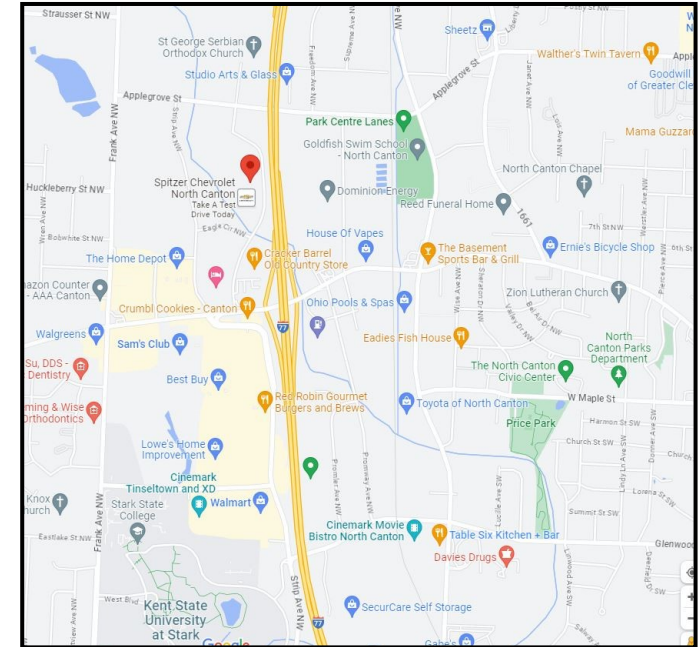


FOR SALE or LEASE

WAREHOUSE/OFFICE

7193 Sunset Strip Ave NW - North Canton OH 44720



PROPERTY INFORMATION:

Square Feet 11,400 (Approx)
 Leasable 9,706 (Approx)
 Year Built 1994
 Stories 2
 Parcel #1619257
 Land area89 Acres
 Township Jackson
 Zoning I-1 Industrial

Ceiling 17'-6" - 20'-6"
 Overhead Doors 3 @ 13'6" X 12'
 2 @ 8' X 9"
 Parking Approx. 42 spaces

UTILITIES:

Gas Dominion
 Electric AEP
 Sewer Public
 Water Public

SALE PRICE: \$1,100,000.00

LEASE PRICE: Negotiable

ADDITIONAL INFORMATION:

- Warehouse contains Men's & Women's Restroom and a built-out office area that could be removed
- Steel roof - never replaced, in good condition
- Terrific location. I-77 highway visibility
- Tenant in front 1,694SF. Lease is through March 2025
- Tenant has first right of refusal on the sale

For More Information, Contact:



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