



..... Est. 1985 .....  
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4065 Fulton Dr. NW, Canton, OH 44718



**247,410 SQ.FT. INDUSTRIAL/OFFICE BUILDINGS ON 84.9 ACRES FOR SALE**  
**2201 Harrison Ave SW, Canton, OH, 44706**

Directions: I-77 South to Exit #101 Route 800/Cleveland Ave, west on Shepler Church, 1/2 mile to Harrison on right or Rt 30 west of I-77 exit at Harrison Ave/Navarre Rd. Left on Harrison, past Timken, property on right.

**BUILDING INFO**

Previous: Patriot Metals  
Total Sq. Ft.: 247,410  
**Available Warehouse: 247,410**  
Available Warehouse:  
Units:  
Floor(s):  
Year Built: 1916 - 1997  
Roof: Varies  
Ceiling Height: 10'-35'  
Sprinklers: Yes  
Elevator: no  
Heat:  
Air:

**UTILITIES**

Gas: Dominion East Ohio Gas  
Electric: AEP  
Water: Canton City  
Sewer: Stark County  
Internet:

**SITE INFO**

Acre(s): 84.90  
Frontage: Irregular  
Depth: Irregular  
County: Stark  
Township: Canton  
Zoning: I-1  
Topo: Level  
Nearby Hwy: I-77  
Distance: 1/2 Mile  
Traffic Count:  
Bus Lines:   
Rail Name: Wheeling & Lake Erie  
Miscellaneous:  
24 KV power by AEP. Multiple cranes to 35 ton in high bay industrial buildings.  
Multiple office and industrial buildings.  
Could be multi-tenant industrial park, or home for industrial manufacturing.

**SALE INFO**

**Sale Price: \$1,950,000.00**  
Terms/Finance:  
Gross Income:  
RE Taxes/Year: \$51,915.10  
Expenses:  
Net Oper Income:  
Occupied By: Vacant

**LEASE INFO**

Warehouse Warehouse  
S.F. Avail: 247410  
\$/S.F.:  
\$/Mo:  
Terms/Poss:  

	Tenant	Owner
Gas/Electric:	<input type="checkbox"/>	<input type="checkbox"/>
Water/Sewer:	<input type="checkbox"/>	<input type="checkbox"/>
Taxes/Insur:	<input type="checkbox"/>	<input type="checkbox"/>
Maint/Repairs:	<input type="checkbox"/>	<input type="checkbox"/>

**OTHER**

Unit/Bay Size:  
Construction:  
Docks:  
OH Doors:  
Former Patriot Metals adjacent to Timken Steel on Harrison Ave SW in Canton, Ohio. Good access to I-77 and SR 21 via Rt 30 Harrison Ave/Navarre Rd exit.

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2201 Harrison Ave SW  
Canton, Ohio 44706

**\$1,950,000**



Marketed by:  
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**PUTMAN**  
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