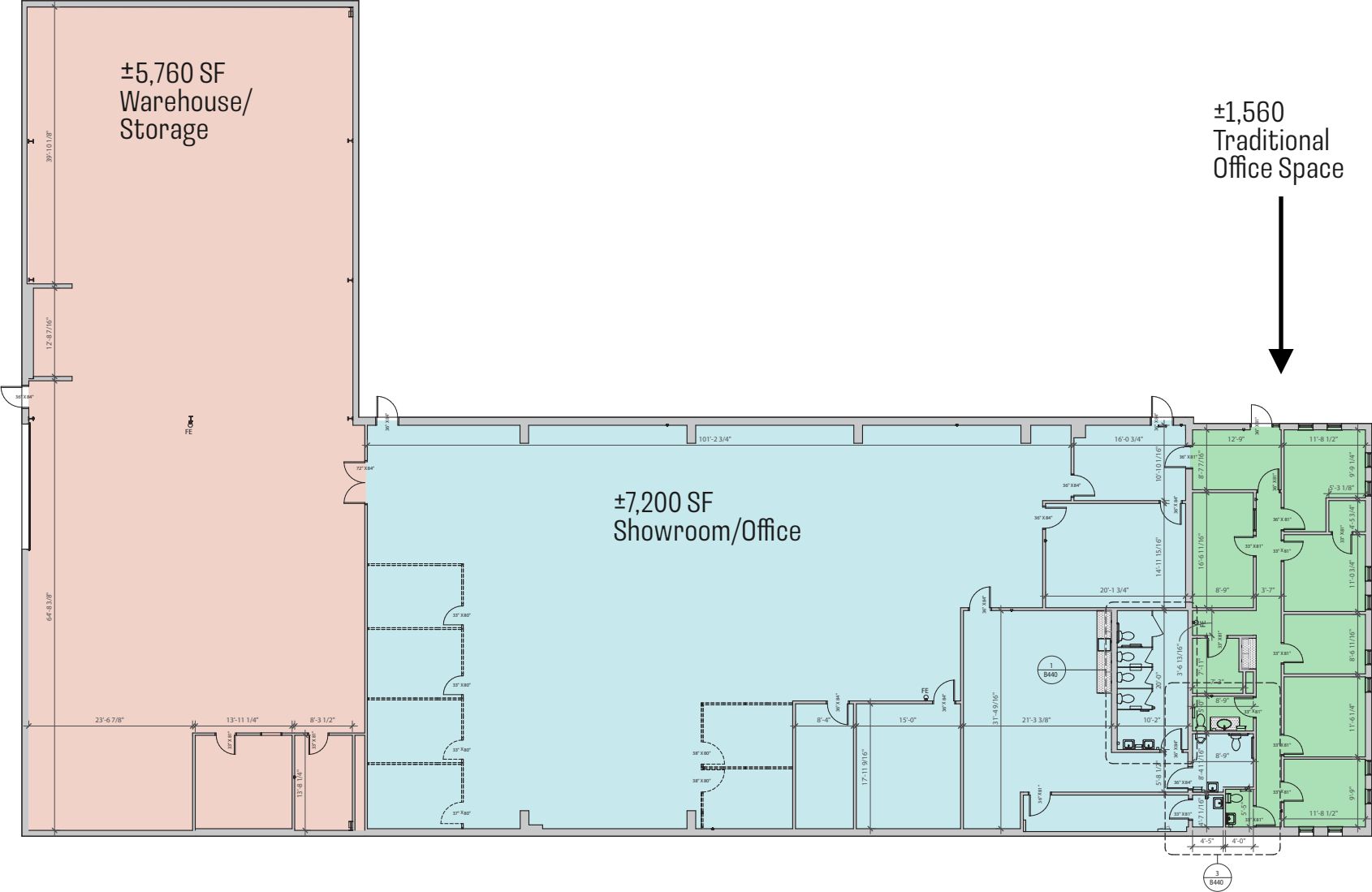
7801 Freedom Ave, North Canton, Ohio 44720



FLOOR PLAN

14,520 SF

- Showroom / Office
- Warehouse/ Storage
- Traditional Office Space







AERIAL



TENANT
SIGNAGE

EXIT 13
Akron-Canton
Airport
Leasby Rd.
102 West

EXIT 12
Shuffel
St

VPD
86,523

INTERSTATE
77

CAK

VPD
16,637

Shuffel St

Freedom Ave

SITE

TENANT
SIGNAGE

CLOSE PROXIMITY TO MAJOR AIRPORTS



3 MILES



8 MIN

to Akron-Canton Airport (CAK)

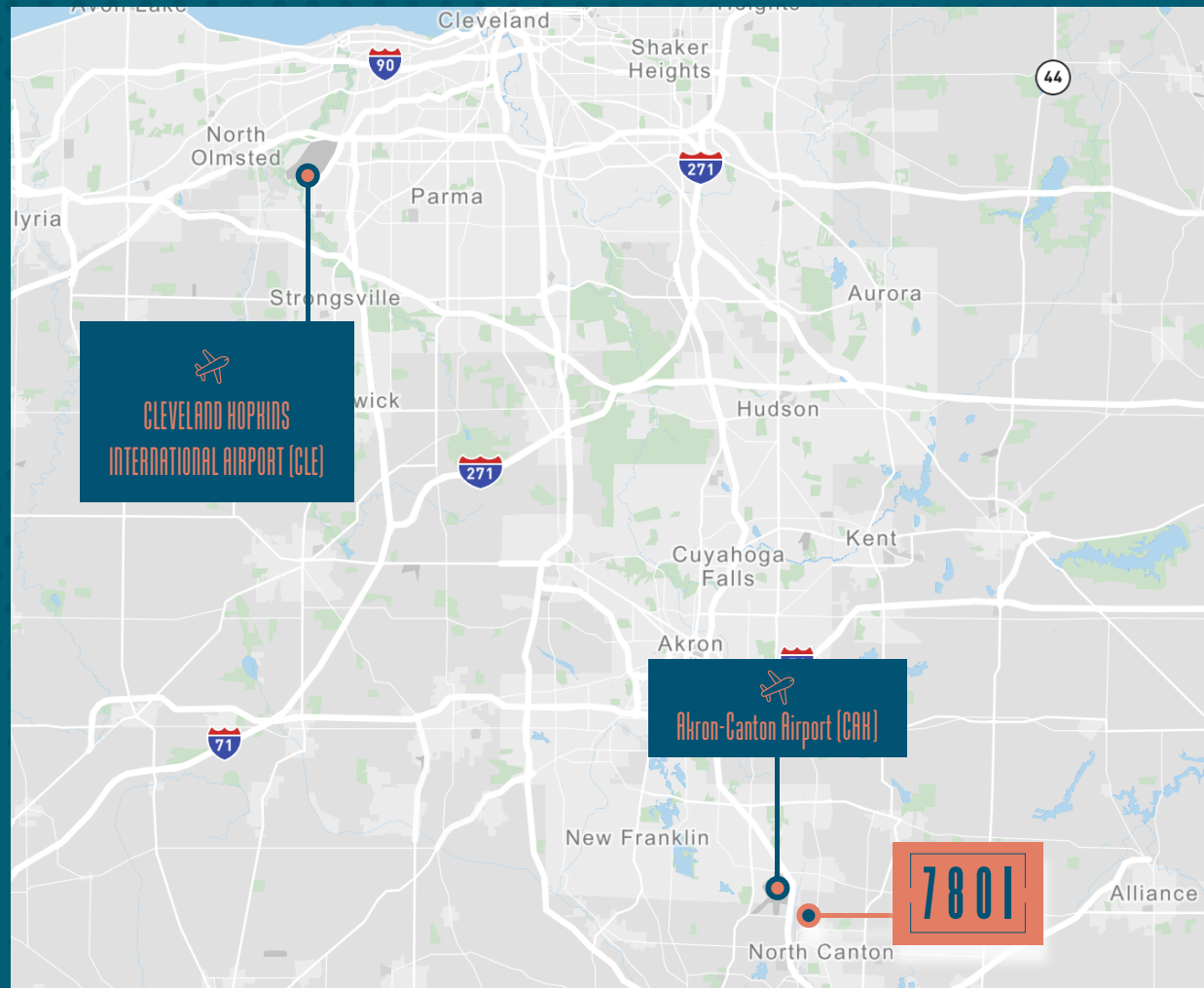


55 MILES



55 MIN

to Cleveland Hopkins International Airport (CLE)





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INTERSTATE 77
VISIBILITY**

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CBRE

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