

4970 SOUTHWAY ST SW

CANTON, OH 44706



36,498 SQ.FT. INDUSTRIAL BUILDING ON 14.07 ACRES

Just off S.R. 30 at Raff Rd exit between I-77 and S.R. 21 is this 36,498 sq.ft. industrial building on 14.07 acres.

PROPERTY HIGHLIGHTS

- Former Young Trucks Freightliner Facility
- Thirteen (13) overhead doors and one (1) dock
- Approximately 3 miles with easy access to I-77 and US 30
- City water and sanitary sewer
- Hardened fenced storage yard
- Fenced asphalted parking lots

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FOR SALE



LOCATION DESCRIPTION

Take Route 30 to Raff Rd, exit north on Raff, west on Southway. The property is just east of Perry Dr SW.

Zoned I-D Industrial District in Perry Township.

No personal or corporate income taxes.

OFFERING SUMMARY

Sale Price:	Make an offer
Lot Size:	14.07 Acres
Annual Real Estate Taxes:	\$28,525.60
Building Size:	36,498 SF
Year Built:	1958, 1983, 1993, 2003, 2005



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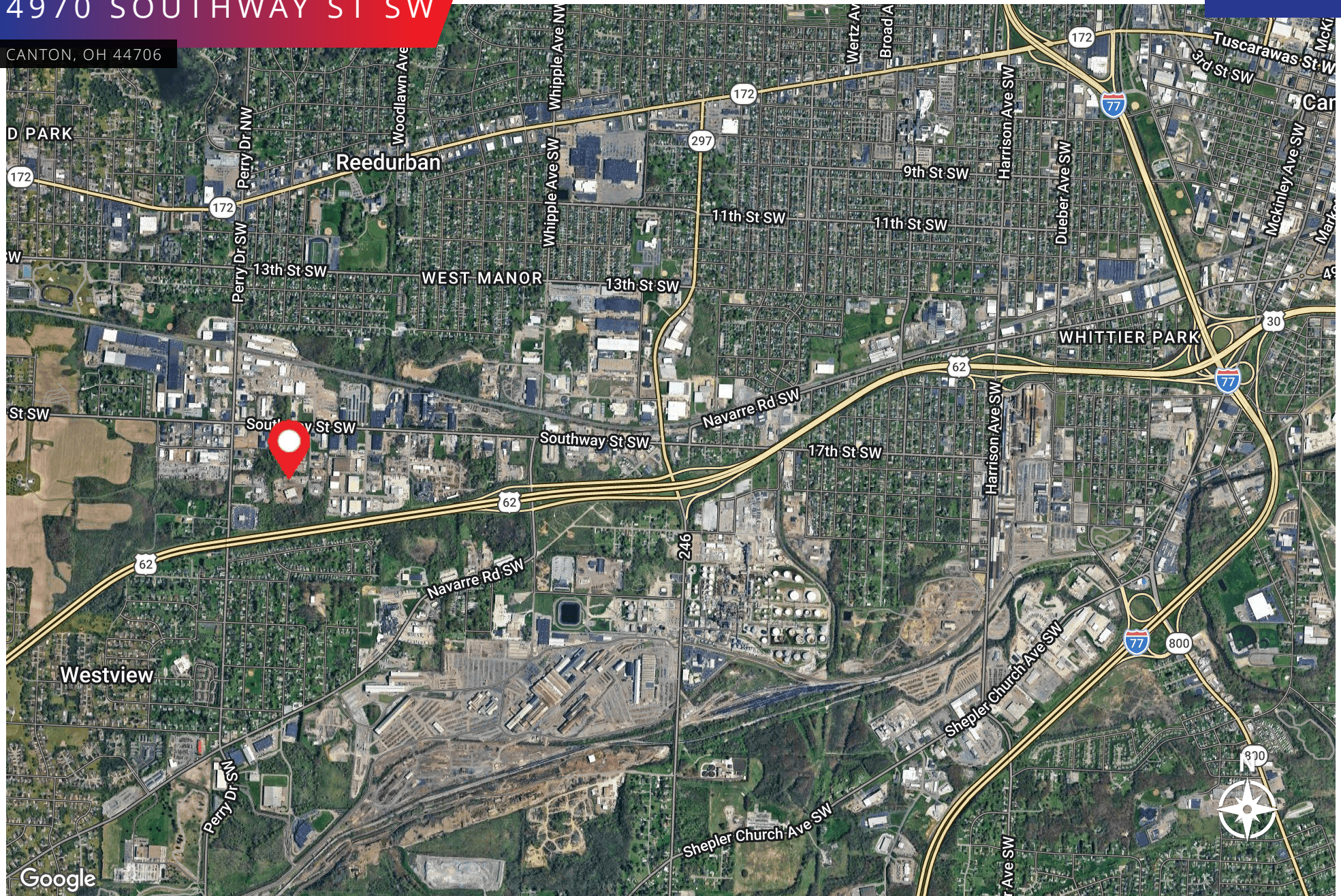
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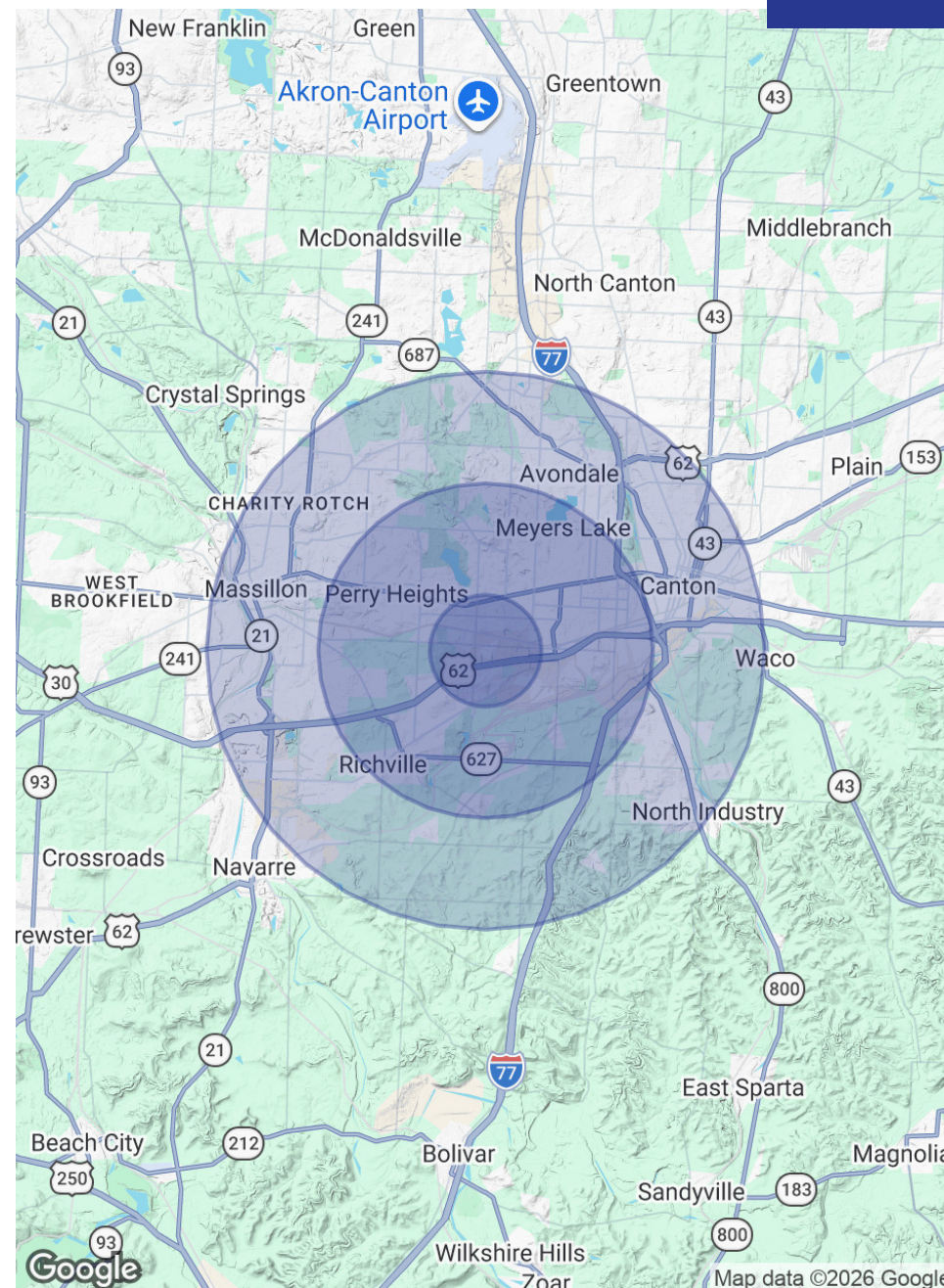
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,326	48,586	128,265
Average Age	40.7	41.3	41.0
Average Age (Male)	38.7	39.4	39.6
Average Age (Female)	42.3	43.2	42.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,903	20,891	55,391
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$70,999	\$67,816	\$67,998
Average House Value	\$168,535	\$152,927	\$159,459

2023 American Community Survey (ACS)



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