

STEIN INDUSTRIAL PARK

CANTON, OHIO 44707
Industrial Lots with all utilities
Route 30 at State Route 43

Seven (7) additional lots available for:

- Build to Suit by Developer and Lease Back by Tenant
 - Sale to you
 - Lease the land and save capital for your business
- Easy access to I-77 via State Route 30
 - All Public Utilities
 - Dedicated Roadway and On-site Water Retention Basins
 - Green, Tree Lined Streets

The Stein Industrial Park is a cooperative effort of the private and public sectors. This project started with the annexation of the property in 1995 through the efforts of Putman Properties, Inc., Canton Regional Chamber of Commerce, and the City of Canton. They successfully approached then owner Don Stein and asked him to annex the property.

In 2003 the Canton City Mayor, Don Caser and Joe Carbenia of City Council met with representatives of the Canton Chamber and Putman Properties, Inc. about developing the land into an industrial park. An agreement was reached and the property was purchased from National Iron and Metal by Bruening Shepler Associates, Inc., Putman Properties, Inc. was retained as the developer and Realtor.

With the aid of the State of Ohio brownfield program, known as the "Clean Ohio Fund," this site has been "recycled" into a thriving Industrial Park.

Marketed By:

Wick Hartung, Broker

Vice President Sales & Leasing

Cell: 330-495-0601

wick@putmanproperties.com

Tim Putman, President

Cell: 330-495-0600

tim@putmanproperties.com

PUTMAN PROPERTIES

3978 Fulton Drive, NW, Canton OH 44718
Phone: 330-498-4400 Fax: 330-498-3800
Website: www.putmanproperties.com

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DIRECTIONS: I-77 to Rt. 30 East –
Exit 43 South/Waynesburg, right
turn on Ed Stein Drive, left turn
onto Belden Avenue SE

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Zoned: I-2 Heavy Industrial

Utilities: Electric – American Electric Power
 Gas – Dominion East Ohio Gas
 Sewer – Canton City
 Water – Canton City

Hydrodec is a British based international processor of oil used to insulate and cool transformers. The oil is brought in by truck or rail, refined, and re-cycled as “Superfine.”

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ED STEIN DR To: I-77 via Rt. 43 to Rt. 30

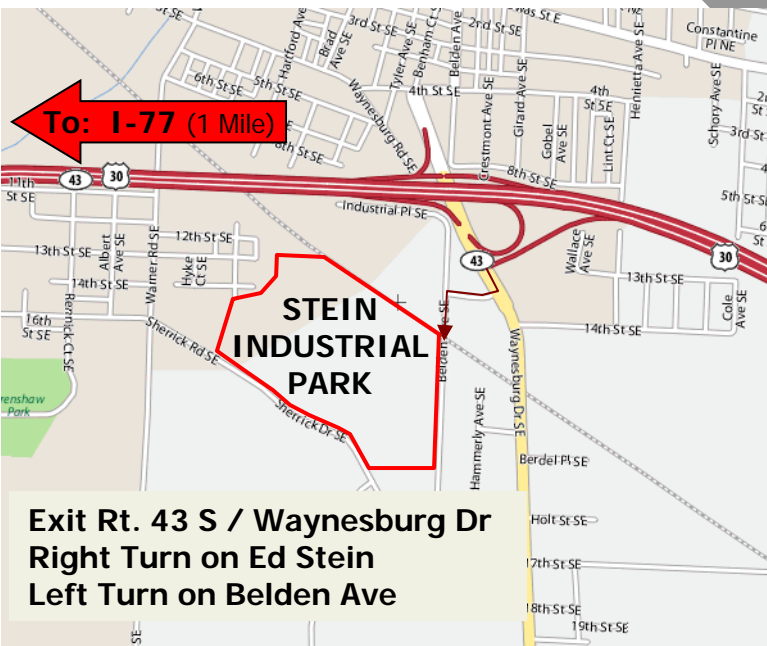


LOT#	PARCEL SIZE	DEDICATED FRONTAGE	LAND PRICE	BUILDING & ACREAGE \$
1	1.7385	Belden Ave SE	Not for sale	Water Retention
2	8.3609	Steinway Blvd.	N/A	HYDRODEC
3	2.7119	Steinway Blvd.	\$ 108,476	AVAILABLE
4	3.8743	Steinway Blvd.	\$ 154,972	AVAILABLE
5	1.9695	Steinway Blvd.	\$ 78,780	AVAILABLE
6	1.8204	Steinway Blvd.	Not for sale	Water Retention
7	0.9282	Steinway Blvd.	\$ 37,128	AVAILABLE
8-14	14.5	Steinway Blvd.	N/A	PULL-A-PART
15	3.46	Belden Ave SE	\$ 138,400	AVAILABLE
16	3.97	Belden Ave SE	\$ 158,800	AVAILABLE
A	1.794	1907 Sherrick Dr SE	Included	ABSOLUTE AUTO
B	1.435	1951 Sherrick Dr SE	\$ 249,500	HI-TECH TESTING
C	1.253	1953 Sherrick Dr SE	Included	IR2
	2.27	Ed Stein Dr	\$ 250,000	AVAILABLE

Marketed By:

Timothy J. Putman, President
 330-495-0600
 tim@putmanproperties.com
 or
 Wick Hartung, V.P., Broker
 330-495-0601
 wick@putmanproperties.com

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 WEBSITE: putmanproperties.com
 EMAIL: info@putmanproperties.com



All dimensions are approximate and not guaranteed, and property is subject to prior disposition.
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 Last Revised: 3/17/2016 - Broker Interest