



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

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4065 Fulton Dr. NW, Canton, OH 44718

Saylor Putman

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Co-Listing Agent: None

Cell: --
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2,000 SQ. FT. OFFICE SPACE; 35,280 SQ. FT. LAYDOWN YARD

1510 Linwood Avenue SW, Canton, OH, 44710

Directions: Rt 30 to Raff Rd., North to 13th SW turn right, then right turn on Linwood, SW

BUILDING INFO

Previous: Warehouse/Distribution
Total Sq. Ft.: 58,000
Available : 2,000
Available : 35,280
Units: 1
Floor(s): 1
Year Built: 1946
Roof: Rubber
Ceiling Height:
Sprinklers: yes
Elevator: no
Heat: Gas
Air: Central - office

UTILITIES

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

SITE INFO

Acre(s): 3.86
Frontage: 600'
Depth: 280'
County: Stark
Township: Canton SW
Zoning: Industrial
Topo: Level
Nearby Hwy: Route 30
Distance: 1.5 Miles
Traffic Count: 0
Bus Lines:
Rail Name: Norfolk
Miscellaneous:
Approximately 35,280 square foot of lay down yard also available at \$.60 per square foot or \$1,764 per month. Contact Agent for details.

SALE INFO

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

LEASE INFO

S.F. Avail:	2,000	35,280
\$/S.F.:	\$7.20	\$0.60
\$/Mo:	\$1,200.00	\$1,764.00

Terms/Poss:

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

OTHER

Unit/Bay Size:		Nice air conditioned office area for lease. New carpet squares. Four (4) private offices, large bullpen work area, two restrooms. Walk-in vault for storage. Plenty of parking along building. Utilities included. Tenant responsible for phone/cable, security, snow removal, janitorial, trash pickup, and in-house maintenance. Landlord handles major mechanical, HVAC and exterior building structure maintenance.
Construction:	Brick & Block	
Docks:		
OH Doors:		

