

# 5,040 S.F. & 17,023 S.F. INDUSTRIAL SPACE FOR LEASE

1502 12TH ST SW, CANTON, OH 44706



## PROPERTY HIGHLIGHTS

- Signage available on Pylon Sign and on building
- Auto LED lights in unit & common OHD staging area
- 3 Phase, 480 Volt, 600 amp

## LOCATION DESCRIPTION

Directions: I-77 to Route 30 west, exit #104 Harrison Ave/Navarre Rd exit, right onto Harrison Ave SW, right onto Navarre Rd SW, left onto Prospect Ave SW, enter at first gate where Prospect Business Center signage identifies tenants. Shop on south side of building.

## SPACES

	LEASE RATE	SPACE SIZE
1201 G-2 Camden Ave SW	\$3.85 SF/yr	5,040 SF
1201 Camden Ave SW	\$3.85 SF/yr	6,237 SF
The above two units combined	\$3.85 SF/yr	11,277 SF
1502 12th St SW	\$2.95 SF/yr	17,023 SF

## OFFERING SUMMARY

Lease Rate:	\$3.85/SF NNN
Available SF:	5,040, 6,237, 11,277 & 17,023 SF
Lot Size:	7.06 Acres
Zoned:	City of Canton I-2 Heavy Industrial

### Saylor Putman

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### Spencer Hartung

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SUITE	SIZE (SF)	LEASE RATE	DESCRIPTION
1201 G-2 Camden Ave SW	5,040 SF	\$3.85 SF/yr	5,040 Sq.ft. of warehouse/shop space. Common area dock and overhead door, 9'x9' sliding door into space. Two offices. Access to restroom in adjacent space (Putman Properties, Inc.). Southeast corner of red brick multi tenant building at Prospect Business Center. NNN/CAM fee of \$1.05 / SF / Yr - \$441.00 / month which reimburses owner for tenant's pro-rata share of real estate taxes, insurance & common area maintenance. The total monthly rent is \$2,058.00
1201 Camden Ave SW	6,237 SF	\$3.85 SF/yr	6,237 Sq.ft. of warehouse/shop space. One (1) common dock, one (1) common drive in door, two (2) drive in doors, lab, four (4) offices, two (2) ADA restrooms and reznor heat. NNN/CAM fee of \$1.05 / SF / Yr - \$545.74 / month which reimburses owner for tenant's pro-rata share of real estate taxes, insurance & common area maintenance. The total monthly rent is \$2,546.78
The above two units combined	11,277 SF	\$3.85 SF/yr	NNN/CAM fee of \$1.05 / SF / Yr - \$986.74 / month which reimburses owner for tenant's pro-rata share of real estate taxes, insurance & common area maintenance. The total monthly rent is \$4,604.78

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# 5,040 & 15,659 SF INDUSTRIAL SPACE FOR LEASE

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1201 G-2 Camden Ave SW



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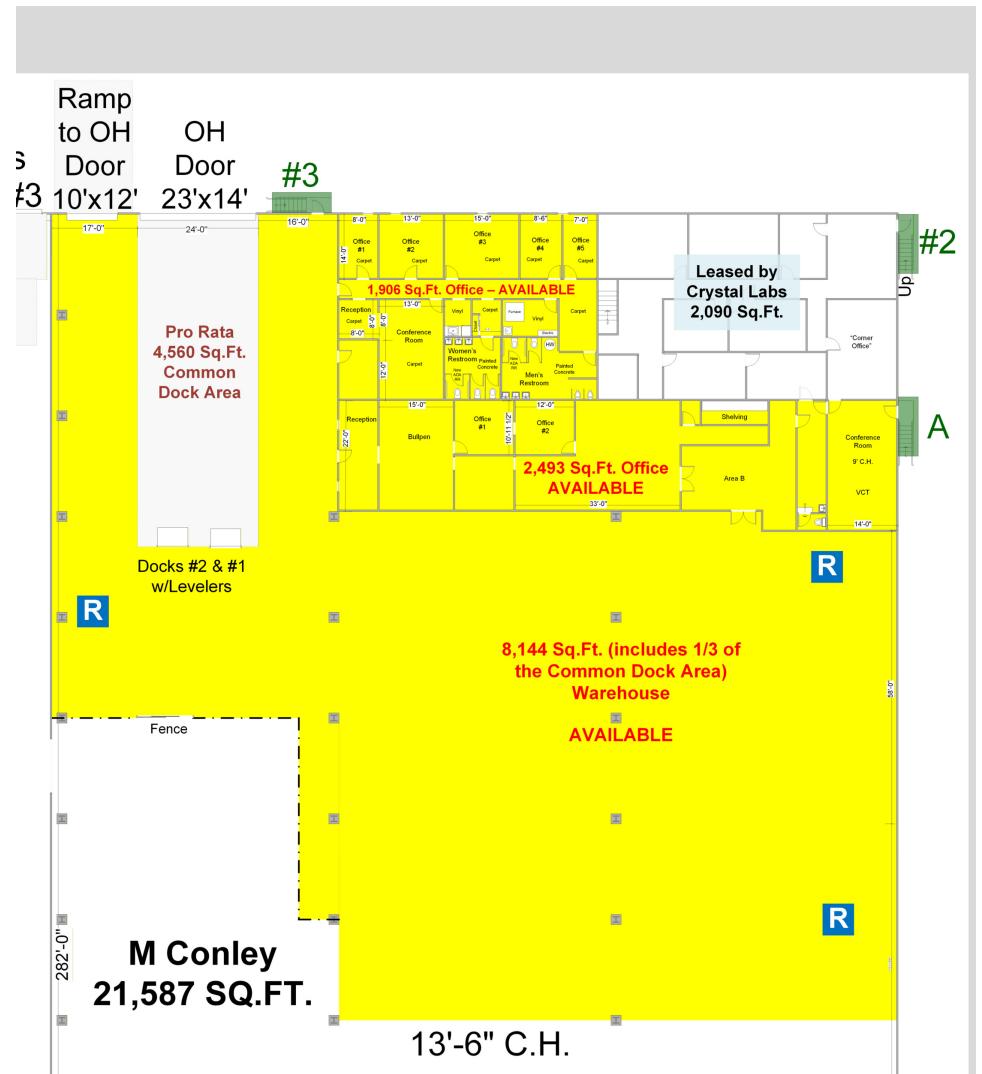
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## 1502 12TH ST SW

### SIZE (SF) LEASE TYPE LEASE RATE DESCRIPTION

17,023 SF	NNN	\$2.95 SF/yr	<p>17,023 Sq.ft. warehouse (12,624 sq.ft.) and office (4,399 sq.ft.) space. Reznor heat in the warehouse. Office space includes 7 offices, reception areas, bullpen, two conference rooms, storage area and 3 restrooms. Includes two (2) shared common area docks.</p> <p>NNN/CAM fee of \$1.05 / SF / Yr - \$1,489.51 / month which reimburses owner for tenant's pro-rata share of real estate taxes, insurance &amp; common area maintenance.</p> <p>The total monthly rent is \$5,674.33 Available within 60 days.</p>
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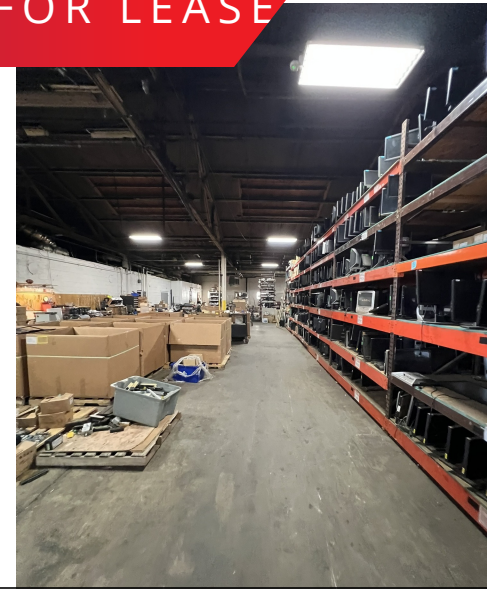
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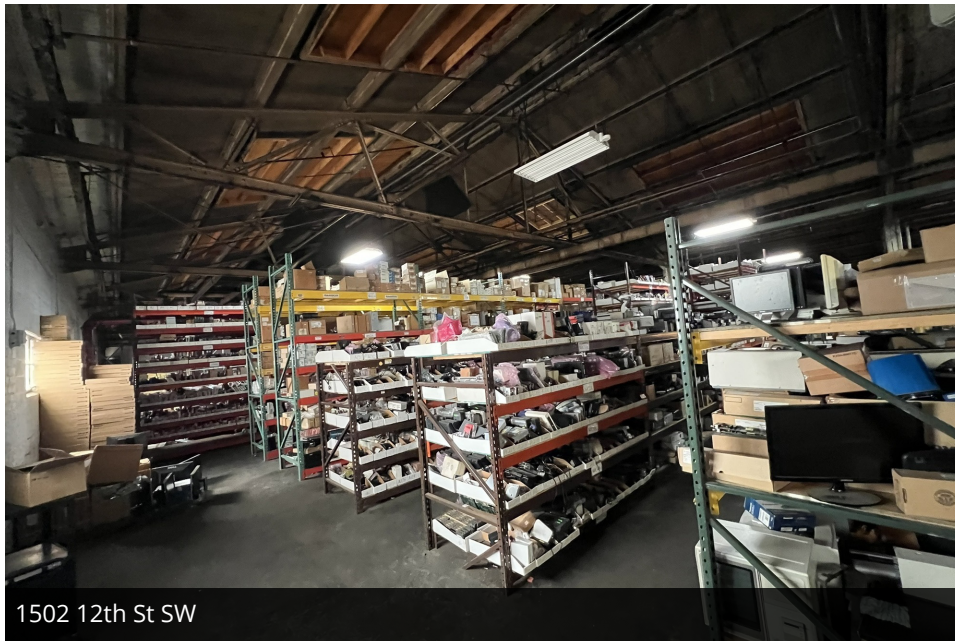
ECT BUSINESS CENTER  
PROSPECTBC.COM



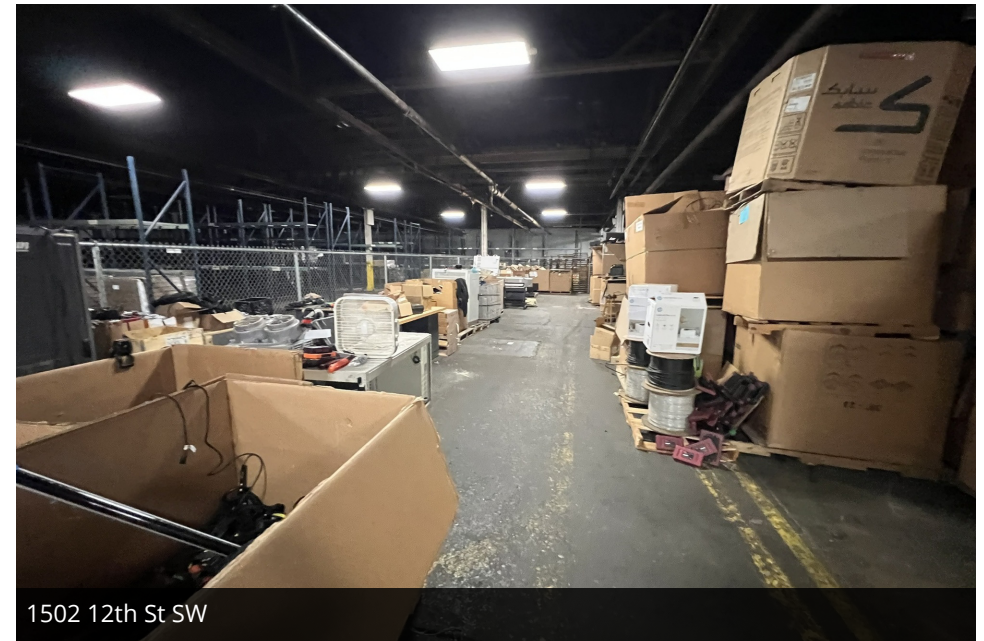
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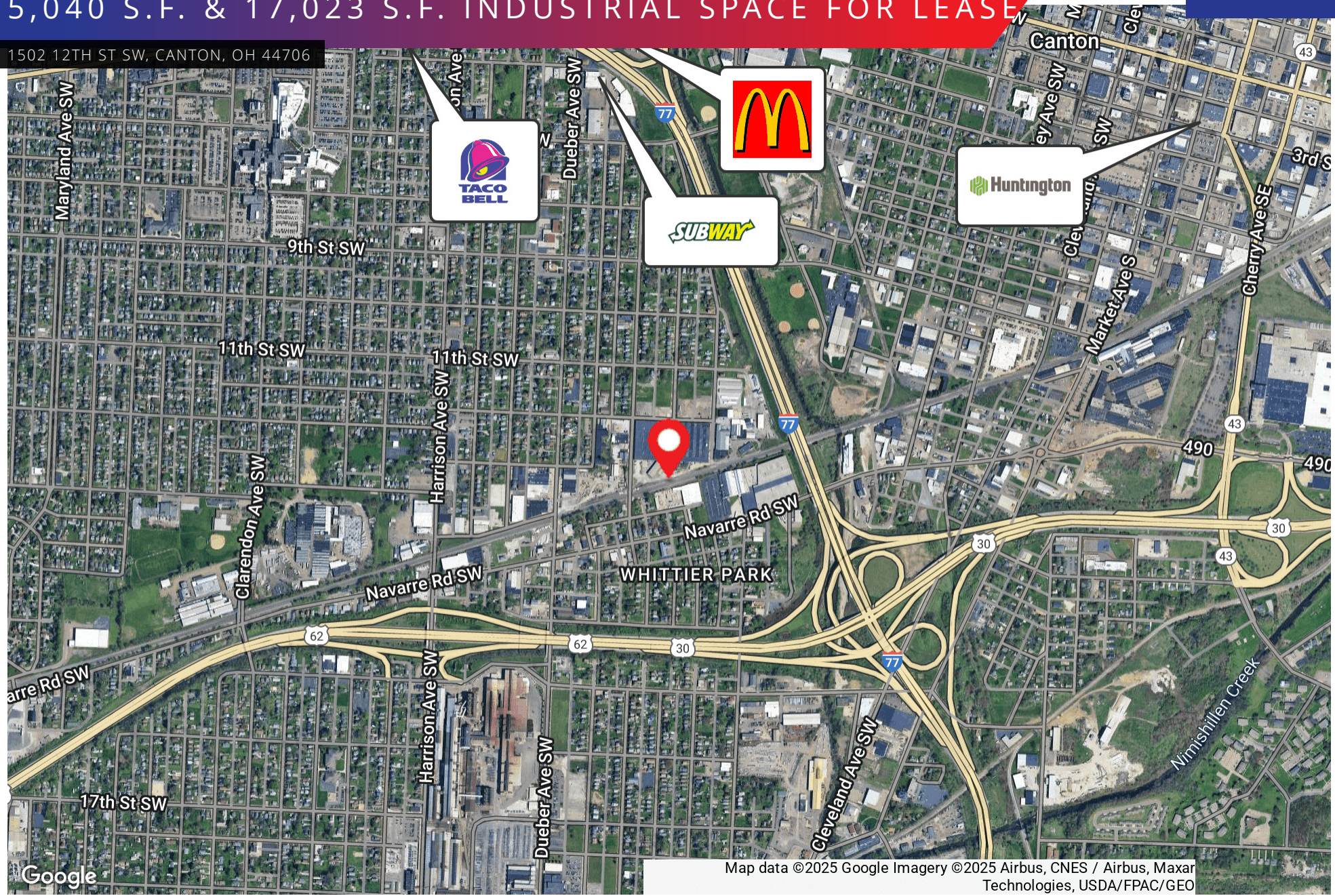
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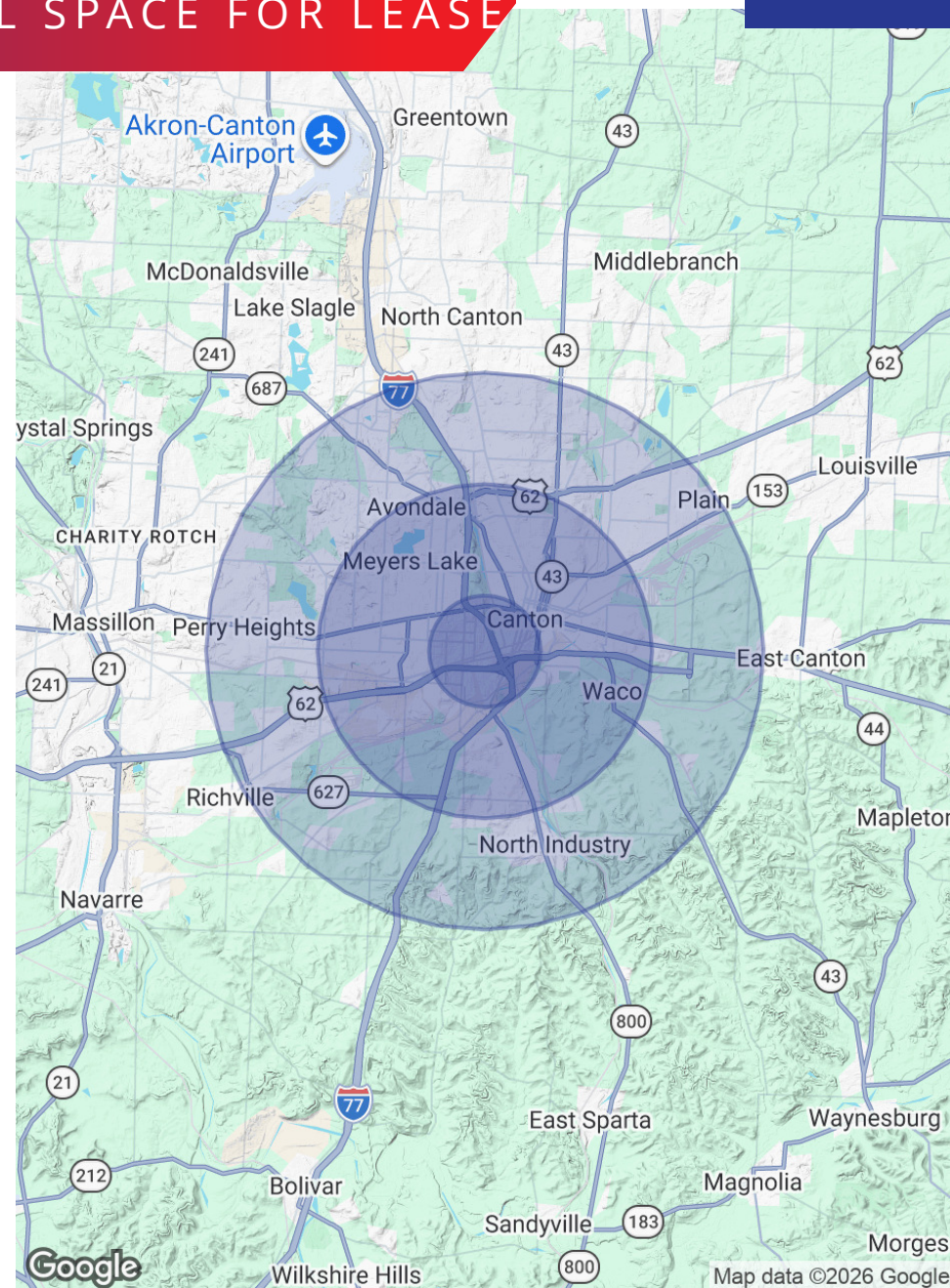
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,571	67,312	122,966
Average Age	36	40	42
Average Age (Male)	35	38	40
Average Age (Female)	37	41	43

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,933	28,831	53,561
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$41,762	\$56,586	\$66,261
Average House Value	\$65,137	\$113,855	\$147,143

2020 American Community Survey (ACS)



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