

# 4676 ERIE AVENUE, SW

MASSILLON, OHIO

**SPACE FOR LEASE: 230,124 SF**  
**BUILDING SIZE: 608,737 SF**

LEASE RATE: \$5.50/SF | SALE PRICE: \$60,873,700 (\$100/SF)

## ESTIMATED OPERATING EXPENSES

UTILITIES:	\$0.78/SF
CAM:	\$0.35/SF
INSURANCE:	\$0.47/SF
RET:	\$0.60/SF
<b>TOTAL:</b>	<b>\$2.20/SF</b>

**NEWMARK**



### CONTACT INFORMATION

**TERRY COYNE**

Vice Chairman

216-218-0259

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# PROPERTY SPECIFICATIONS



608,737 SF Total



Food Grade Warehouse Storage



230,124 SF Warehouse Space Available For Lease



Truck Trailer Parking (150+ Positions)



55.48 Acres



320,000 SF Build-To-Suit Additional Space Available



Rail Car Access (With Modification)



240+ Employee Parking Spaces



35' Clearance Height with ESFR Sprinklers



Server Room with FM200 Waterless Fire Suppression



84 Total Dock Doors



Heavy Power: 208-480V 3-phase; 12,470V and est. 3,000-4,000A; Substation of 67,000V on site: 3,000A amperage; 100 megawatts ~4 month lead time



9,500 SF Maintenance Shop



Location: Proximity to Rt. 30, 62, and 21 as well as I-77

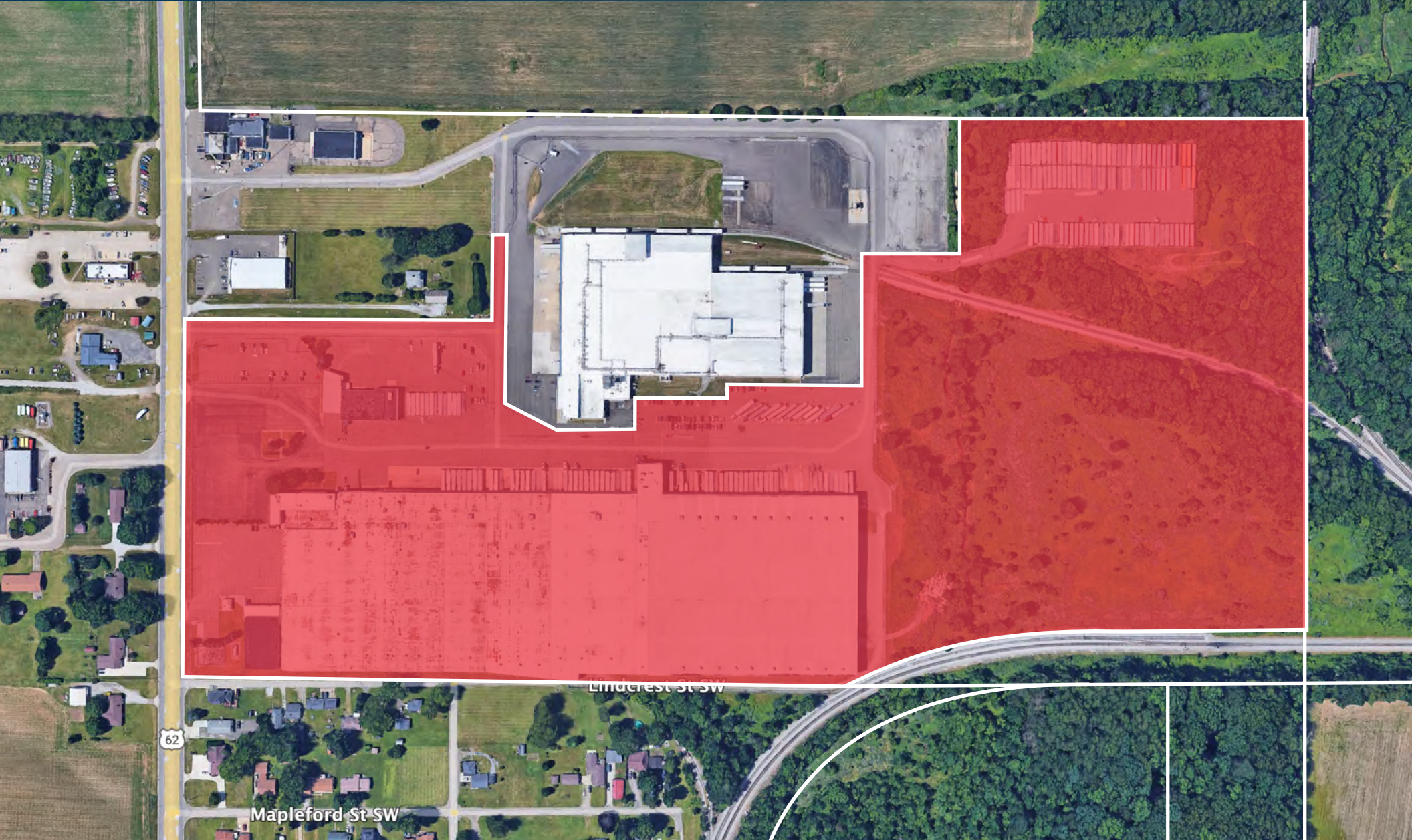
# RACKING SPECIFICATIONS

13,200 Sprinkled Locations in Building A (Selective Racking)

Capacity of Each Location in Rack is 2,000 lbs

# NAVARRE

## PROPERTY LINES

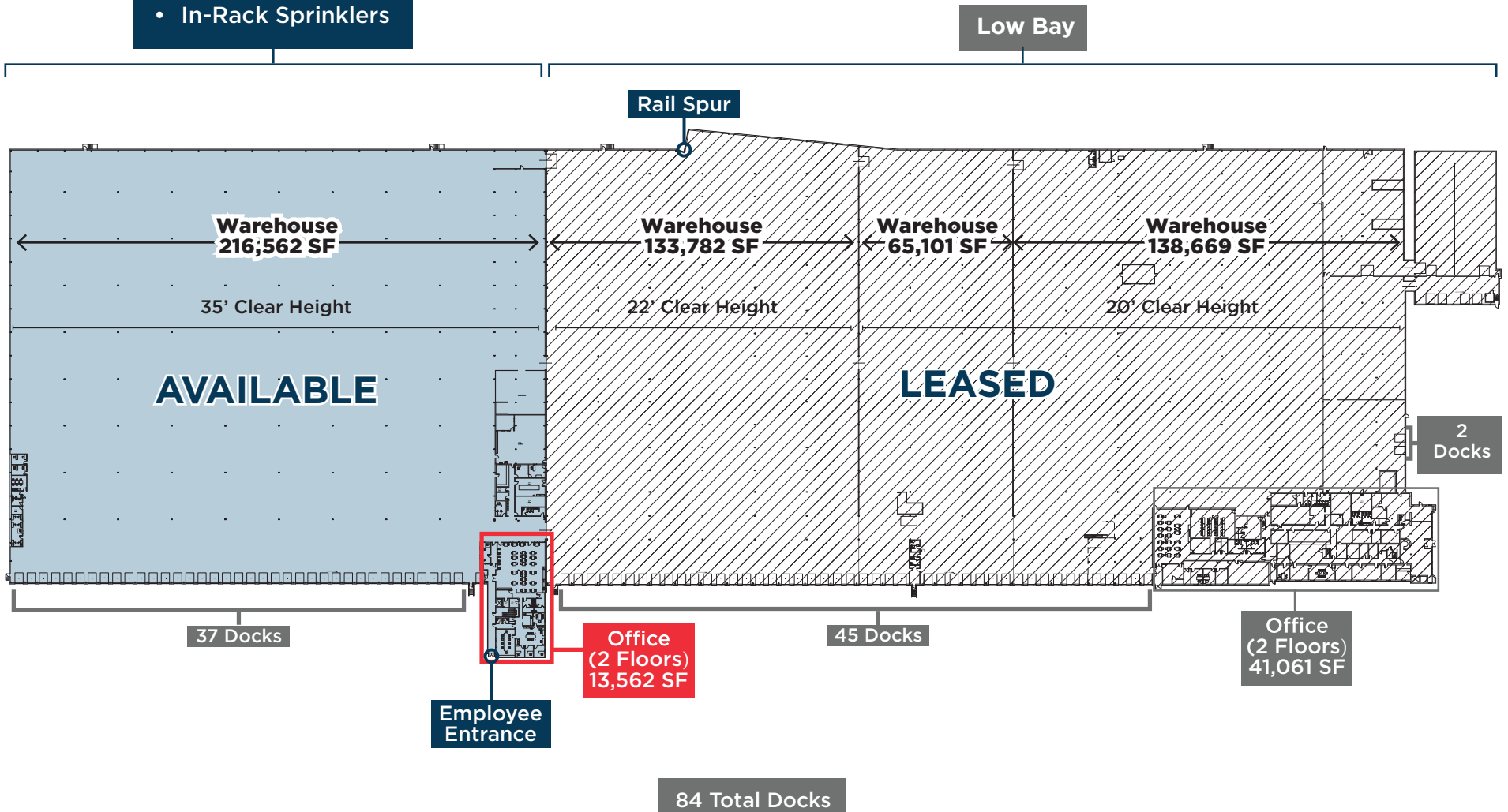


# NAVARRE

## WAREHOUSE 1: TOTAL AREA FLOOR PLAN

230,124 SF HIGH BAY SPACE FOR LEASE

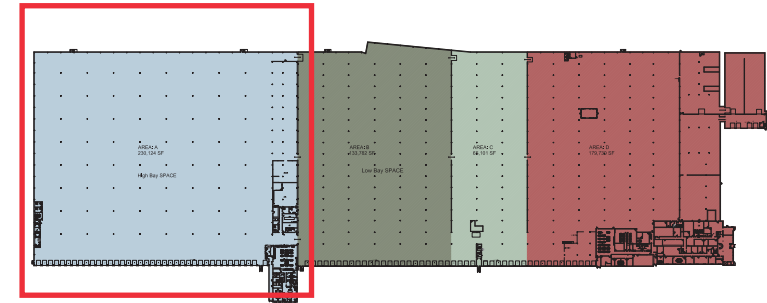
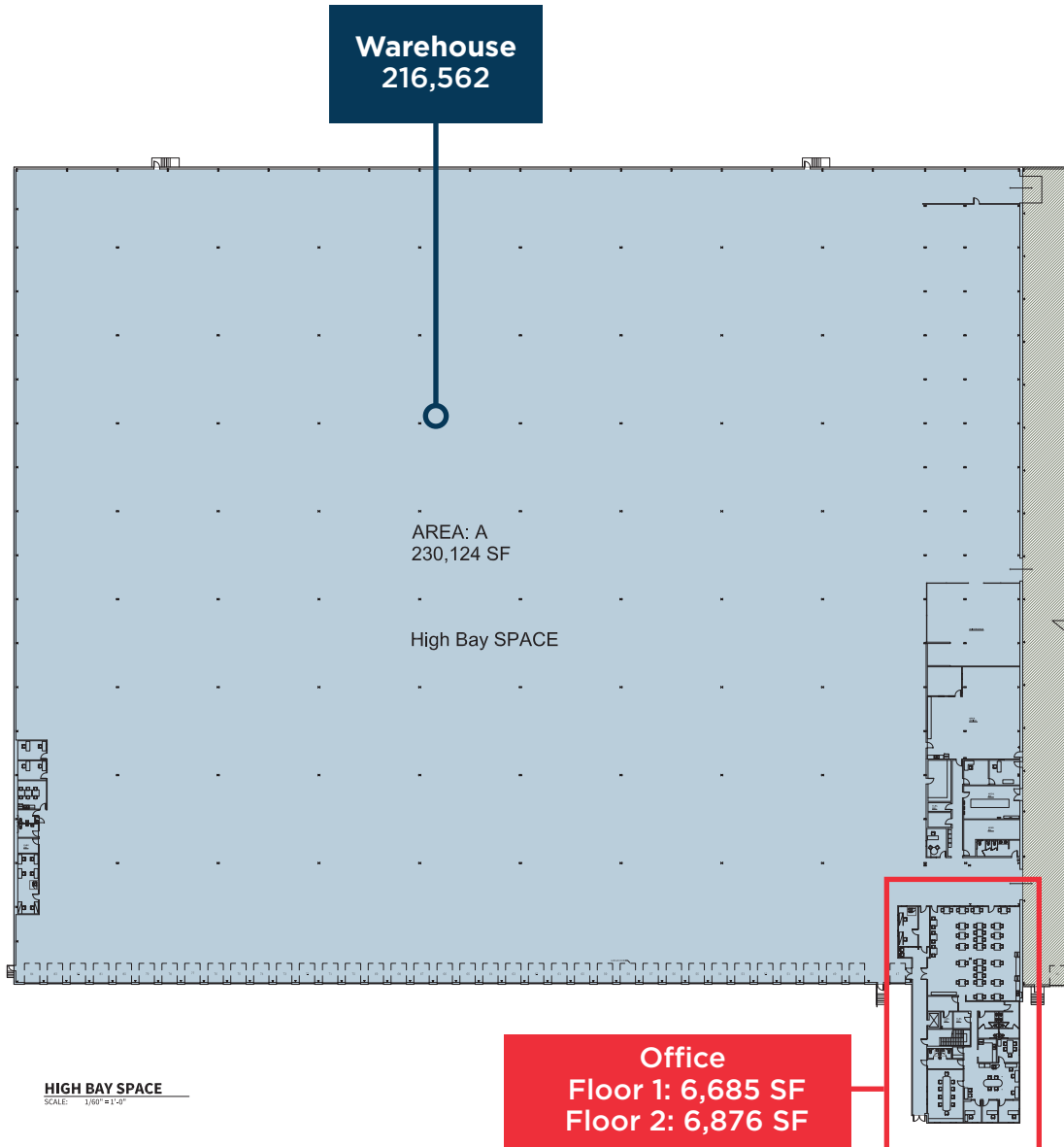
- High Bay
  - 230,124 SF
  - 35' Clear Height
  - 37 Docks
  - In-Rack Sprinklers



# NAVARRE

## WAREHOUSE 1: TOTAL AREA FLOOR PLAN

230,124 SF HIGH BAY SPACE FOR LEASE



### Features:

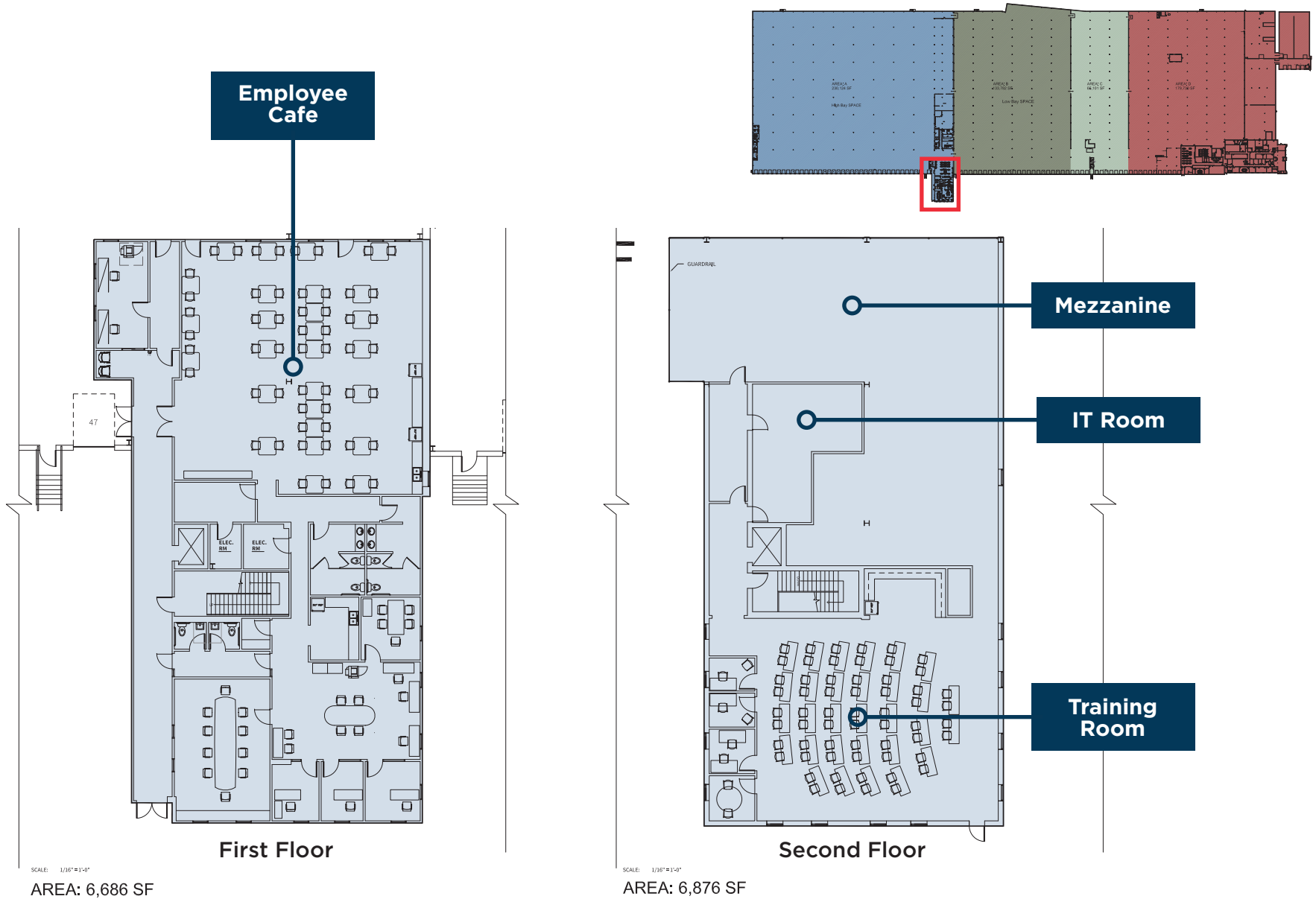
#### Warehouse

- 35' Clear Height
- 37 Docks
- In-Rack Sprinklers Included

#### Office

- Training Room (2nd Floor)
- Employee Cafe
- Conference Rooms
- Private Offices

## WAREHOUSE 1: FIRST AND SECOND FLOOR OFFICE FLOOR PLAN



# NAVARRE

## PHOTOS

Exterior Entry



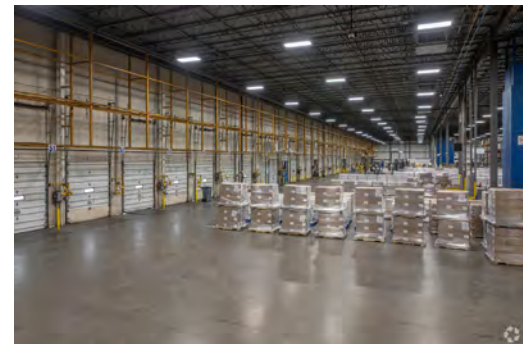
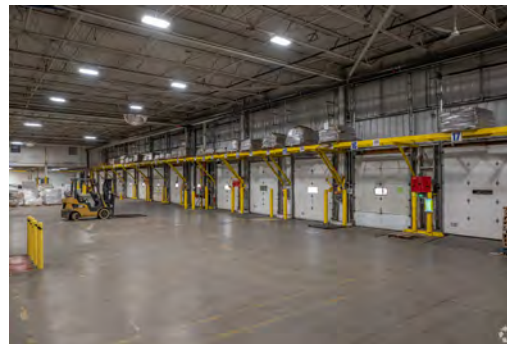
Exterior Aerial



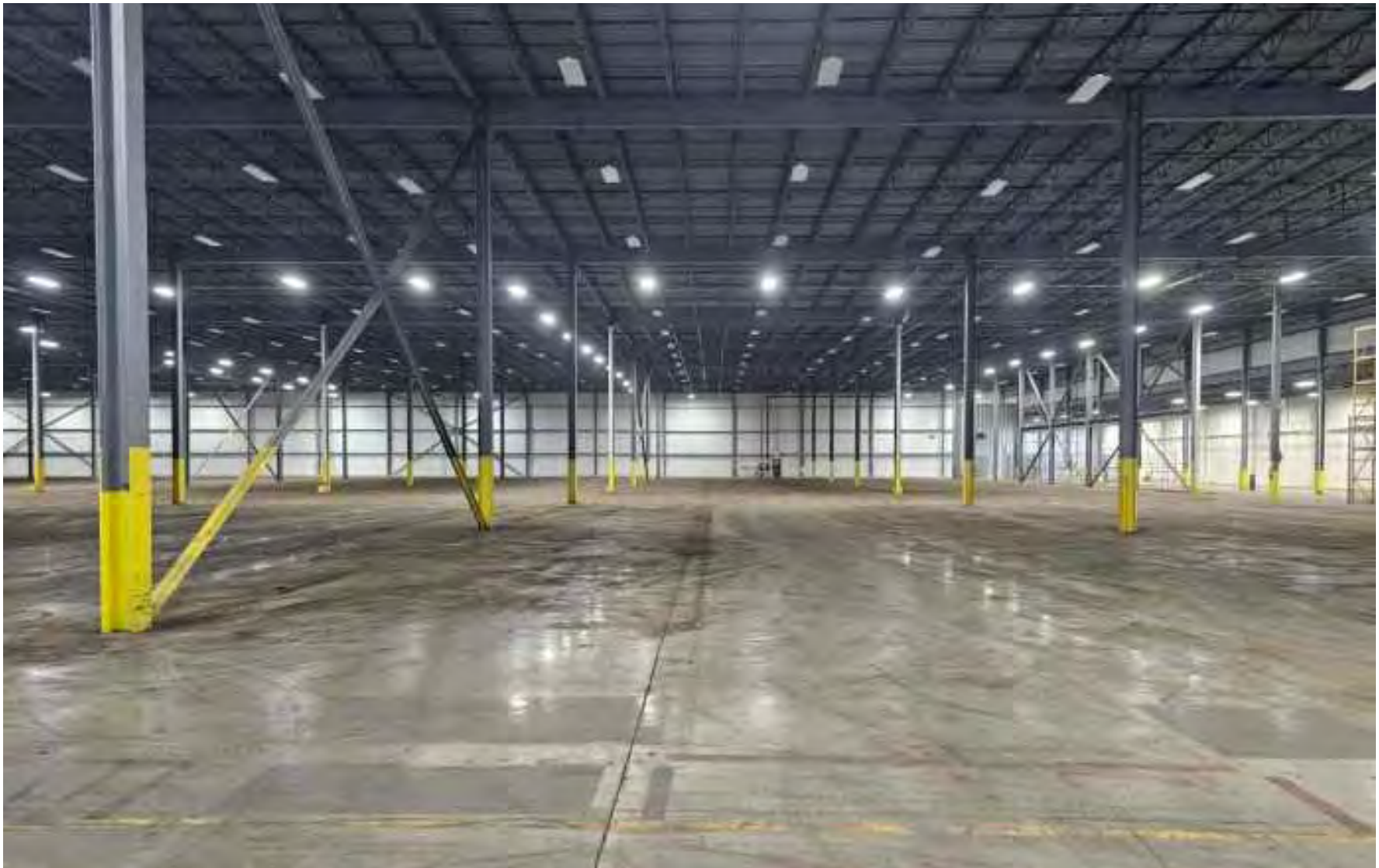
Exterior Docks



Interior Docks



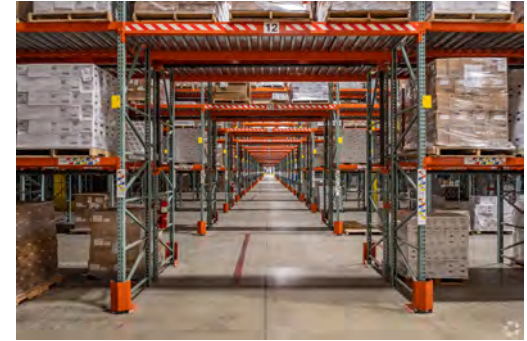
High Bay Warehouse



# NAVARRE

## PHOTOS

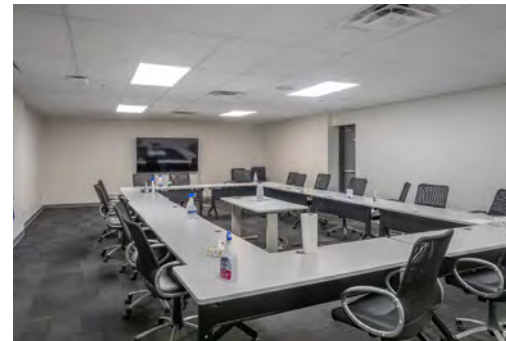
High Bay Warehouse



Office



Training Rooms

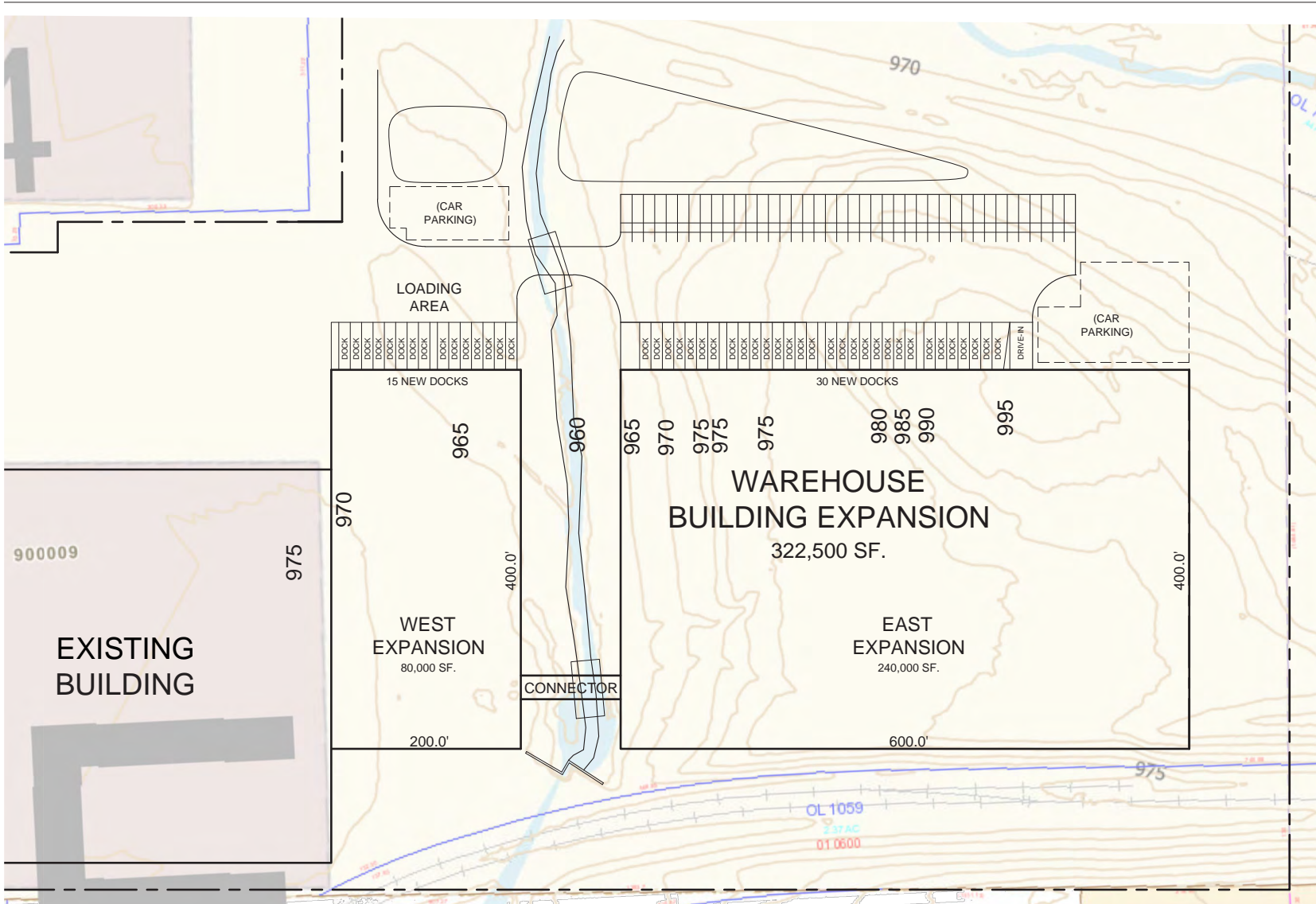


Cafe



# NAVARRE

402,500 SF ADDITIONAL



**GEIS COMPANIES**  
 10220 Aurora-Wadsworth Rd  
 Steelesboro, Ohio 44241  
 PH: (330) 528-3000  
 FX: (330) 528-0008  
 www.geis.com

**DATES AND REVISIONS**  
 21 MAY 2020

**NOTICE**  
 THIS ARCHITECTURAL SITE PLAN IS A PRELIMINARY DESIGN. IT IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF GEIS COMPANIES. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY GEIS COMPANIES.

REVISIONS REFLECTED IN THIS DRAWING: NONE. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE. THESE DIMENSIONS ARE NOT TO BE MADE BY THE ARCHITECT.

**Warehouse Building Expansion**  
 4676 Erie Ave SW  
 Massillon, Ohio

Drawn By \_\_\_\_\_  
 Checked By \_\_\_\_\_  
 Project Number \_\_\_\_\_



**NORTH**

**SITE PLAN**  
 DRAWING NO. **A.1.1**

## EXPANSION SITE PLAN

NOT TO SCALE

# BUILDABLE SPACE

## AT NAVARRE



**BUILDING EXPANSION**  
80,000 sq ft  
15 Dock Doors

**BUILDING EXPANSION**  
240,000 sq ft  
30 Dock Doors

Lindcrest St SW

Mapleford St SW

62

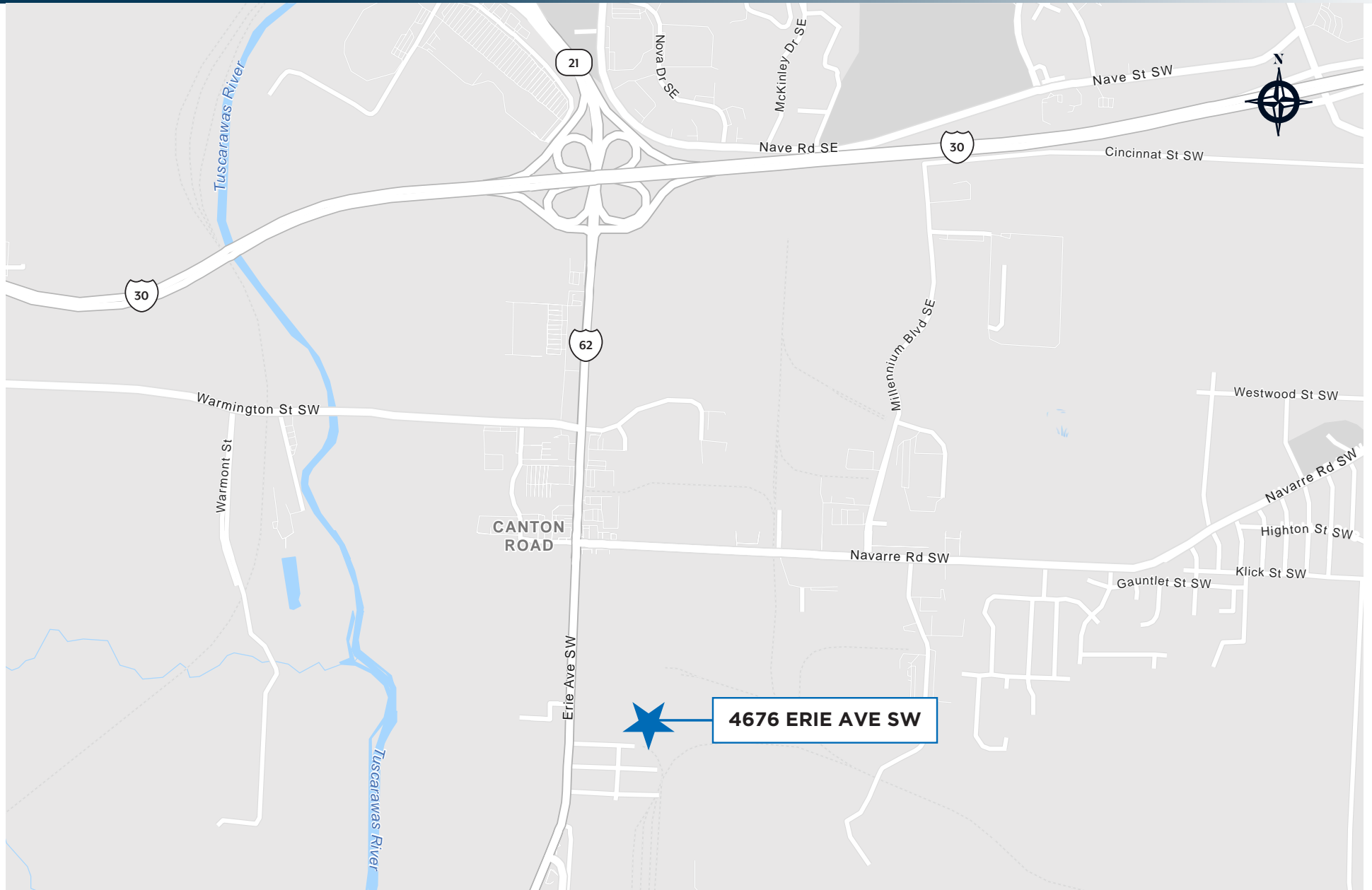
# NAVARRE UPGRADES

## OVERALL

- All columns repaired
- All warehouse concrete floors repaired
- Upgraded lighting to LED fixtures in warehouse and remodeled offices
- Upgraded Sprinkler systems for dense storage
- Racking installed with in-rack sprinklers
- 1st & 2nd floor offices remodeled, new carpet, paint, window treatments
- All restrooms updated
- New large breakrooms and two small breakrooms
- 32' x 20' modular building added (may be removed)
- Exterior concrete and asphalt repaired
- 84 dock doors maintained, dock levelers and dock locks in place
- Roof repairs recent

# NAVARRE

## LOCATION MAP







## CONTACT

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