

Office ♦ Industrial ♦ Retail ♦ Medical ♦ Auctions ♦ Residential ♦ Investments ♦ Management ♦ Development ♦ 1031 Exchanges

4,260 SQ.FT. OF OFFICE SPACE FOR LEASE

Address: 8310 Port Jackson Ave NW
North Canton, OH 44720

Directions: I-77 exit #112/Shuffel St NW, west on Shuffel, right on Port Jackson Ave NW, property on right.



Listing Agent: Tim Putman

Office: 330-498-9485 Cell: 330-495-0600

E-Mail: tim@putmanproperties.com



Co-Listing Agent: James Bednar

Office: 330-498-9483 Cell: 330-417-9034

E-Mail: jim@putmanproperties.com

BUILDING DATA

Previous Use: Cantwell Agency
Total Sq.Ft.: 8,786
Available Office: 4260
Available Other: 0
Units: 1-2
Floor(s): 1
Year Built: 2003
Roof: Asphalt Shingles
Ceiling Height: 9'
Sprinklers: Elevator:
Heat: Gas
Air: Central

SITE DATA

Acre(s): 2.61
Frontage: 222.1'
Depth: 484.92'
County: Stark
Township: Jackson
Zoning: I-1 Industrial
Topo: Level
Close Interchange: I-77
Distance: 1 Mile
Traffic Count:
Bus Lines: X
Rail Name:
Miscellaneous:

Beautiful suburban setting on favorable airport leased ground. Ideal location to serve Akron, Green, Canton, Stark County, and Summit County clients. Located near the Akron Canton Regional Airport.

SALE DATA

Sale Price: \$0.00
Terms/Finance:
Gross Income: \$0.00
RE Taxes/Year: \$0.00
Expenses: \$0.00
Net Oper Income: \$0.00
Occupied By: Owner

LEASE DATA

	<u>Office</u>	<u>Other</u>
S.F. Avail:	4,260	0
\$/SF:	\$9.50	\$0.00
\$/Mo:	\$3,372.50	\$0.00
CAM \$/SF:	\$2.55	\$0.00
CAM \$/Mo:	\$905.25	\$0.00
TOTAL \$/SF:	\$12.05	\$0.00
TOTAL \$/Mo:	\$4,277.75	\$0.00
TOTAL \$/MO W/CAM:	\$4,277.75	
Terms/Poss:		
	<u>Tenant</u>	<u>Owner</u>
Gas/Electric:	X	
Water/Sewer:	X	
Taxes/Insur:	X	
Maint/Repairs:	X	

UTILITIES

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

OTHER

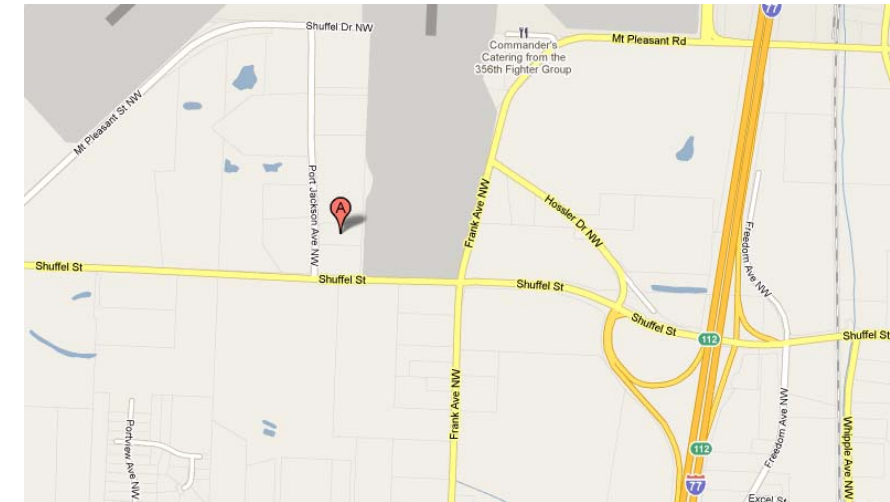
Unit/Bay Size:
Construction: Frame
Docks:
OH Doors:
Miscellaneous:
Beautiful well decorated newer office building.



3978 Fulton Dr NW, Canton, OH 44718 Office: 330-498-4400 Fax: 330-498-3800
E-Mail: info@putmanproperties.com Website: www.putmanproperties.com

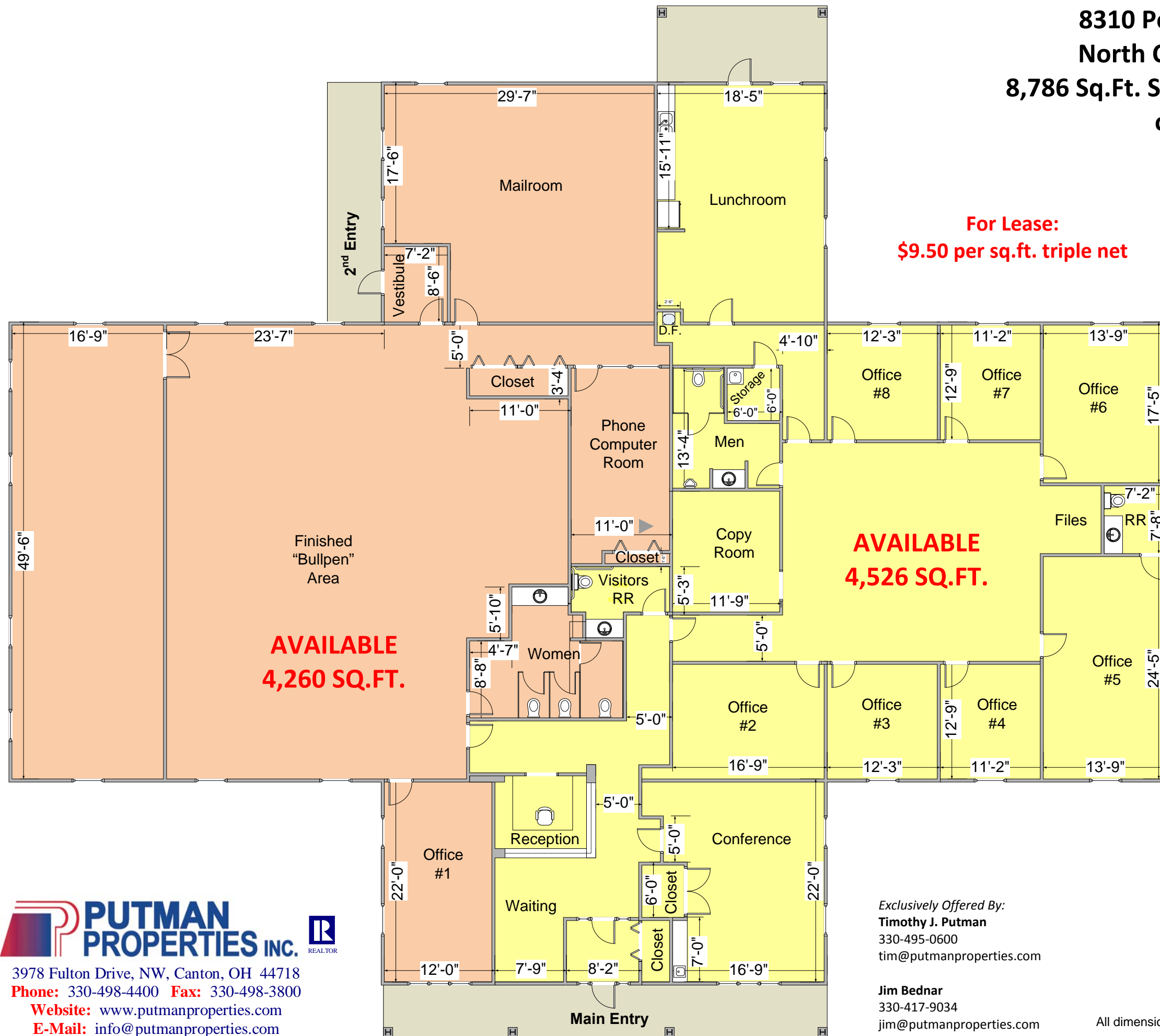
**8310 Port Jackson Ave NW
North Canton, Ohio 44720
8,786 Sq.Ft. Single Story Office Building
on 2.61 Acres**

**For Lease:
\$9.50 per sq.ft. triple net**



DIRECTIONS:

1. I-77, take exit #112/Shuffel St – go 0.3 mi
2. Turn left on Shuffel St NW – go 0.9 mi
3. Turn right on Port Jackson Ave NW – go 0.2 mi
4. Arrive at property on right



**AVAILABLE
4,526 SQ.FT.**

**AVAILABLE
4,260 SQ.FT.**



PUTMAN PROPERTIES INC. REALTOR
3978 Fulton Drive, NW, Canton, OH 44718
Phone: 330-498-4400 Fax: 330-498-3800
Website: www.putmanproperties.com
E-Mail: info@putmanproperties.com

Exclusively Offered By:
Timothy J. Putman
330-495-0600
tim@putmanproperties.com

Jim Bednar
330-417-9034
jim@putmanproperties.com

I-77 via Shuffel →
All dimensions are approximate and not guaranteed, and property is subject to prior disposition.
© 2010 Putman Properties, Inc.