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4065 Fulton Dr. NW, Canton, OH 44718



42,774 SQ.FT. WAREHOUSE SPACE WITH OFFICE

7580 - 7584 Whipple Ave NW, North Canton , OH, 44720

Directions: I-77 to Portage Rd.(exit 111), east on Portage, North on Whipple, just north of Applegrove. Jackson Township - new I-77/Shuffel ramp is now open.

BUILDING INFO

Previous: Kasper Holdings
Total Sq. Ft.: 54,774
Available Warehouse: 14,774
Available Warehouse: 28,000
Units: 2
Floor(s): 1
Year Built: 1974
Roof: Flat
Ceiling Height: 18'
Sprinklers: yes
Elevator: no
Heat: Gas
Air: Central/Offices

SITE INFO

Acre(s): 3.66
Frontage: 413'
Depth: 335'/463' Irregular
County: Stark
Township: Jackson
Zoning: Lt. Industrial
Topo: Level
Nearby Hwy: I-77
Distance: 2 Miles
Traffic Count: 13600
Bus Lines:
Rail Name:
Miscellaneous:
Easy access to I-77 & North Canton Industrial Park. Paved parking lot. NE corner of Whipple & Strausser, 1 mile North of Portage in Jackson Township. CAM of \$1.64/sq.ft. or \$2,019.11/mo for 14,774 sq.ft. or \$3,826.67/mo for 28,000 sq.ft. includes: RE Taxes, insurance, snow removal, landscaping.

SALE INFO

Sale Price:
Terms/Finance:
Gross Income:
RE Taxes/Year: \$45,821.16
Expenses:
Net Oper Income:
Occupied By: Multi Tenant

UTILITIES

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

LEASE INFO

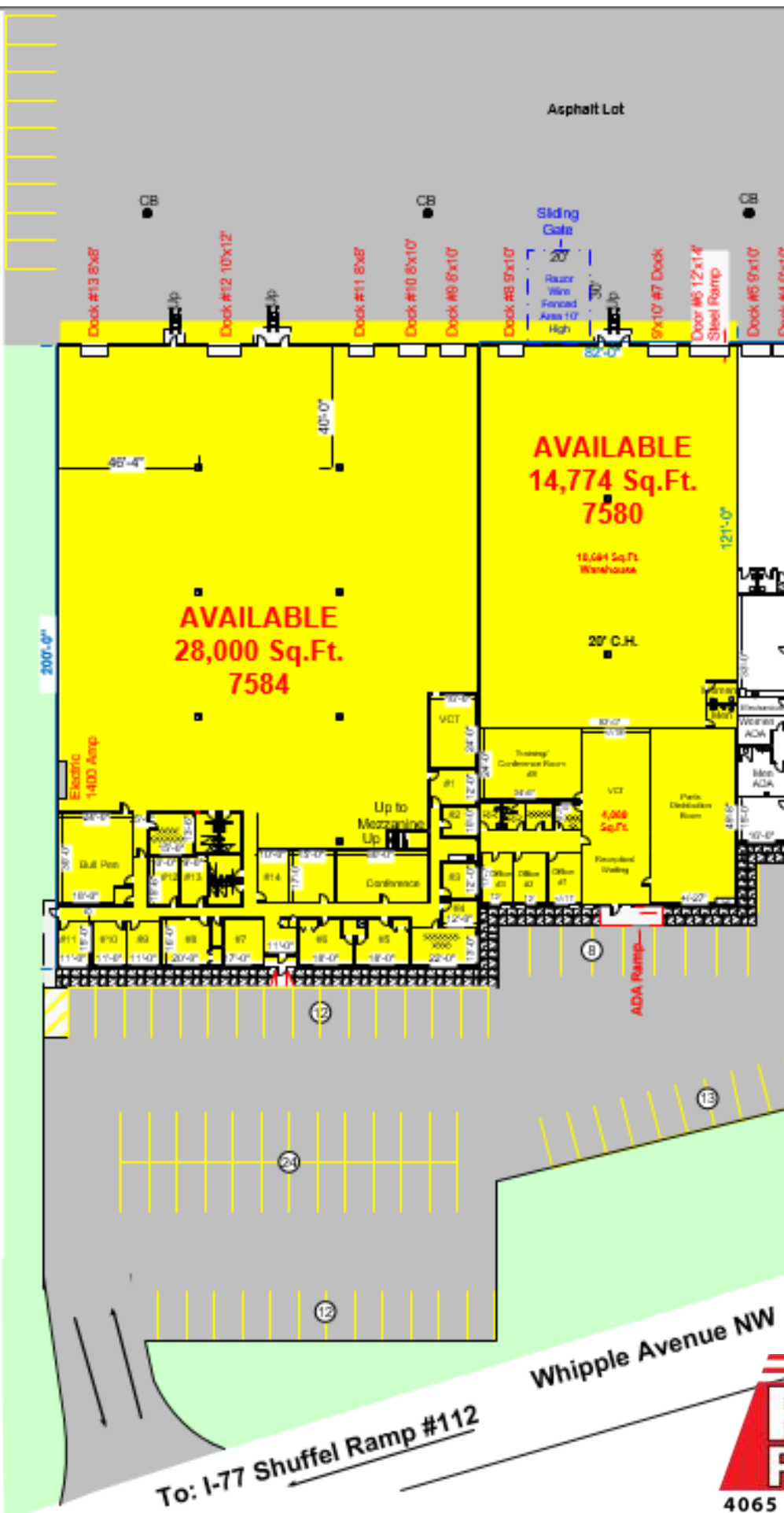
	Warehouse	Warehouse
S.F. Avail:	14774	28,000
\$/S.F.:	\$6.20	\$6.20
\$/Mo:	\$7,633.23	\$14,466.67
Terms/Poss:	Available 2/1/22	
	Tenant	Owner
Gas/Electric:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water/Sewer:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Taxes/Insur:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Maint/Repairs:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

OTHER

Unit/Bay Size: Varies Adjacent industrial, distribution bays of 14,774 sq.ft. and 28,000 sq.ft. Both have multiple docks, offices, and restrooms. Lease one or both total 42,774 sq.ft.
Construction: Brick
Docks: 7 Ideal Jackson Township location with Class "A" offices, 1400 amp 3 phase AEP power. Easy access to I-77 via exit #111/Portage Road.
OH Doors: 1

**14,774, 28,000 or 42,774 SQ.FT.
WAREHOUSE W/OFFICE
AVAILABLE**

**7580 & 7584 WHIPPLE AVE NW
NORTH CANTON, JACKSON
TOWNSHIP, OH 44720
\$6.20 Per Sq.Ft. Triple Net**



Marketed by:

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All dimensions are approximate and not guaranteed, and property is subject to prior disposition.