



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



13,200 SQ.FT. FLEX/OFFICE/WAREHOUSE

1131 Bowers Ave NW, New Philadelphia, OH, 44663

Directions: I-77 to New Philadelphia exit #83, left turn on Tuscarawas, veer right and travel thru Dover into New Philadelphia, left turn on Wabash, left turn on Bowers

BUILDING INFO

Previous: PCCW Teleservices
Total Sq. Ft.: 112,586
Available Industrial: **13,200**
Available Available:
Units:
Floor(s): 1
Year Built: 1976
Roof: Flat
Ceiling Height: 10'-14'
Sprinklers: yes
Elevator: no
Heat: Gas
Air: None

UTILITIES

Gas: Dominion East Ohio Gas
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:
Topo: Level
Nearby Hwy: I-77
Distance: 3 Miles
Traffic Count: n/a
Bus Lines: ☐
Rail Name:
Miscellaneous:
Large open floor plan with 24'x36' break room with kitchen, conference room, six (6) private offices, reception/waiting rooms, and two large (2) ADA restrooms. Over 300 free parking spaces on site. Security lighting.

SALE INFO

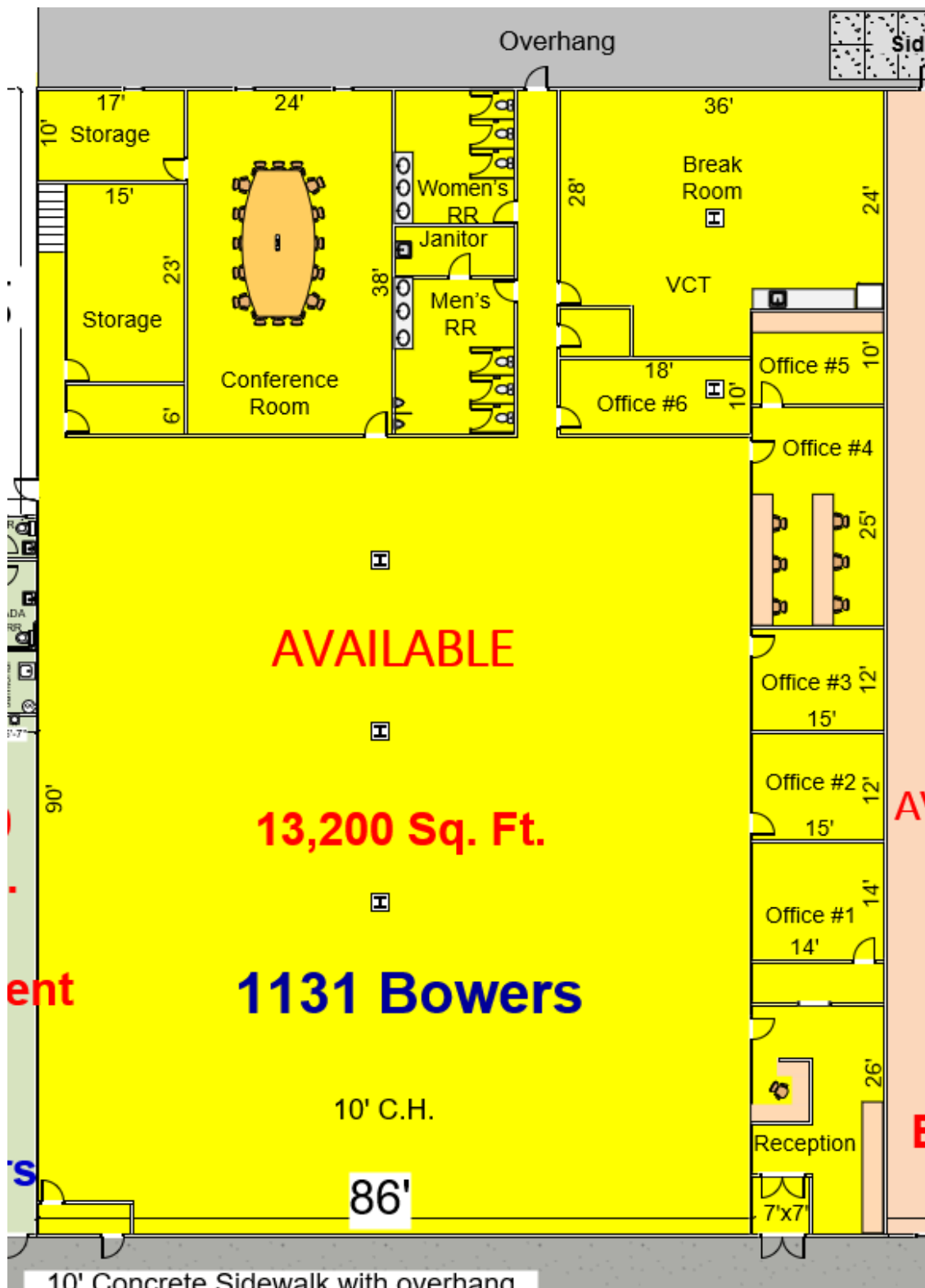
Sale Price:
Terms/Finance:
Gross Income:
RE Taxes/Year:
Expenses:
Net Oper Income:
Occupied By:

LEASE INFO

	Industrial	Available
S.F. Avail:	13200	
\$/S.F.:	\$8.00	
\$/Mo:	\$8,800.00	
Terms/Poss:		90 Days
	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 checked="" type="checkbox"/>

OTHER

Unit/Bay Size:	The James-Fillmore Complex, home of Dee's Restaurant, Crystal Springs Water, Consumer Support Services, Cristo Viene, Ethos Therapy Solutions & Wayne Dalton. Located at the corner of Fillmore & James St, between Heritage Square and Monroe Centre. Broker interest. Owners will renovate for credit tenant. CAM of \$1.19/sq.ft./year includes Real Estate Taxes, insurance, major mechanical maintenance, & repairs, snow/salt, landscaping, security lighting, etc.
Construction: Pre-Engineered	
Docks:	
OH Doors:	



Marketed by:

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&

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1131 Bowers Ave NW
New Philadelphia
13,200 S.F. office at \$8.00 per sq.ft.
CAM at \$1.19/Sq. Ft.