55,567 Total SF

52,000 SF Warehouse Space | 3,000 SF Office Space

OWNER/USER INDUSTRIAL OPPORTUNITY

126 New Pace Rd. Newcomerstown, OH 43832

equity® industrial
Commercial **Real Estate** Solutions®

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EXECUTIVE SUMMARY

EXECUTIVE SUMMARY - 126 NEW PACE RD.

The Equity Industrial Team is pleased to exclusively offer 126 New Pace Rd., a functional industrial owner-user opportunity positioned in the heart of Eastern Ohio's established manufacturing corridor. The ±55,567 SF property presents a rare opportunity to acquire industrial space at a basis significantly below replacement cost while offering a highly versatile layout with strong loading capabilities, heavy power, warehouse clear heights up to 21', and strategic access to major Midwest population centers including Columbus, Cleveland, Pittsburgh, and Cincinnati. Supported by a deep regional labor pool with a strong concentration of skilled trades and manufacturing employees, the property is well-suited for owner/users seeking an affordable and efficient operational hub for manufacturing, warehousing, fabrication, or regional distribution. In a market with limited new industrial development and tight vacancy, the asset provides long-term operational flexibility within a stable industrial region.

Purchase Price	RSF	Acres	PSF	Year Built
$2,400,000	55,000	2.56	$43.64	1972

- ±55,567 SF industrial owner/user opportunity located at 126 New Pace Rd. in Newcomerstown, Ohio.
- Offered at $2,400,000, equating to approximately $43.64/SF, well below replacement cost for functional industrial product.
- Functional layout includes approximately 52,000 SF warehouse and 3,000 SF office space.
- Functional loading with six dock doors and four drive-in doors.
- Features 14'–21' clear heights, heavy 3-phase power, wet sprinklers, and masonry construction.
- Recent roof improvements completed with long-term warranties in place.
- Access to a regional labor pool of 132,000+ employees and 10,400+ businesses within 45 minutes.
- Strong manufacturing workforce, with manufacturing representing 21% of Tuscarawas County employment.
- Tight Canton-area industrial vacancy of approximately 3.4% with minimal new supply underway.

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PROPERTY INFORMATION

MICHIGAN
Lake Ontario
Detroit, MI
4 hr from subject
pop. 3.5M
Chicago, IL
7 hr from subject
pop. 9M
Cleveland, OH
< 2 hr from subject
pop. 1.78M
Toledo, OH
< 3.5 hr from subject
pop. 601,000
Akron/Canton
Regional Airport
50 min from subject
PENNSYLVANIA
OHIO
INDIANA
Pittsburgh, PA
< 2 hr from subject
pop. 1.7M
MARYLAND
Indianapolis, IN
< 4.5 hr from subject
pop. 2.1M
Columbus, OH
1.5 hr from subject
pop. 2.2M
WEST
VIRGINIA
Cincinnati, Oh
3 hr from subject
pop. 1.8M

PROPERTY SPECIFICATIONS

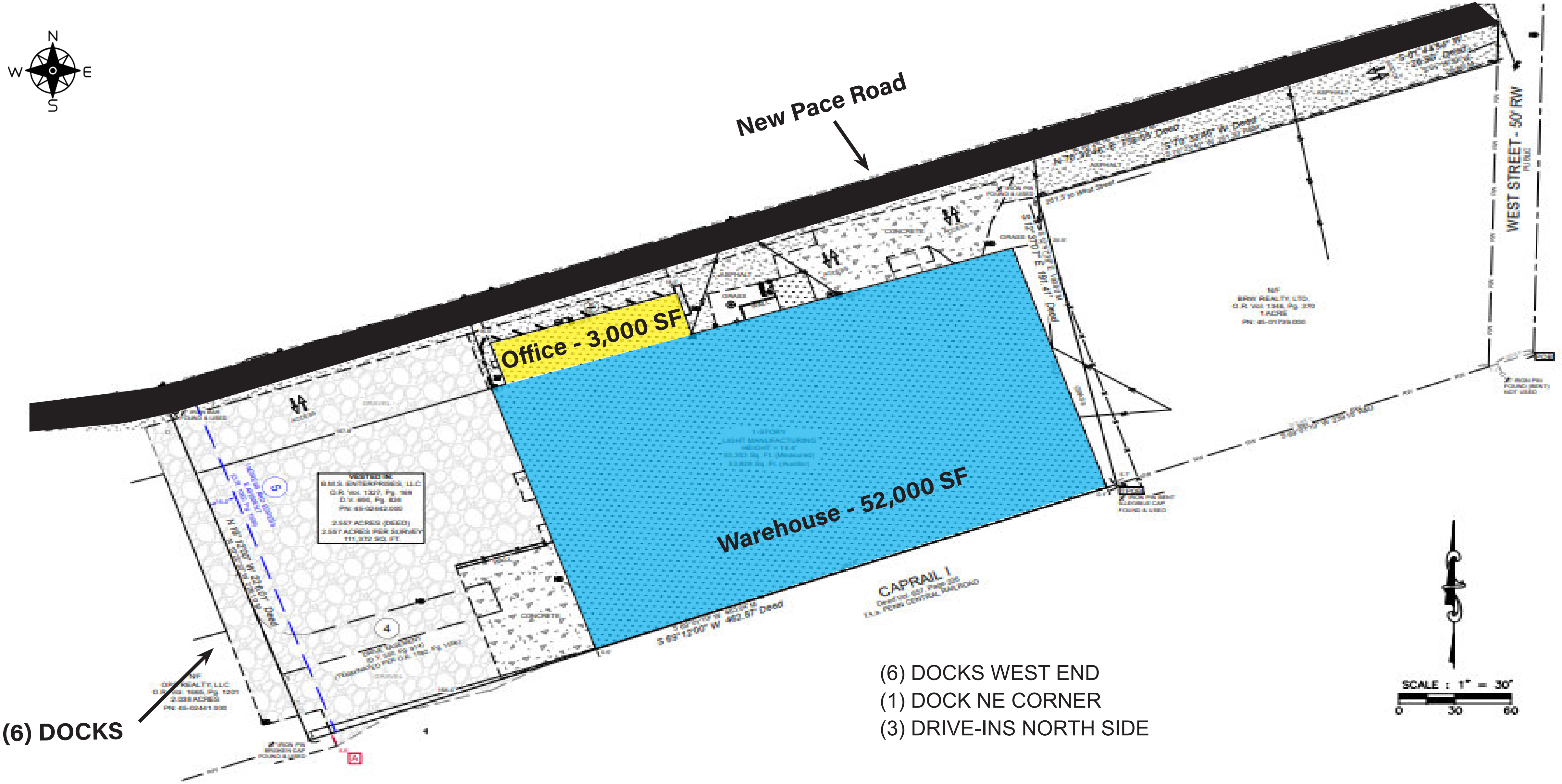
Structure & Loading

Construction	Masonry
Year Built	1972
Clear Height	14’ to 21’
Column Spacing	50’x20’ Free Span Demised with Masonry Walls
Docks	7
Drive-Ins	3
Floor Thickness	6”
Parking	Surface - 395
Roof	**Office:** Replaced 2025 (10yr warranty) **Bay 1 & 2:** Replaced 12/23 single ply membrane (20yr warranty) **Bay 3:** Replaced in mid 90’s (no remaining warranty) **Bay 4:** Resurfaced TAC COTE fabric in 6/2025 (18yr warranty)

Systems & More

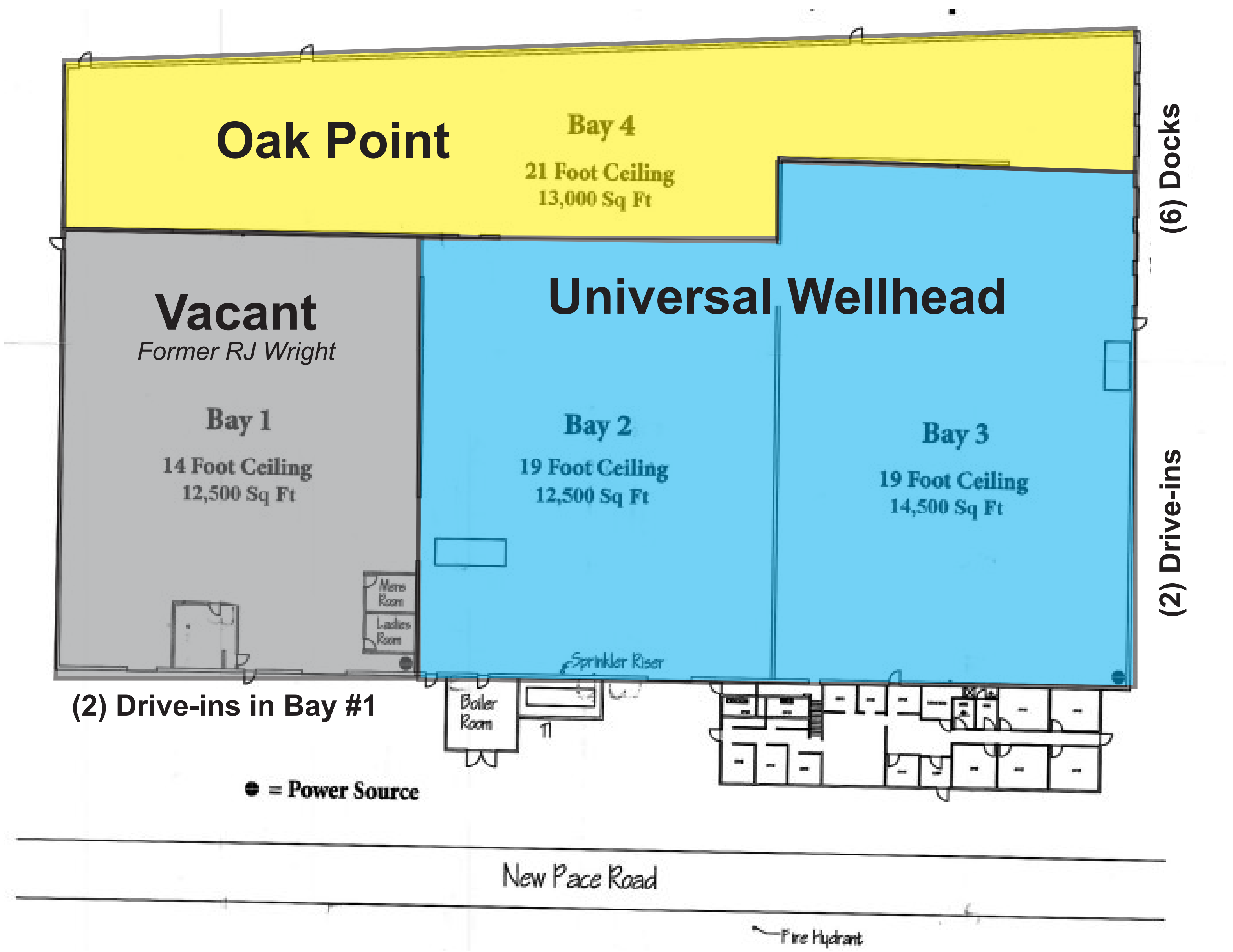
Zoning	Industrial
Fire Suppression	Wet Sprinkler
Power	600-1200 AMP, 120-240V 3-Phase Heavy
Tenancy	2-6 Month Term Tenants (set to vacate)
Utilities	Natural Gas, City Sewer/ Water
Building Use	94.6% - Warehouse 5.4% - Office
Land Acres	2.56
Parcel No.	4502442000
County	Tuscarawas

SITE PLAN



(6) DOCKS WEST END
(1) DOCK NE CORNER
(3) DRIVE-INS NORTH SIDE

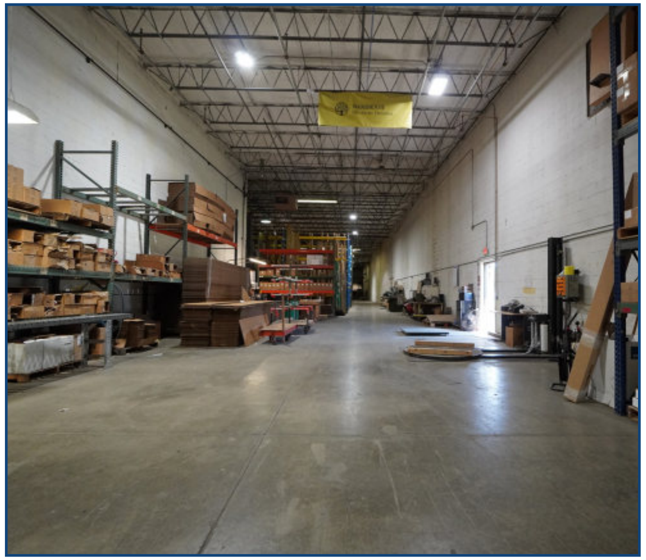
FLOOR PLAN


Oak Point
Bay 4
21 Foot Ceiling
13,000 Sq Ft
(6) Docks
Vacant
Former RJ Wright
Bay 1
14 Foot Ceiling
12,500 Sq Ft
Universal Wellhead
Bay 2
19 Foot Ceiling
12,500 Sq Ft
Bay 3
19 Foot Ceiling
14,500 Sq Ft
(2) Drive-ins
Mens Room
Ladies Room
Sprinkler Riser
(2) Drive-ins in Bay #1
Boiler Room
● = Power Source
New Pace Road
Fire Hydrant

PROPERTY PHOTOS

Aerial

Aerial - Railroad



Warehouse

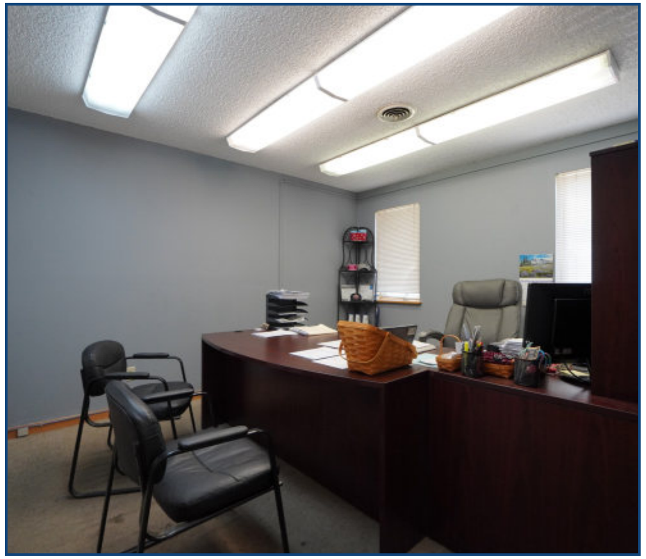
Aerial - Docks

Warehouse

PROPERTY PHOTOS

Warehouse

Docks



Office

Office

Conference Room

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CANTON INDUSTRIAL MARKET OVERVIEW

CANTON, OH - INDUSTRIAL MARKET OVERVIEW

Market Strength

Canton remains a stable, cost-competitive industrial market in Northeast Ohio, supported by manufacturing, healthcare, regional logistics, and strong access along the I-77 corridor. Current vacancy sits at 3.4%, with availability at 2.6%, indicating a relatively tight market despite negative 12-month net absorption. While the market recorded approximately (446,000) SF of net absorption over the past year, Canton continues to function as an established production and distribution hub with a deep blue-collar labor base and proximity to Akron, Cleveland, and the Akron-Canton Airport.

- Industrial demand is supported by legacy manufacturing, regional logistics, healthcare, and an established workforce.
- Vacancy remains controlled at 3.4%, although CoStar forecasts year-end 2026 vacancy of approximately 3.9%.

Construction & Inventory

The Canton industrial market contains roughly 55.2 million SF of inventory, including approximately 30.0 million SF of logistics space, 24.2 million SF of specialized industrial space, and 1.0 million SF of flex inventory. New supply is extremely limited: only 16,200 SF was delivered over the past 12 months and there is currently no industrial space under construction. Compared to the market's 10-year average of approximately 370,000 SF under construction, the lack of active development should help protect existing inventory and limit near-term supply pressure.

- No current industrial construction is underway in Canton, reducing the risk of new competitive supply.
- Limited development activity supports existing landlords and helps stabilize vacancy in the near term.

Rents & Growth

Market asking rents in Canton are approximately $6.00/SF overall, with logistics space averaging $5.97/SF, specialized industrial averaging $5.88/SF, and flex space averaging $9.48/SF. Rent growth has remained positive, increasing 2.1% year over year compared with 1.4% nationally. Although growth is expected to moderate, Canton's five-year average annual rent growth of 5.2% and 10-year average of 4.7% show that the market has produced steady rent gains over time. The market's lower rental basis compared with larger industrial markets can also appeal to users seeking affordable operating costs and functional industrial space.

Newcomerstown doesn't fall within a particular submarket, so we are providing the very near Canton, OH submarket for context

CANTON, OH INDUSTRIAL MARKET OVERVIEW

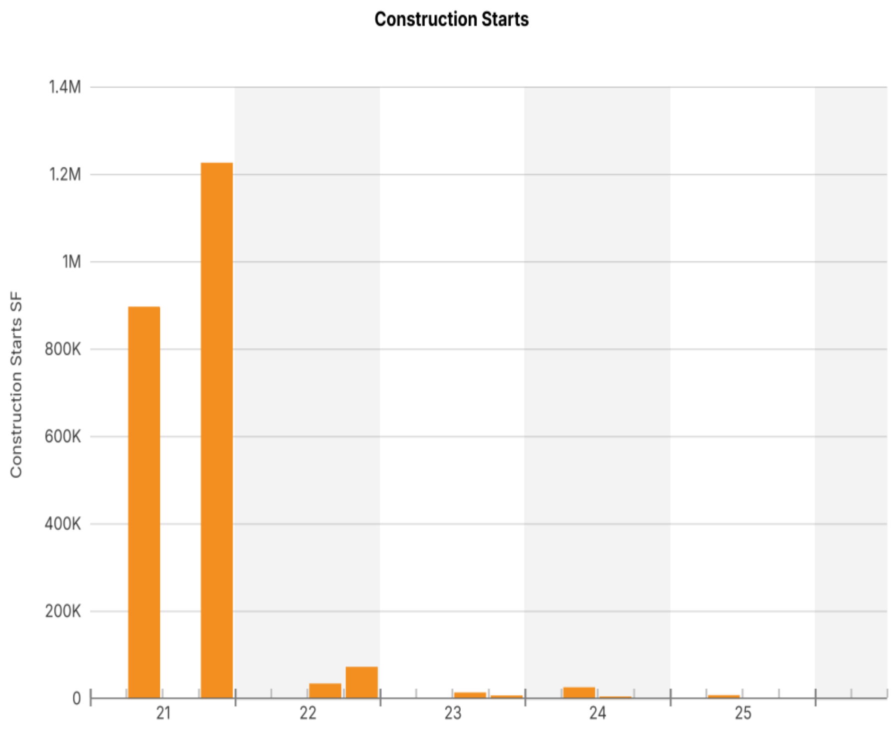
FORECAST

Nationally, industrial vacancy held at 7.5% in Q1 2026 but is expected to begin trending downward as existing supply is absorbed and new construction starts remain relatively flat. CoStar projects the national industrial vacancy rate will rise modestly from 7.5% to 7.8% by year-end 2026 before declining through 2027, with average annual rent growth forecast at +2.2% over the 2026-27 period. Locally, the picture is tighter than the national benchmark. As of mid-2025, Akron's industrial vacancy stood at 4.1%, well below the national benchmark of 7.2%, supported by muted development and limited supply-side pressure. The Canton submarket benefits from the same regional dynamics: established manufacturing base (Stark County alone has more than 500 manufacturers employing 26,000 people), proximity to Akron-Canton Airport, and direct access to I-77, I-76, and the Ohio Turnpike (I-80).

VACANCY & MARKET RENTS

Warehouse/distribution asking rents in the Akron-Canton corridor have historically ranged from the mid-$4s to high-$6s PSF NNN, with light industrial and flex commanding premiums. Nationally, asking rents continued to tick moderately higher in Q1 2026 to $10.20 PSF, with year-over-year rent growth of 2.1%.

The industrial market is exhibiting divergent trends based on property size — for spaces over 100,000 SF, availability is elevated and rent growth has effectively stalled; in contrast, small industrial spaces remain relatively scarce, with limited new developments and consistent demand. This favors small-to-mid-bay product (the bulk of Canton's inventory) on both rent growth and absorption.



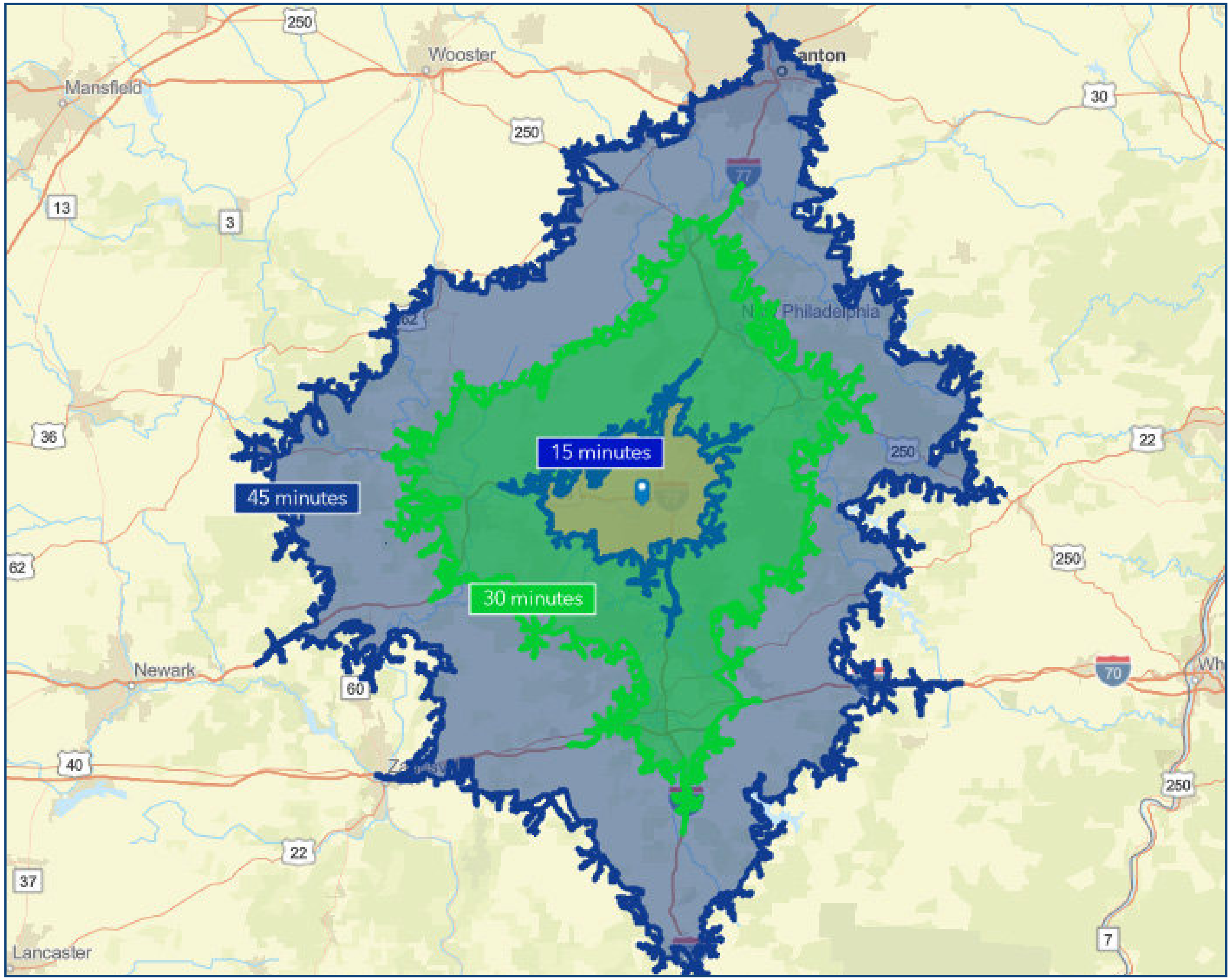
NOTABLE Q1 SALES ACTIVITY

7948 Freedom Ave NW, Jackson Township - 21,900+ SF for $1.03 million

1350 & 1369 Sanders Ave SW, Massillon - a 75,000 SF industrial warehouse and a 50,218 SF manufacturing building purchased for a combined $8 million, reflecting an owner-user relocation from Canton.

635 3rd St NW, Massillon, - 21,000 SF commercial/industrial building on 5.11 acres from for $1.27 million

DRIVE TIME



WITHIN 15 MINUTES

11,443	3,563	329	36.1%
Population	Total Employees	Total Businesses	Trades / Skilled Labor

WITHIN 30 MINUTES

119,051	59,695	4,706	33.9%
Population	Total Employees	Total Businesses	Trades / Skilled Labor

WITHIN 45 MINUTES

294,174	132,156	10,402	33.8%
Population	Total Employees	Total Businesses	Trades / Skilled Labor

DEMOGRAPHICS

POPULATION

	Newcomerstown	Tuscarawas County	Canton MSA
2020 Census	7,128	93,263	401,574
2025 Population	7,026	92,043	398,721
2030 Projection	6,957	91,246	397,033

INCOME

	Newcomerstown	Tuscarawas County	Canton MSA
Per Capita Income	$30,300	$36,887	$39,702
Median HH Income	$58,164	$70,900	$70,585
Average HH Income	$72,046	$88,928	$93,101

BUSINESS

	Newcomerstown	Tuscarawas County	Canton MSA
Total Businesses	225	3,285	12,841
Total Employees	2,758	41,176	169,925
Manufacturing Labor %	22.8%	21%	14%

Positioned in the heart of Eastern Ohio's established manufacturing corridor, 126 New Pace Rd. presents a rare opportunity to acquire a functional, immediately available industrial facility at a basis significantly below replacement cost. The ±55,567 SF property offers a highly versatile layout with strong loading capabilities, heavy power, warehouse clear heights up to 21', and strategic access to major Midwest population centers including Columbus, Cleveland, Pittsburgh, and Cincinnati. Supported by a deep regional labor pool with a strong concentration of skilled trades and manufacturing employees, the property is well-suited for owner/users seeking an affordable and efficient operational hub for manufacturing, warehousing, fabrication, or regional distribution. In a market with limited new industrial development and tight vacancy, the asset provides long-term operational flexibility within a stable industrial region.

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