



..... Est. 1985
www.putmanproperties.com

Wick Hartung

Cell: (330) 495-0601
E-Mail: wick@putmanproperties.com



Tim Putman

Cell: (330) 495-0600
E-Mail: tputman@putmanproperties.com

O • 330-498-4400 | F • 330-498-3800
4065 Fulton Dr. NW, Canton, OH 44718



112,586 SQ.FT. SERVICE, OFFICE, ASSEMBLY & DISTRIBUTION

1117 Bowers Avenue NW, New Philadelphia, OH, 44663

Directions: I-77 S to New Philadelphia exit #81, LT on Tuscarawas, RT on Wabash, LT on Bowers

BUILDING INFO

Previous:
Total Sq. Ft.: 112,586
Available Warehouse:
Available Warehouse:
Units: 9
Floor(s): 1
Year Built: 1976
Roof: Flat
Ceiling Height: 18' - 20'
Sprinklers: yes
Elevator: no
Heat: Gas
Air: Central in Office

UTILITIES

Gas: Dominion East Ohio
Electric: AEP
Water: New Philadelphia
Sewer: New Philadelphia
Internet:

SITE INFO

Acre(s): 9.00
Frontage: 600'
Depth: 700'
County: Tuscarawas
Township: New Philadelphia
Zoning: Commercial Industrial
Topo: Level
Nearby Hwy: I-77
Distance: 3 Miles
Traffic Count: N/A
Bus Lines:
Rail Name:
Miscellaneous:
Over 400 free parking spaces on site.
Security lighting. Adjacent to Monroe Centre. Flex space with docks, drive in doors & 100% sprinklered.

SALE INFO

Sale Price: \$3,500,000.00
Terms/Finance:
Gross Income: \$455,511.00
RE Taxes/Year: \$54,398.00
Expenses: \$69,200.00
Net Oper Income: \$331,913.00
Occupied By: Multiple tenants

LEASE INFO

[Warehouse](#) [Warehouse](#)

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

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

OTHER

Unit/Bay Size:	Varies	The James-Fillmore Complex, home of Crystal Springs Water, Dee's Restaurant and Consumer Support Services. Located at the corner of Fillmore & James St, between Heritage Square and Monroe Centre. Divisible retail, office, service, and warehouse/distribution available. Broker interest.
Construction:	Block-Pre	
Docks:	4	
OH Doors:	7	

Dover/New Philadelphia Credit Union

The Dover Seton II Retirement Village

YMCA

Fillmore St

To: Monroe Street

CSS Reserved Parking

2,500 Sq.Ft. Building

10'x12' On Grade Dock #4 Door - D

Dock Well

Consumer Support Services 4,900 Sq.Ft. 1127

70,155 SQ.FT. WAYNE DALTON

1113 Bowers

Ethos Therapy Solutions 4,000 S.F. 1109A

5,665 Sq. Ft. CRYSTAL SPRINGS WATER 1109B Bowers

3,750 Sq.Ft. Dee's Restaurant 1109 Dining

AVAILABLE 13,200 Sq. Ft. 1131 Bowers

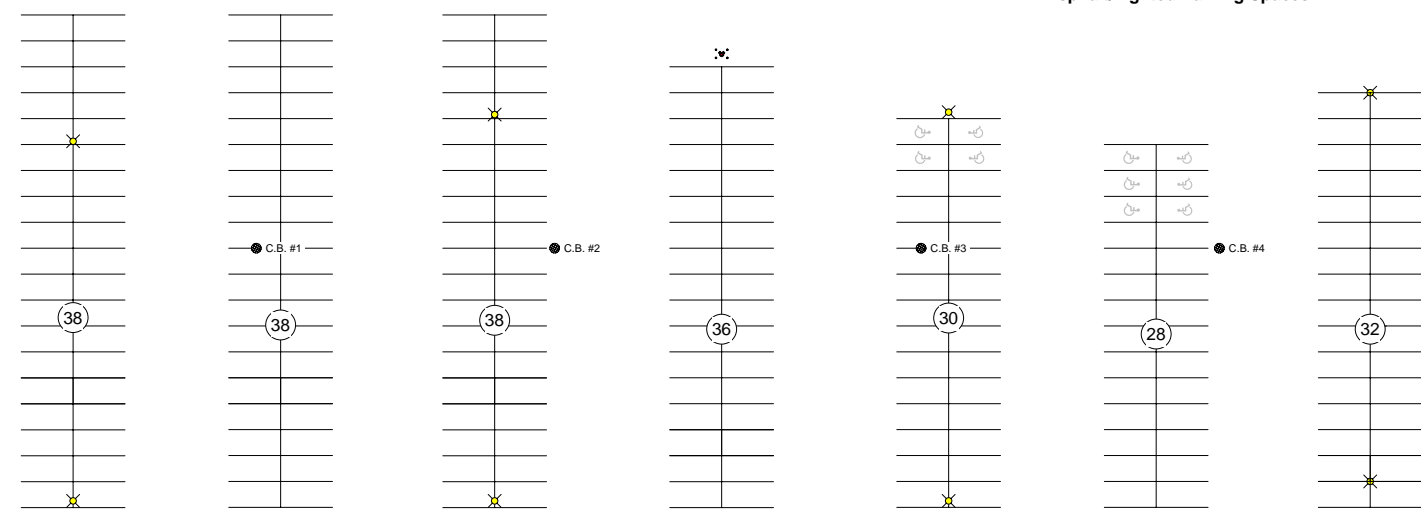
1,600 Sq.Ft. Available 1139 Bowers

AVAILABLE 3,350 SQ.FT. 1129 Bowers

Will divide and renovate for credit tenant.

Three (3) 7'x10' Docks Built in levelers

272 Asphalt/Lighted Parking Spaces



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 logo and contact information: 4065 Fulton Dr NW, Canton, Ohio 44718. P: 330-498-4400 F: 330-498-3800. WEBSITE: putmanproperties.com EMAIL: info@putmanproperties.com

© 2015 Putman Properties, Inc. THIS INFORMATION IS FROM RELIABLE SOURCES BUT IS NOT GUARANTEED AND IS SUBJECT TO CHANGE

Heritage Square - Giant Eagle, Joanne Fabrics, etc.

James St NW

To: Bowers & Wabash