

# JAMES FILLMORE COMPLEX

1117 BOWERS AVENUE NORTHWEST, NEW PHILADELPHIA, OH 44663

FOR SALE / LEASE



## PROPERTY DESCRIPTION

**1109A Bowers:** 4,000 SF of air conditioned shop with one 10'x12' drive in door, one restroom, sprinklered and 16' clear. Currently occupied on a month to month basis. \$3,070.00 / month + utilities. May be combined with 1109B for a total of 9,665 SF.

**1109B Bowers:** 5,665 SF available shop space for lease. Former Crystal Springs Water. Front showroom with automatic open sliding door with office and two (2) restrooms. Rear shop space has an automatic 18' x 14' on grade door. 18' clear in shop space. Not sprinklered. \$2,931.64 / month + utilities. May be combined with 1109A for a total of 9,665 SF.

**1131 Bowers:** 13,200 SF available office for lease. Former call center that is currently occupied by a church on a month-to-month basis. Reception, six (6) private offices, large open bullpen area, break room, conference room, two (2) restrooms and two (2) storage rooms. Sprinklered. \$10,131.00 / month + utilities.

Mix of retail, office, service, and warehouse/distribution. Over 400 free parking spaces on site. Mostly sprinklered building. Most leases are triple net with tenants reimbursing landlord for pro rata share of real estate taxes, insurance and operating expenses. NNN fee is \$1.21 / SF for the 2025 calendar year. Professionally managed.

### Saylor Putman

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330.495.8292  
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### Spencer Hartung

Vice President, Senior Sales Associate  
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## OFFERING SUMMARY

<b>Lease Rate:</b>	\$5.00 - 8.00 SF/yr (NNN)
<b>Available SF:</b>	4,000 - 13,200 SF
<b>Lot Size:</b>	9 Acres
<b>Building Size:</b>	112,586 SF

## SPACES

	LEASE RATE	SPACE SIZE
<b>13,200 SQ.FT. OFFICE/FLEX/SERVICE SPACE</b>	\$8.00 SF/yr	13,200 SF
<b>9,665 S.F. COMBINED SHOP SPACE</b>	Negotiable	9,665 SF
<b>5,665 SQ.FT. SHOP SPACE</b>	\$5.00 SF/yr	5,665 SF
<b>4,000 S.F. AIR CONDITIONED SHOP SPACE</b>	\$8.00 SF/yr	4,000 SF

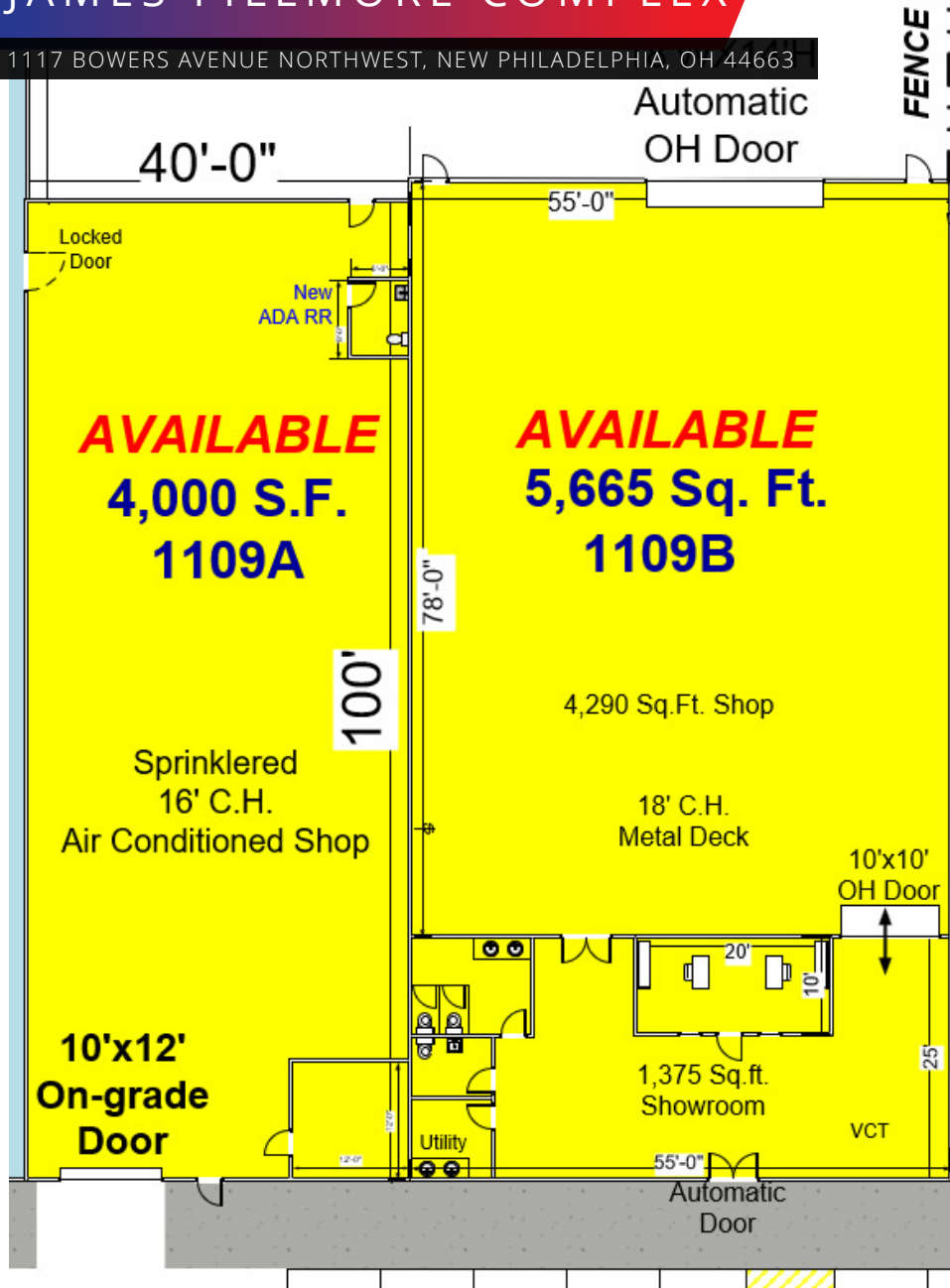


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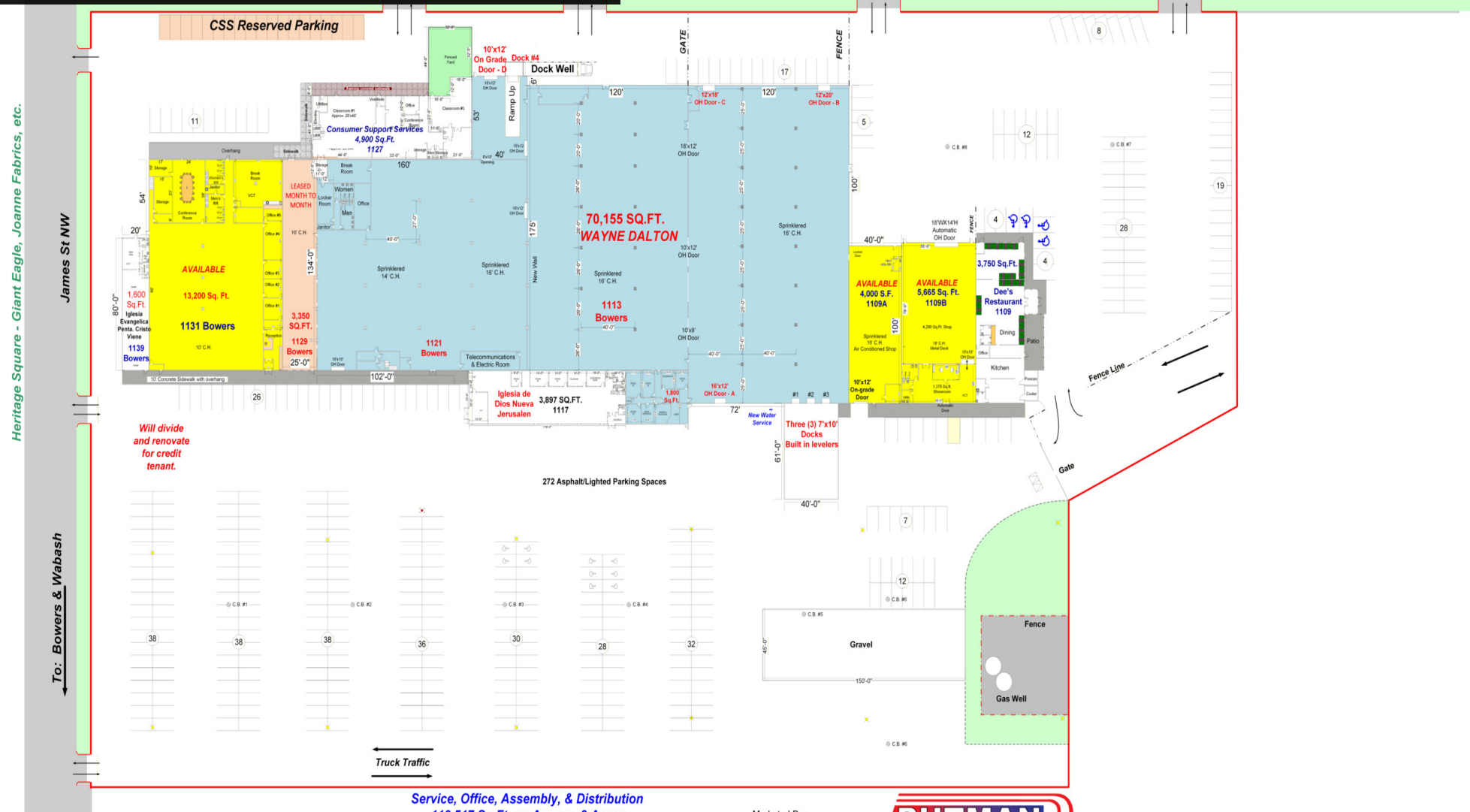
Philadelphia Credit Union

The Dover Seton II Retirement Village

YMCA

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To: Monroe Street



Will divide and renovate for credit tenant.

Truck Traffic

Service, Office, Assembly, & Distribution  
 110,517 Sq.Ft. on Approx. 9 Acres  
 1109 - 1139 Bowers Ave  
 New Philadelphia, Ohio 44643

Marketed By:  
 Wick Hartung  
 Cell: 330-495-0601  
 &  
 Tim Putman  
 Cell: 330-495-0600

**PUTMAN PROPERTIES**  
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**PUTMAN PROPERTIES**  
 Est. 1985

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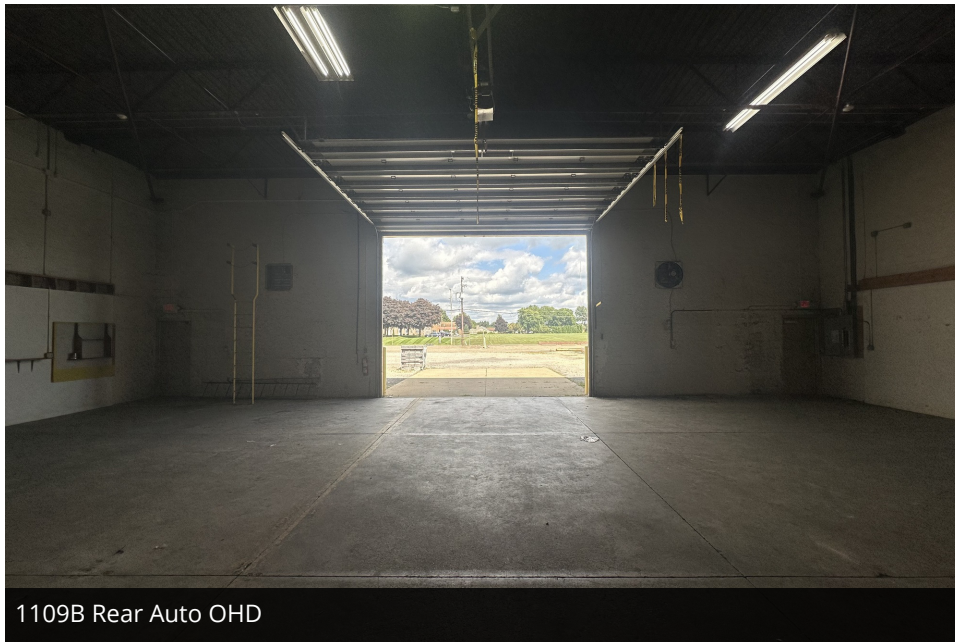
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1109B Front Entry to Showroom / Office



1109B Rear Auto OHD



1109B Rear Auto OHD



1109B Showroom & OHD to warehouse

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1109A Bowers

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## POPULATION

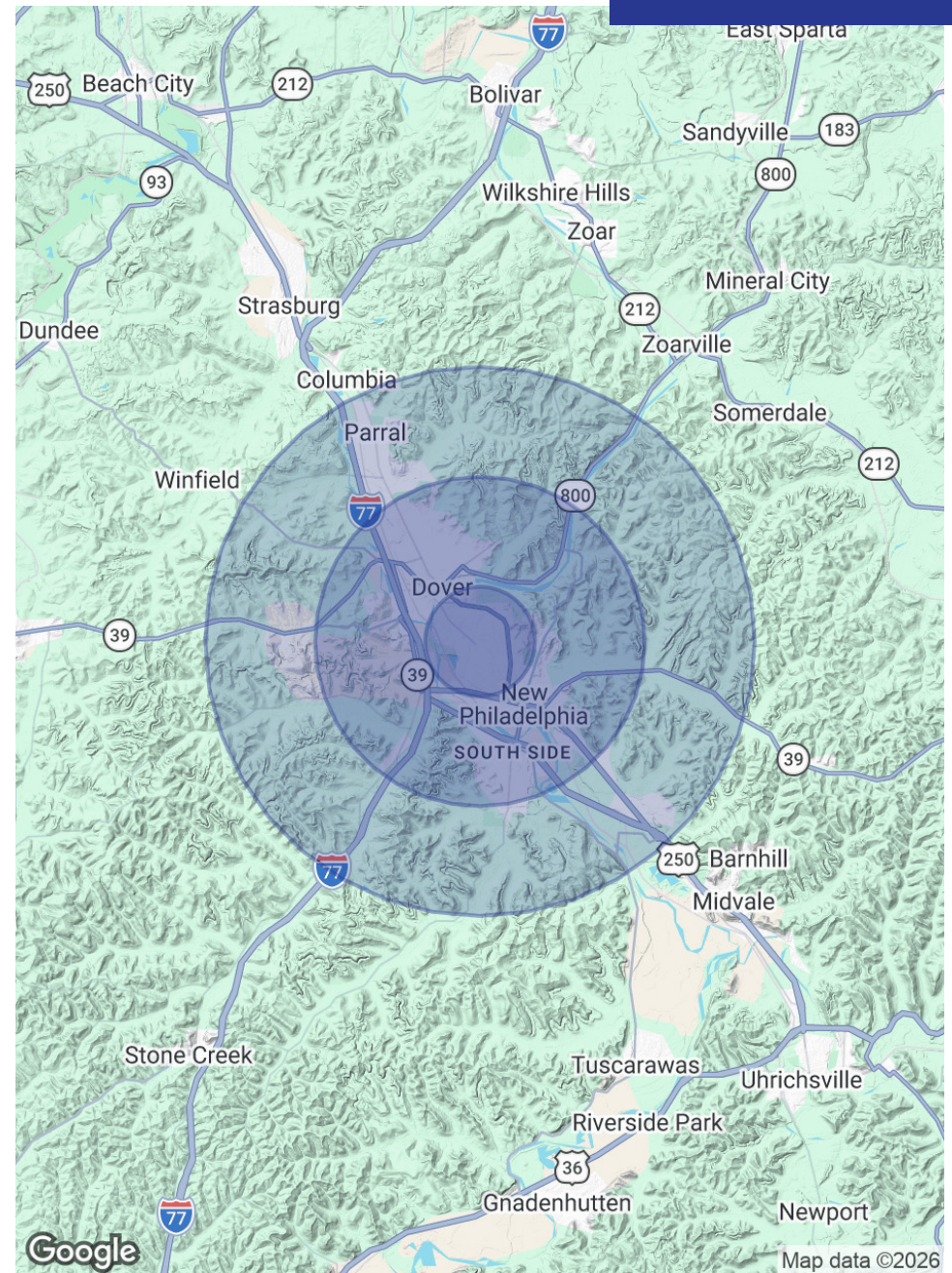
	1 MILE	3 MILES	5 MILES
Total Population	8,265	30,803	37,738
Average Age	42	42	43
Average Age (Male)	40	41	41
Average Age (Female)	44	44	44

## HOUSEHOLDS & INCOME

1 MILE 3 MILES 5 MILES

	1 MILE	3 MILES	5 MILES
Total Households	3,576	12,861	15,747
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$74,067	\$83,912	\$89,236
Average House Value	\$172,061	\$203,021	\$213,738

Demographics data derived from AlphaMap



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