

FOR SALE

**945 McKinley Avenue**

Canton, Ohio 44707



**8,516 SF FLEX SPACE ON 0.92 ACRES**

5,594 SF Warehouse & 2,922 SF Office with Fenced Storage Yard

# PROPERTY FEATURES



**8,516 SF**

BUILDING SIZE

**0.92 AC**

SITE SIZE

**5,594 SF**

WAREHOUSE SIZE

**2,922 SF**

OFFICE SIZE

**\$585,000**

ASKING PRICE

## COMMENTS

- Remodeled office in 2023 including new furnace and new insulation
- Fenced lot in the rear for additional storage
- Three (3) 14' drive-in doors
- Mezzanine space in warehouse
- Access to I-77 and Route 30

## PROPERTY SPECIFICATIONS

CONSTRUCTED: 1974

REFURBISHED: 2023

CONSTRUCTION: Masonry/Siding

ROOF: Flat

LIGHTING: LED

HEAT: Co Ray Vac

A/C: Central - Office

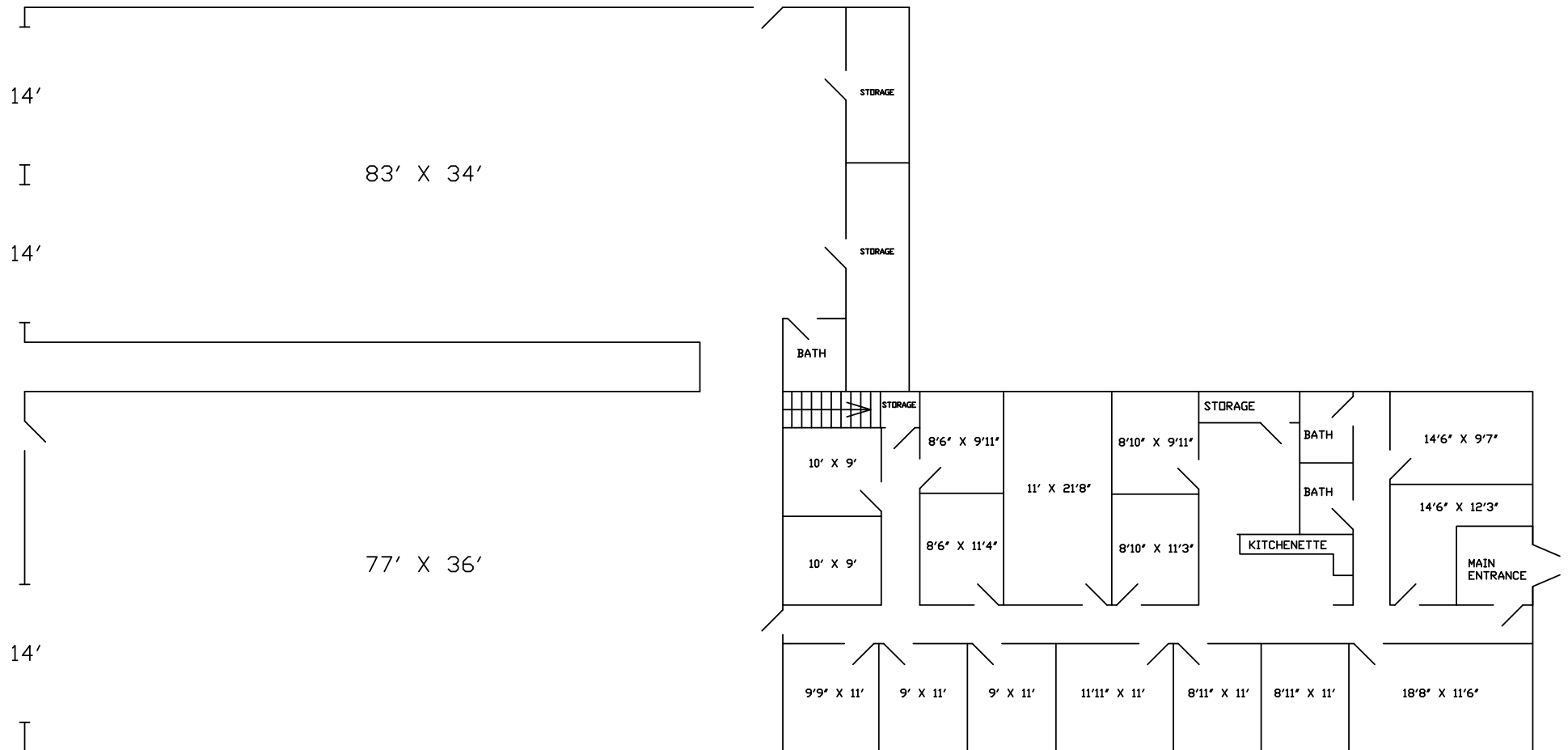
SPRINKLER: No

CEILING HEIGHT: 16'

DRIVE-IN DOORS: Three (3)



# FLOOR PLAN



# PARCEL MAP





# OFFICE PHOTOS



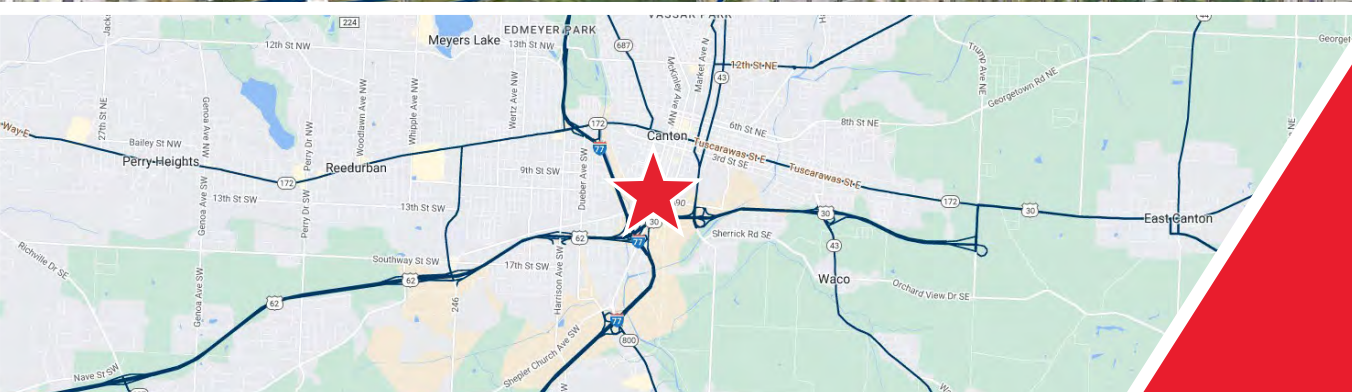
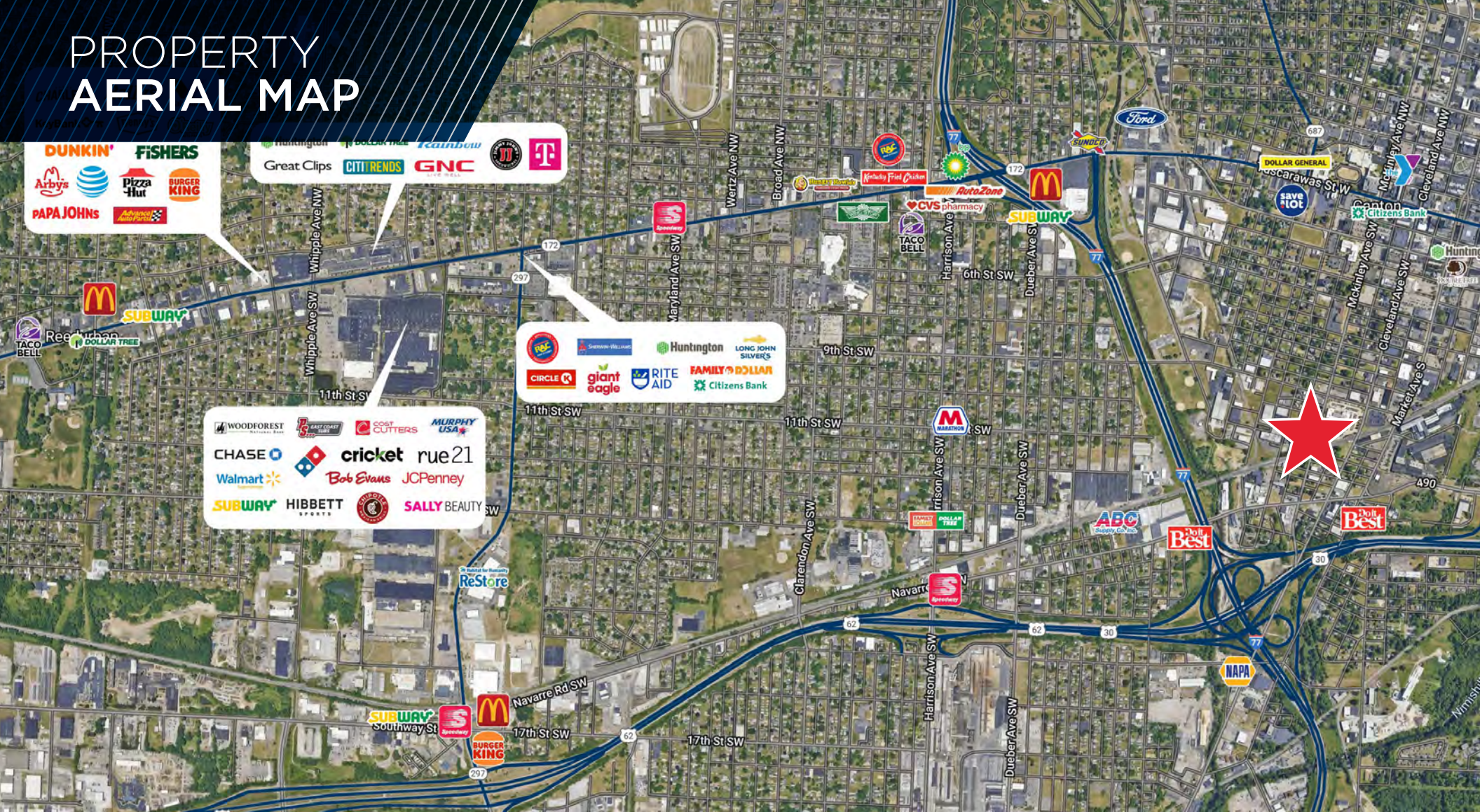


# WAREHOUSE PHOTOS





# PROPERTY AERIAL MAP



Easy access  
to I-77 & SR 30





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