

AVAILABLE FOR LEASE

FOOD-GRADE FORMER SHEARER'S WAREHOUSE

434,448 SQUARE FEET OF
WAREHOUSE/DISTRIBUTION SPACE

4676
ERIE AVENUE, SW

MASSILLON, OHIO

PROPERTY HIGHLIGHTS

- 613,000-square-foot facility
- 24-hour access; security system
- Wet sprinkler system
- 35' clearance height
- Heavy power (208-480V 3-phase)
- Truck trailer parking (up to 90 spaces)
- Rail served
- 84 total docks
- 240+ parking spaces
- Minutes from I-77



CURRENT AVAILABILITY

- **434,448-square-foot warehouse**
 - Operating expenses are \$1.00/SF

LEASE RATE
\$3.75/SF NNN

For more information, contact our licensed
real estate salesperson:

TERRY COYNE 216.453.3001
VICE CHAIRMAN tcoyne@ngkf.com

1300 East 9th Street | Suite 105 | Cleveland, OH 44114



TerryCoyne.com | ngkf.com/cleveland

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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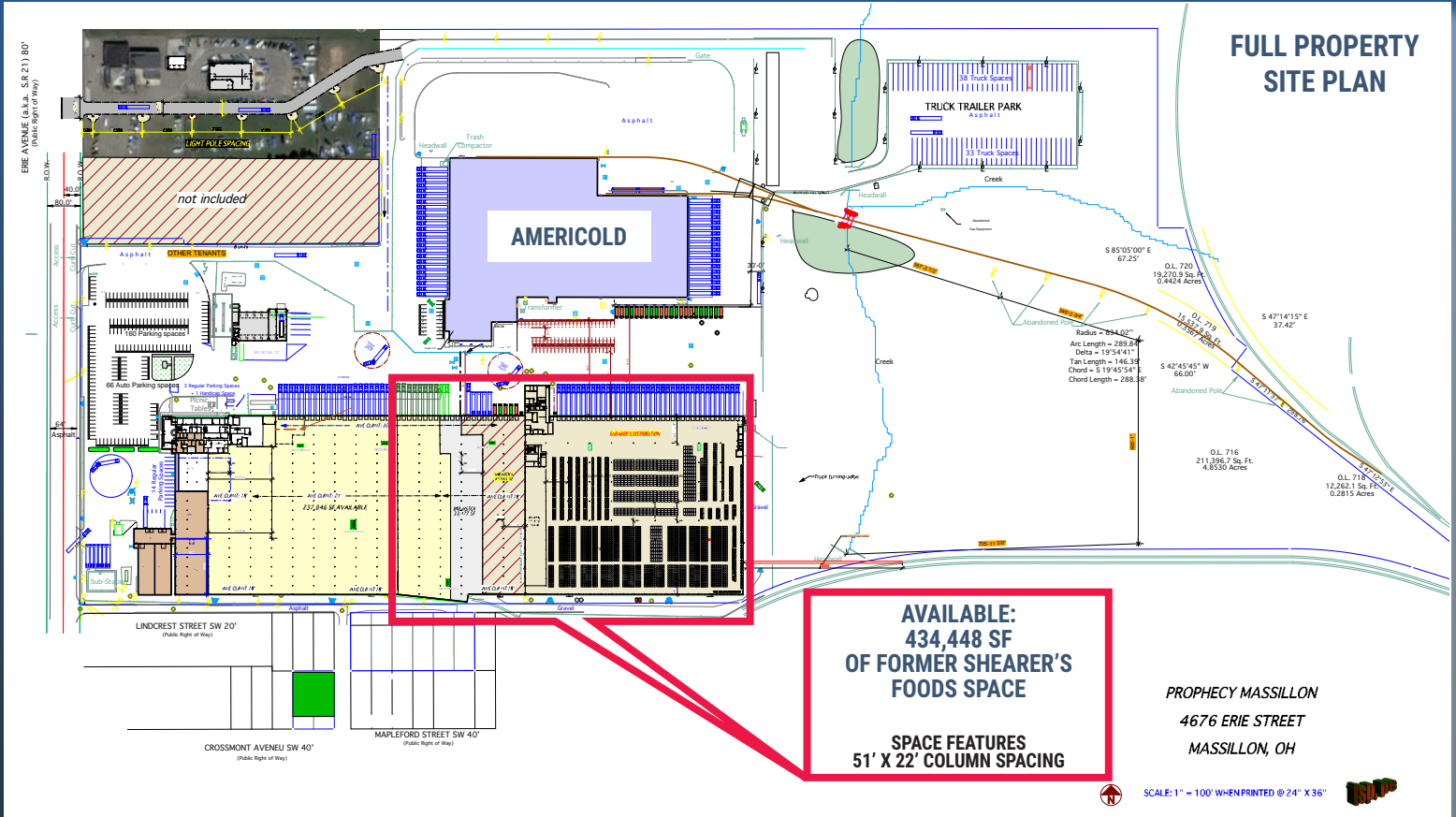
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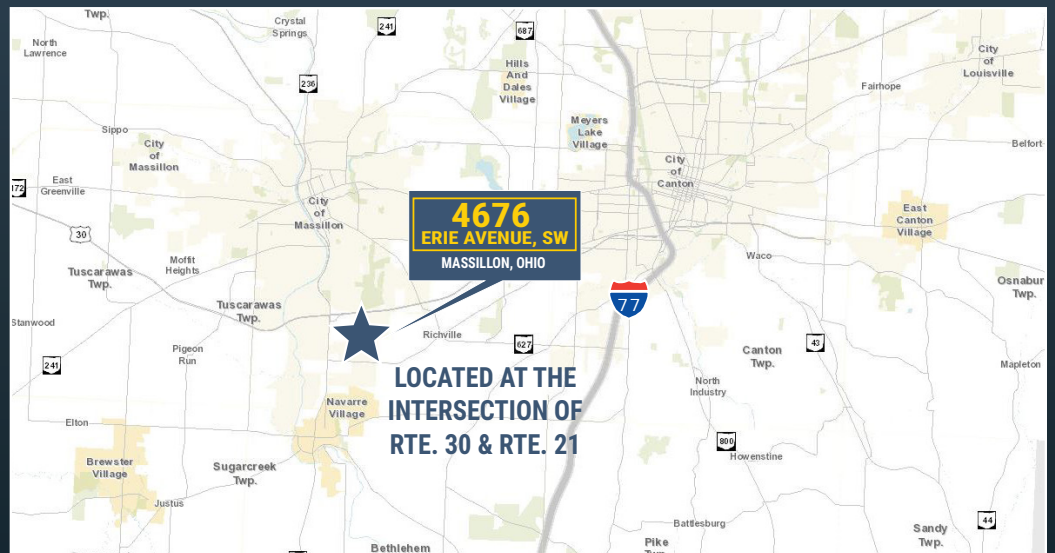
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