

FOR SALE
\$43,100,000 | 7.25% CAP RATE
633,415 SF INDUSTRIAL BUILDING

4676 ERIE AVENUE, SW
MASSILLON, OHIO



A NEWMARK INDUSTRIAL INVESTMENT OPPORTUNITY

NEWMARK

OFFERING MEMORANDUM

Terry **COYNE**.com

OFFERING PROCESS

Exclusive Representation

Newmark is exclusively representing the seller in this transaction.

All offers should include:

- Purchase price and approval process
- Timing for inspection period and closing date
- Amount of earnest money, including the amount that is non-refundable
- Source of funds for the acquisition
- Financial strength of purchaser
- Summary of closed transactions and references

Seller, with its sole and absolute discretion, reserves the right to remove the Property from the market. Seller expressly reserves the right, in its sole and absolute discretion, to reject any and all proposals or expressions of interest in the Property, to terminate discussions with any party at any time or to extend the deadlines set forth in the time schedule.

Co-Broker Commission

Any purchase which is represented by a broker is responsible to compensate the broker.

Communication

All communications, inquiries and requests should be addressed to the Newmark Team below, as representatives of the Seller.



CALL FOR OFFERS

Terry Coyne

Executive Vice Chairman

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Licensed Real Estate Broker

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01 Executive Summary

Executive Summary

Newmark, as exclusive broker, is pleased to present 4676 Erie Avenue, a 633,415 SF, multi-tenant, industrial facility in Massillon, Ohio.

The Property is 100% leased to two established companies with a presence across the U.S., providing immediate in-place income and operational stability for investors seeking durable cash flow.

This Property has undergone extensive improvements, including repairing all columns and warehouse concrete floors, remodeling offices, and upgraded sprinkler systems for dense storage. Situated on a spacious 55-acre site, there is ample room for car and trailer parking, truck maneuvering, and expansion.

Building specifications included a 35-foot clear height, an 8-inch warehouse floor, and 84 dock doors maintained with dock levelers and dock locks in place. Expect upgraded LED lighting, racking installed with in-rack sprinklers, heavy power, and a server room with FM200 waterless fire suppression. The first and second-floor offices have been remodeled with new carpet, paint, and window treatments. Potential rail access is available with modifications.

Investors will benefit from the property's exceptional upgrades and superior accessibility. Located in the Canton-Massillon metropolitan area, the property benefits from convenient highway access and is at the epicenter of Cleveland, Columbus, and Pittsburgh. The facility is proximate to Routes 30, 62, and 21, along with Interstate 77. Employees commute with ease as the SARTA bus stop is directly outside the entrance doors.

The property is being offered without an asking price on an all-cash basis. Investors should base their offers on an "As Is, Where Is" condition of the property.

Total Footprint
633,415 SF

Site Acres
55.48 Acres

Year Built
1969

Renovated
2010

Occupancy
100%

Lease 1 Term Remaining
8.8 Years
Lease 2 Term Remaining
2.3 Years





02 Property Overview

PROPERTY SPECIFICATIONS



633,415 SF Total



84 Total Dock Doors



55.48 Acres



Truck Trailer Parking (150+ Positions)



Rail Car Access (With Modification)



240+ Employee Parking Spaces



35' Clearance Height with ESFR Sprinklers



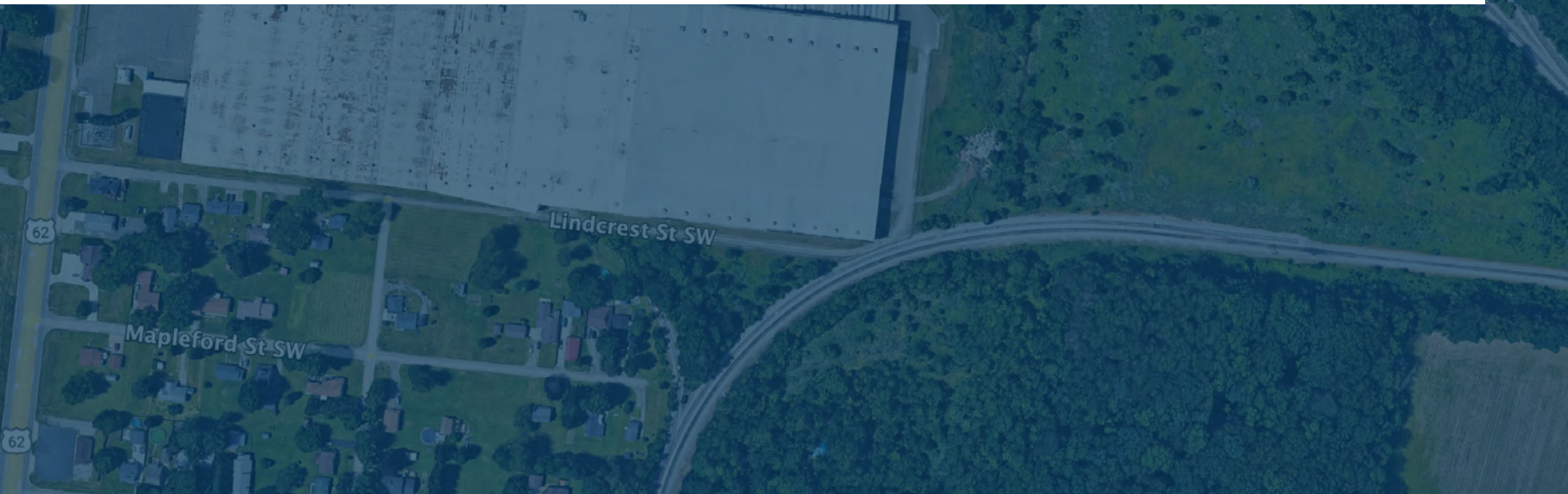
Server Room with FM200 Waterless Fire Suppression



Heavy Power: 208-480V 3-Phase; 12,470V and EST. 3,000-4,000A; Substation of 67,000V on Site: 3,000A Amperage; 100 Megawatts ~4 Month Lead Time

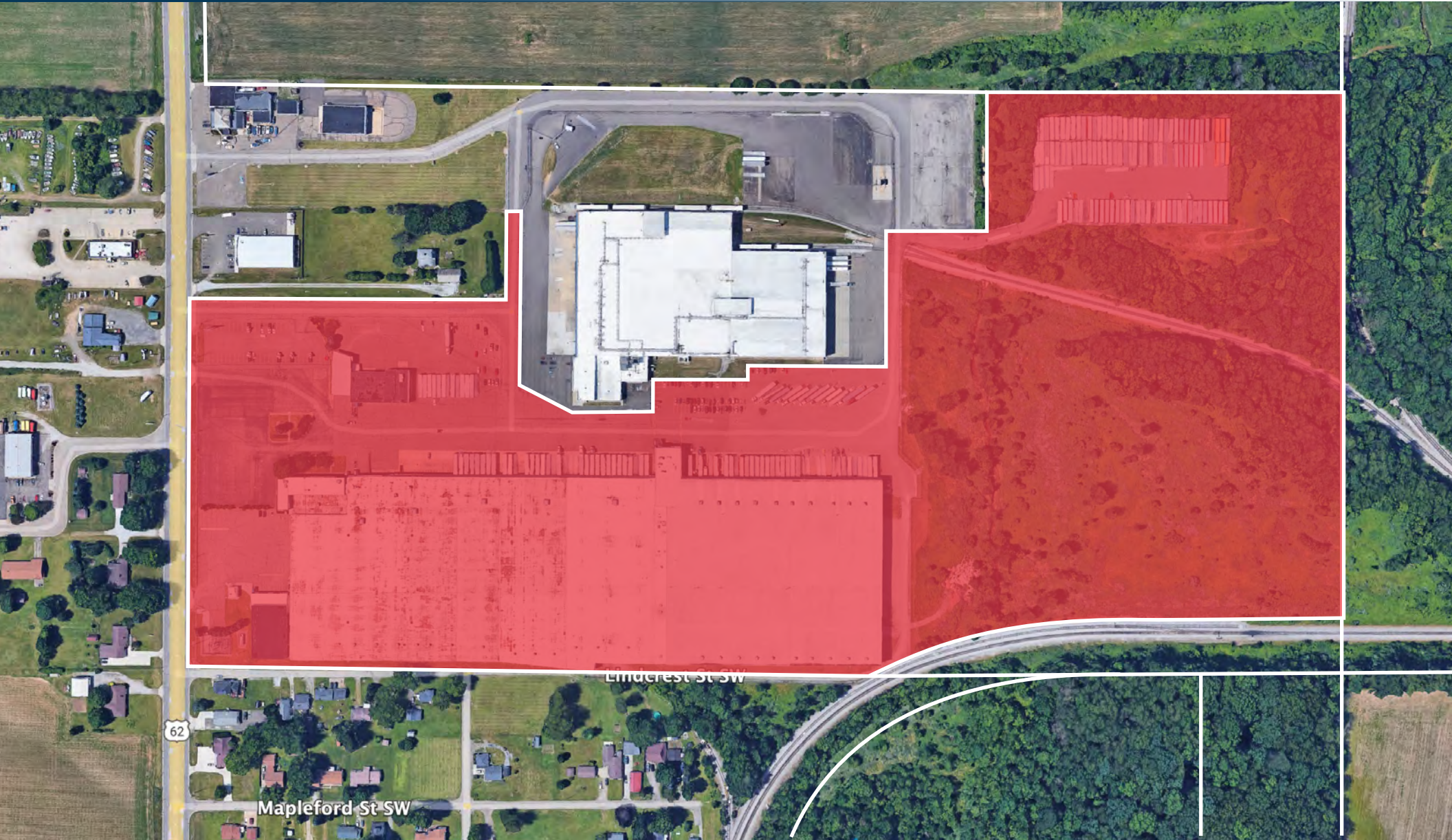


Location: Proximity to Rt. 30, 62, and 21 as well as I-77



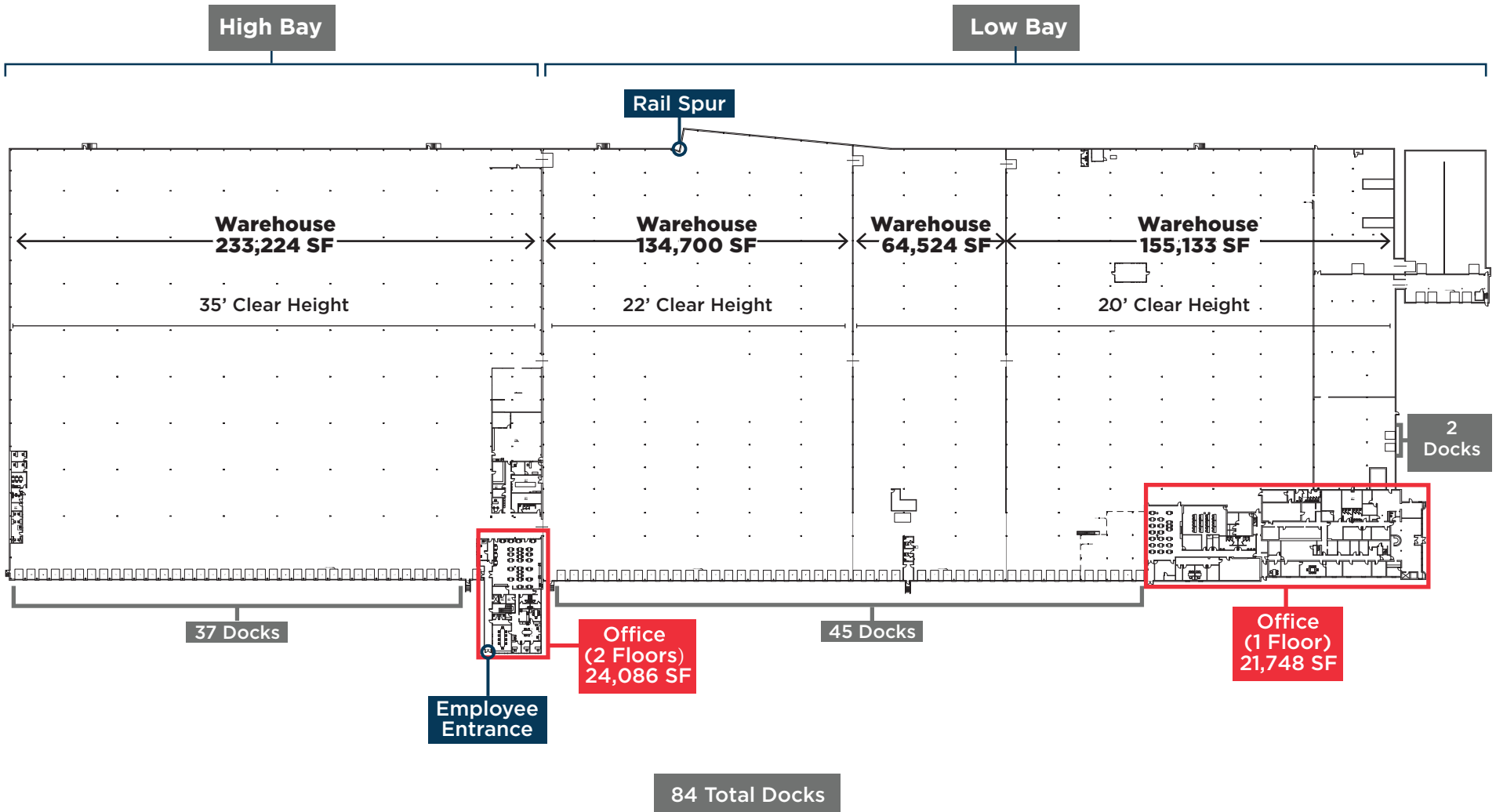
NAVARRE

PROPERTY LINES



NAVARRE

FLOOR PLAN



OWNER UPGRADES

- All columns repaired
- All warehouse concrete floors repaired
- Upgraded lighting to LED fixtures in warehouse and remodeled offices
- Upgraded sprinkler systems for dense storage
- Racking installed with in-rack sprinklers
- 1st & 2nd floor offices remodeled, new carpet & epoxy flooring, paint, window treatments
- All restrooms updated
- Several breakrooms added
- 32' x 20' modular building added (may be removed)
- Exterior concrete and asphalt repaired
- 84 dock doors maintained, dock levelers and dock locks in place
- Recent roof repairs
- Upgraded office HVAC systems
- All asbestos removed

REALTRUCK TENANT UPGRADES

- Invested \$1M+ in a large, immovable piece of machinery, indicating long-term operational commitment to the site
- Installed a \$50,000 truck-access ramp allowing vehicles to drive fully into the bay for improved logistics and workflow
- Full lobby remodeled, visibly modernizing and upgrading the front-of-house experience
- Additional furniture, fixtures, and equipment upgrades, enhancing functionality, efficiency, and overall facility quality

INVESTMENT HIGHLIGHTS



100% Leased

This facility represents a rare opportunity to acquire a stabilized, income-producing industrial asset with tenants who have demonstrated long-term investment and operational dependence on the property. The combination of long-term tenancy, mission-critical use, and full occupancy makes this asset a compelling choice for investors seeking durable cash flow and minimal management risk.

Expansion Potential

The property offers significant expansion potential, supported by its substantial acreage and flexible site layout. Up to 402,500 SF of additional warehouse space can be developed, along with new dock positions, car parking, and trailer parking to meet growing operational demands. This scalability positions the site as a long term solution for users seeking room to grow in a high value industrial location.



03 Tenant Profiles

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Contact Brokers for Information

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Contact Brokers for Information



04 Photo Tour

NAVARRE

PHOTOS



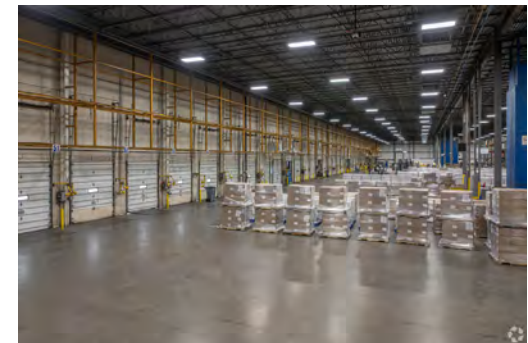
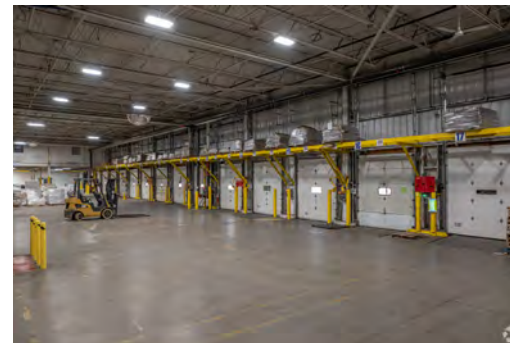
Exterior Entry



Exterior Aerial



Exterior Docks



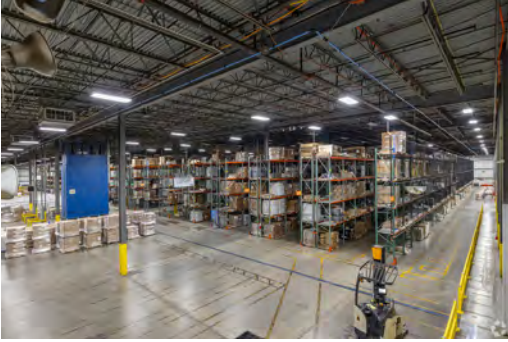
Interior Docks



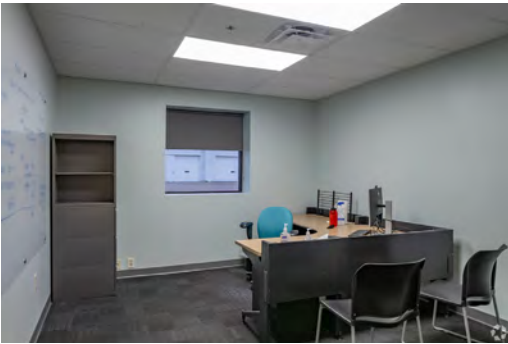
Warehouse

NAVARRE

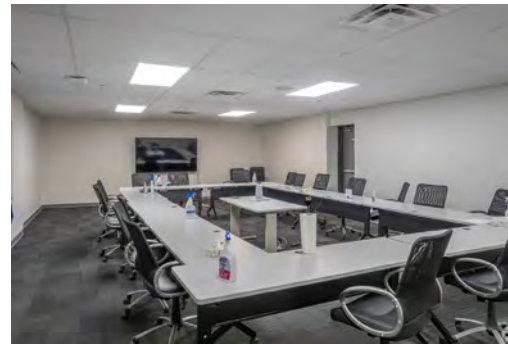
PHOTOS



High Bay Warehouse



Office



Training Rooms

Cafe



05 Market Overview

CANTON-MASSILLON METROPOLITAN INDUSTRIAL MARKET



The Canton–Massillon Metropolitan Industrial market is anchored by a diverse manufacturing base, strong logistics connectivity, and a long established industrial workforce. The region benefits from access to major transportation corridors—including I 77, U.S. Route 30, and proximity to the Akron Canton Airport—supporting efficient distribution and supply chain operations. Industrial activity is driven by sectors such as steel production, advanced manufacturing, polymers, food processing, and logistics, creating steady demand for warehouse, light industrial, and specialized production space.

With competitive rental rates, ample land availability, and a business friendly environment, the Canton–Massillon market continues to attract both regional operators and national users seeking cost effective industrial solutions in Northeast Ohio.

Q4 2025
Canton Industrial Base

3.9%

Vacancy Rate

54.9 Million SF

Total Square Feet

















1.1% Market Asking

Rent Growth

* Source: CoStar Group

CANTON-MASSILLON METROPOLITAN EMPLOYMENT OVERVIEW

15 MILE RADIUS

KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 372,476 Population	 32.7% High School Diploma	 \$66,140 Median Household Income	 57.6% White Collar	 14.7% Services
 42.2 Median Age	 29.5% Some College	 \$36,531 Per Capita Income	 25.4% Blue Collar	 3.6% Unemployment Rate
 154,904 Households	 26.6% Bachelors/Graduate/ Professional Degree	COMMUTERS	BUSINESS	
 \$55,239 Median Disposable Income		 15.4 Spend 7+ hours commuting to and from work per week	 11,973 Total Businesses	 165,163 Total Employees

NAVARRE

INDUSTRIAL AERIAL MAP



DRIVING RADIUS MAP

STRATEGIALLY POSITIONED IN NORTHEAST OHIO WITHIN 300 MILES

City	Distance	Drive Time
Cleveland, OH	57.9 Miles	1:06
Pittsburgh, PA	113 Miles	2:12
Columbus, OH	120 Miles	1:55
Toledo, OH	158 Miles	2:25
Detroit, MI	212 Miles	3:12
Cincinnati, OH	226 Miles	3:36
Buffalo, NY	242 Miles	4:12
Indianapolis, IN	294 Miles	4:28



A background image showing two people in business attire shaking hands, symbolizing a deal or agreement. The image is overlaid with a dark blue semi-transparent rectangle containing the section header.

06 Financial Summary

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DISCLAIMER / LEGAL PAGE

AFFILIATED BUSINESS DISCLOSURE & CONFIDENTIALITY AGREEMENT

Newmark (the “Agent”) has been engaged as the exclusive sales representative for the sale of (the “Property”) by ‘Ownership’ (the “Seller”).

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. You are solely responsible for independently verifying the information in this Memorandum. Terms of sale or lease and availability are subject to change or withdrawal without notice.

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller’s sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.



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