



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

**Tim Putman**

Cell: (330) 495-0600

E-Mail: tputman@putmanproperties.com



**Wick Hartung**

Cell: (330) 495-0601

E-Mail: wick@putmanproperties.com

O • 330-498-4400 | F • 330-498-3800  
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

### UTILITIES

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

### 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 \$1.75/sq.ft. or \$2,154.54/mo for 14,774 sq.ft. or \$4,083.33/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

### 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	

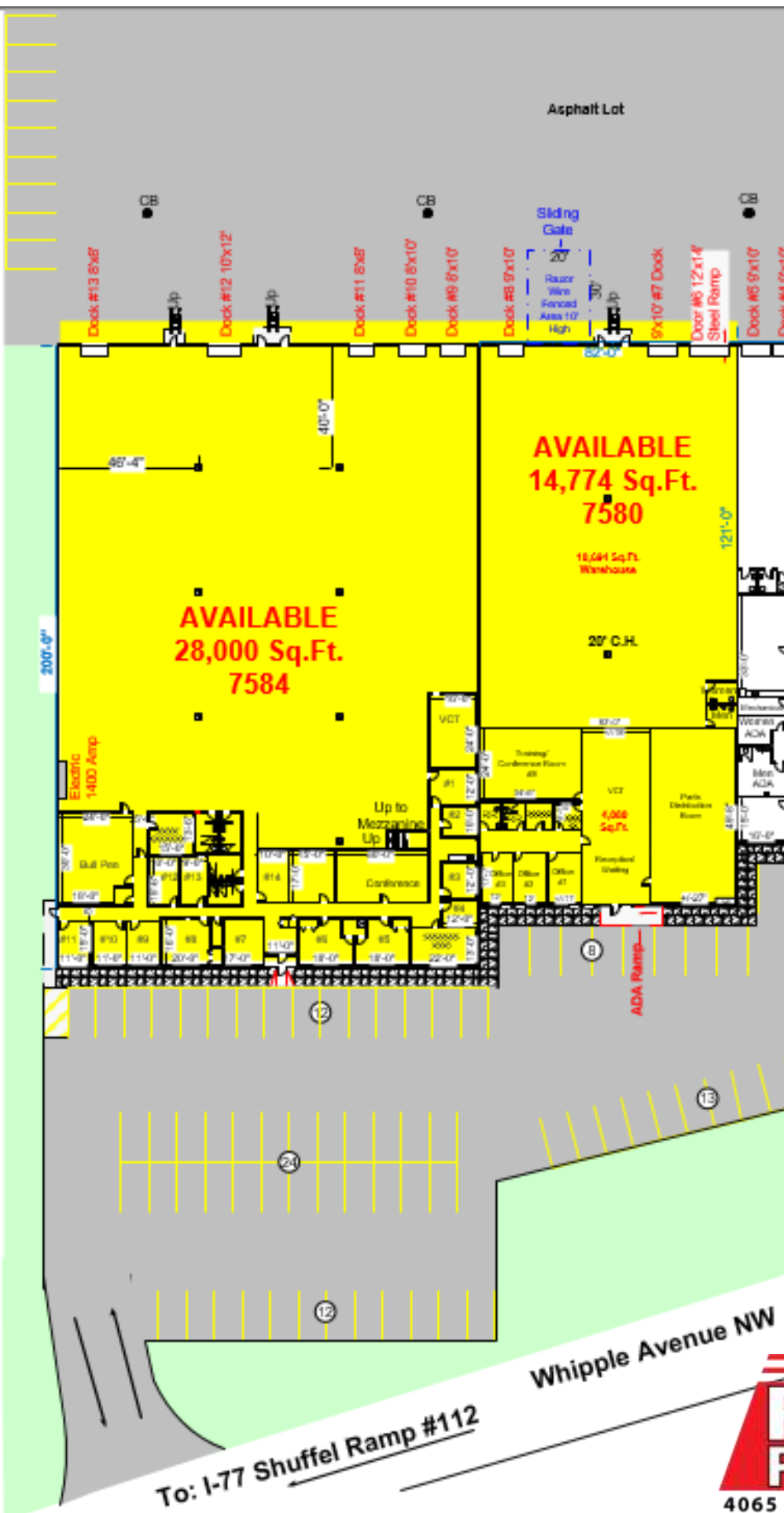
	Tenant	Owner
Gas/Electric:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water/Sewer:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Taxes/Insur:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Maint/Repairs:	<input checked="" type="checkbox"/>	<input checked="" 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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EMAIL: [info@putmanproperties.com](mailto:info@putmanproperties.com)

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