

EXCELLENT MANUFACTURING SPACE NEAR AKRON-CANTON AIRPORT



9107 Pleasantwood Ave. NW
North Canton, OH 44720



**STARK
COUNTY**

Property Details

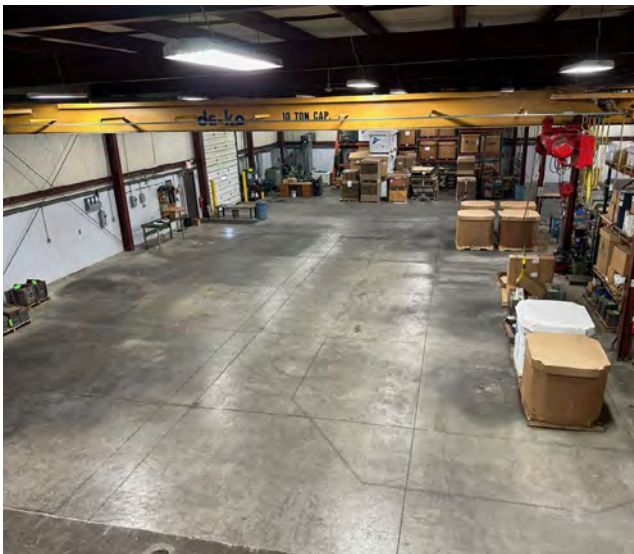
- Building size: 20,500 SF
- Warehouse: 17,100 SF
 - including 3,000 SF mezzanine
- Office: 3,400 SF +/-
- Drive-in Doors: (1) 12' x 14'
- OH Cranes: (1) 10-ton and (1) 5-ton
 - 11' 4" - 13' under hook
- Minimum Ceiling Height: 17' 6" - 18' 3"
- Acreage: 2.11 acres
- Power: 800a/480v/3-phase
- Parking Spaces: 25+
- Location: Lake Township near Akron-Canton Airport
- Sale Price: \$1,800,000
- Lease Rate: negotiable

Property Notes

Rare opportunity For Sale or Lease: Great industrial facility located in the AK-CAN Industrial Park (Plain Twp - no municipal income tax district). Features 20,500 square feet on 2.11 acres allowing potential for expansion. Includes (1) 5-ton and (1) 10-ton crane, 800a/480v/3ph power, (1) 12' x 14" OHD, 17'6" - 18' 3" ceiling height, air conditioned whse/shop area. Nicely finished 3,400+/- office area (recently remodeled in 2013). Potential Seller Financing available to a "qualified Buyer". Many other features make this a unique must see property. Contact Bob Raskow, SIOR or Scott Raskow.

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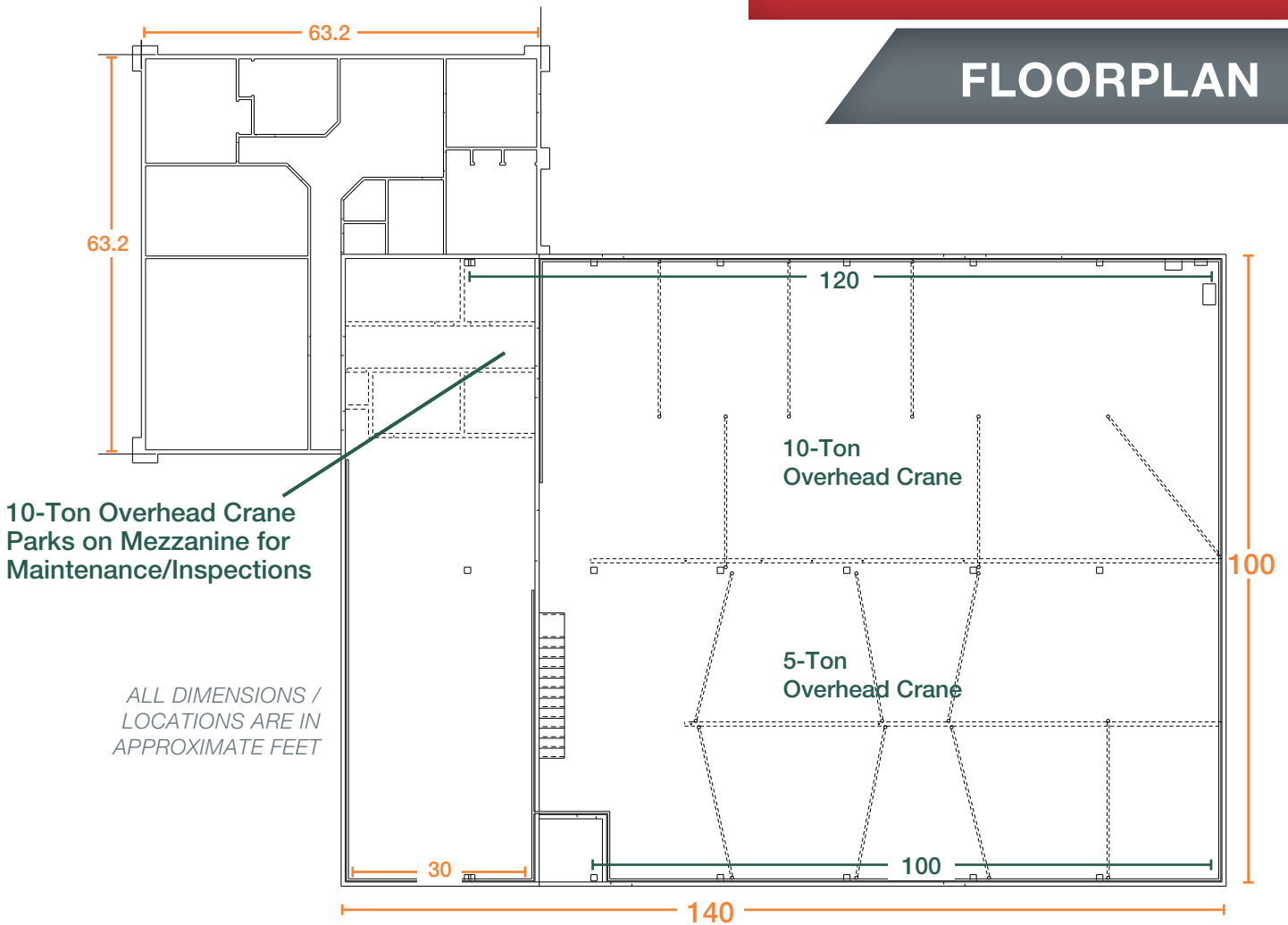
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FLOORPLAN



Demographics	1 Mile	3 Miles	5 Miles
Population:	2,762	30,228	93,089
Households:	1,199	12,872	39,066
Median Age:	40.9	42.9	43.2
Average HH Income:	\$134,324	\$127,037	\$123,648
Traffic Count (VPD):	1,500 Highland Park @ Aultman Rd 1,400 Pleasantwood Ave NW@ Beech Hill Rd		

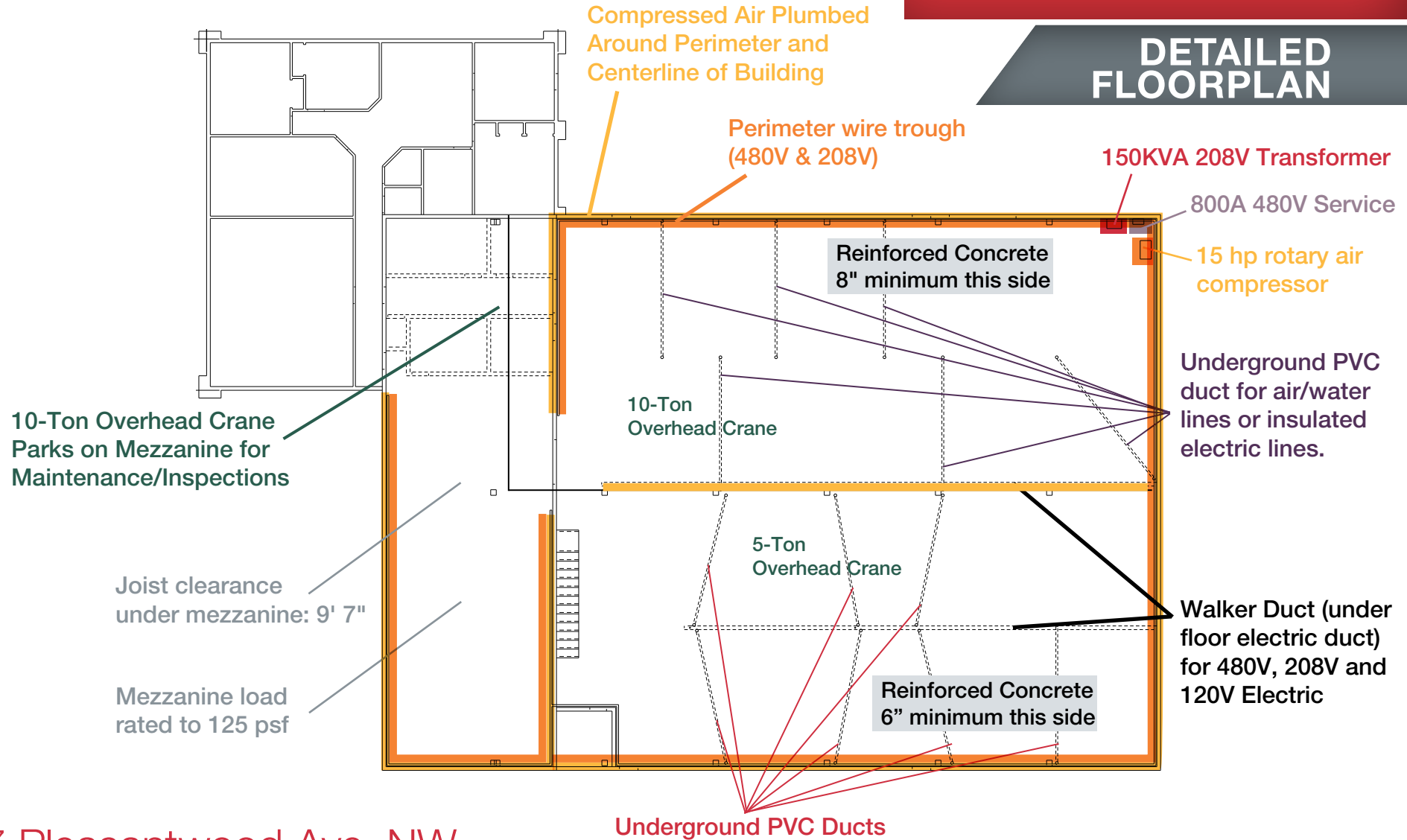
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**DETAILED
FLOORPLAN**



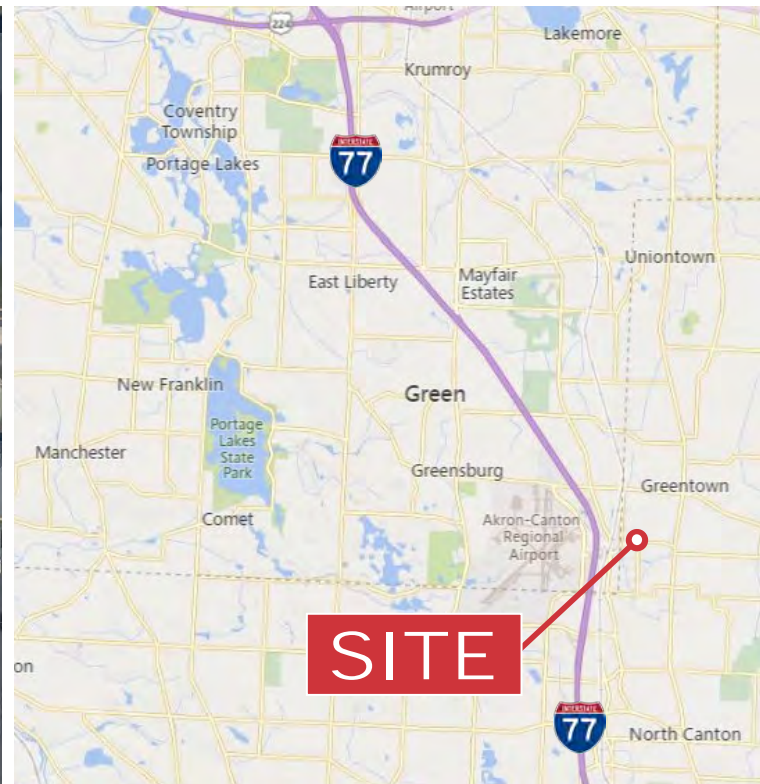
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ALL DIMENSIONS/LOCATIONS IN APPROXIMATE FEET

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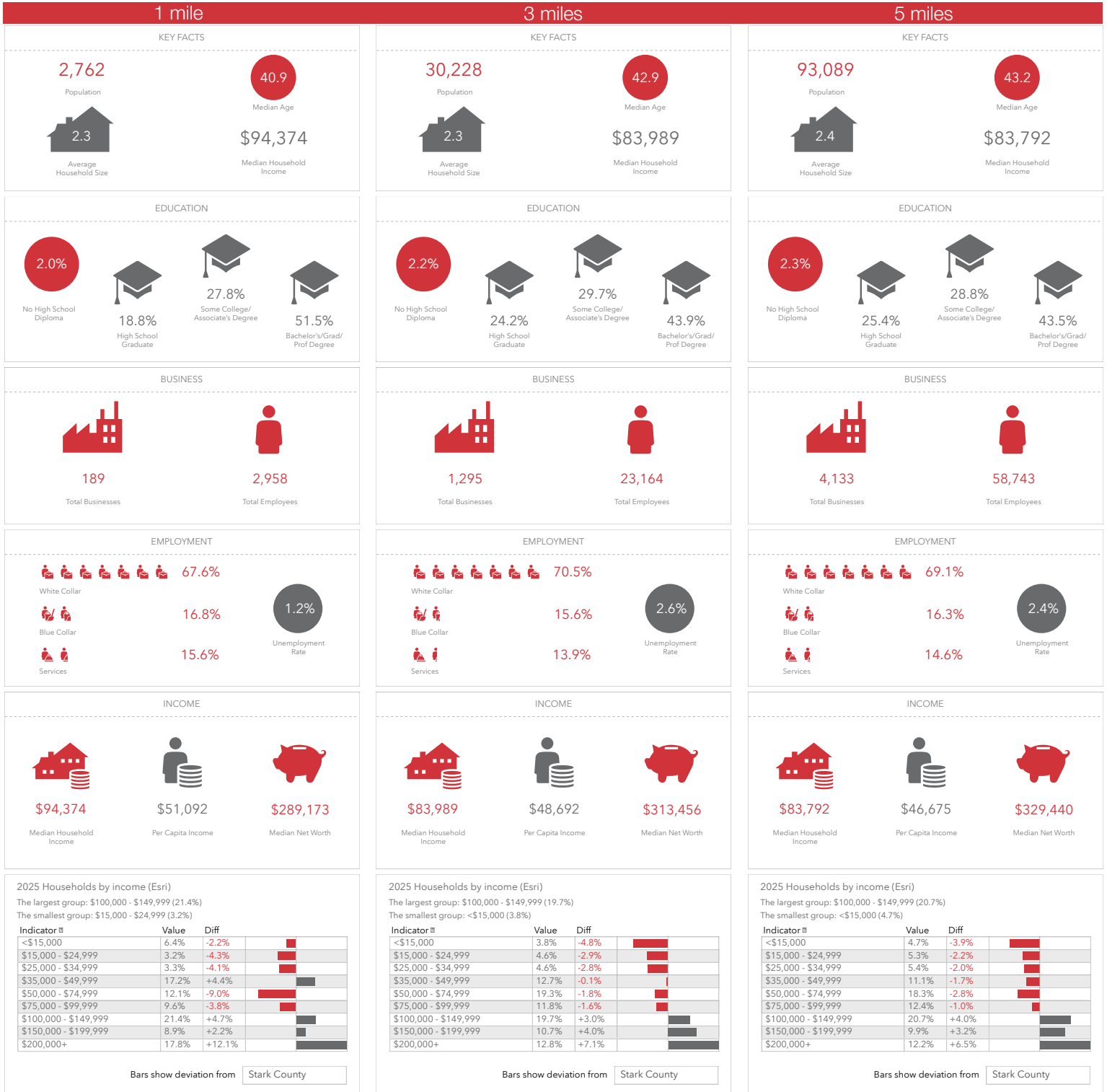


*All property lines and dimensions are approximate

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Property Features

Constructed: 1994

Approximately 14k sq. ft. of manufacturing space

Approximately 3k sq. ft. of dedicated office space

Approximately 3k sq. ft. of load rated mezzanine space

800A 480V service w/150KVA (225A) 208V transformer

Drive-In Door: 12'(w) x 14'(h)

10-ton crane with 11'-4" clearance under hook and 14'-6" clearance under bridge. 50' span x 120' runway.

5-ton crane with 13' clearance under hook and 14'-8" clearance under bridge. 50' span x 100' runway.

8" minimum reinforced concrete under 10-ton crane.

6" minimum reinforced concrete under 5-ton crane.

10-ton crane parks on mezzanine for maintenance and inspections.

Wire trough with 480V and 208V wiring along the entire perimeter, including under mezzanine. At least 400 A 480v runs entire perimeter of the main manufacturing space, 200A 480V service along the perimeter under the mezzanine and more than 100' of 208V pre-wired along the east wall of the main manufacturing space.

Numerous 208V and 480V fused disconnects in place along the perimeter of the manufacturing space and under the mezzanine.

Mezzanine is load rated to 125 psf, which is approximately 1667 lbs. per standard 40"x48" pallet.

Clearance height under mezzanine from joist to floor: 9'-7"

Two sections of Walker duct for underground electric.

13 underground 4" PVC conduits allow air/water/insulated electric lines to reach the middle of the main manufacturing floors.

15hp Ingersoll Rand rotary compressor and air dryer system.

Air compressor heat is ducted inside or outside via duct baffle which pushes heat outside (summer) or keeps heat inside (winter).

Compressed air hard plumbed (black iron pipe) around entire perimeter, including under mezzanine, and down the centerline of the main manufacturing space. Numerous (> 20) drops with quick disconnects and shut offs throughout the facility.

"Smog hog" air cleaner installed on mezzanine.

Two shop offices with windows overlooking manufacturing space.

Front offices remodeled in 2013.

Front office and shop bathroom/shop offices forced air heaters replaced in 2013.

Property Details	TOTAL BUILDING SPACE:	20,500 SF
	WAREHOUSE SPACE:	17,100 SF including 3,000 SF mezzanine
	OFFICE SPACE:	3,400 SF +/-
	YEAR BUILT / RENOVATED:	1994 / 2013
	ACREAGE:	2.11 acres
	DRIVE-IN DOORS::	(1) 12' x 14'
	CRANES:	(1) 10-ton (1) 5-ton
	UNDER HOOK:	11' 4" - 13'
	MIN CEILING HEIGHT:	17' 6" - 18' 3"
	POWER:	800a / 480 / 3 phase
	PARKING:	25+ spaces
	HEAT:	Gas F/A Office - Gas Reznor Whse
	LIGHTING:	LED
Pricing Details	SALE PRICE:	\$1,800,000
	LEASE RATE:	negotiable
	LEASE TYPE:	NNN
Location Details	INTERCHANGE:	I-77
	DISTANCE:	approx. 2 miles
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