

FOR SALE OR LEASE

945 McKinley Avenue

Canton, Ohio 44707



CUSHMAN &
WAKEFIELD



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

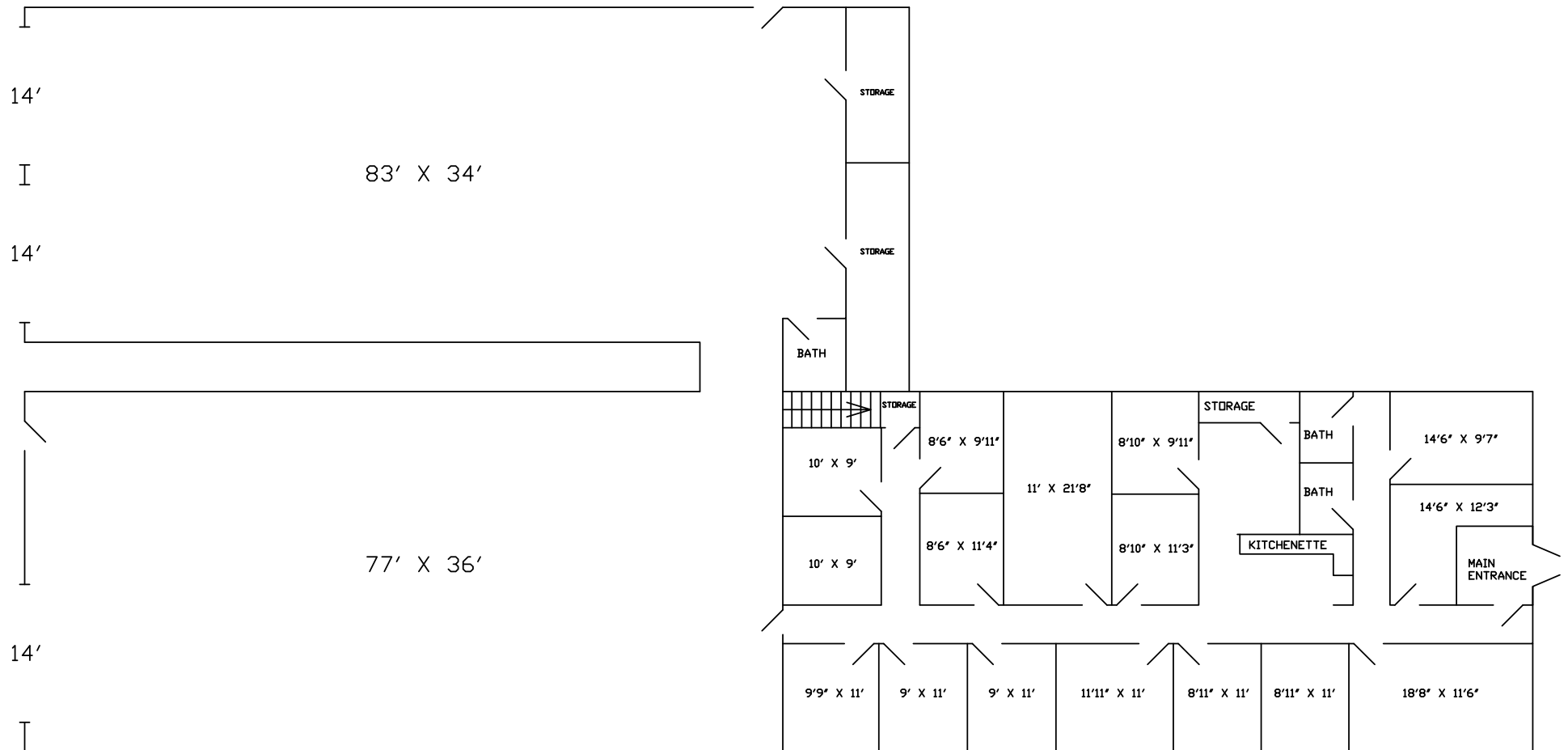
COMMENTS

- 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



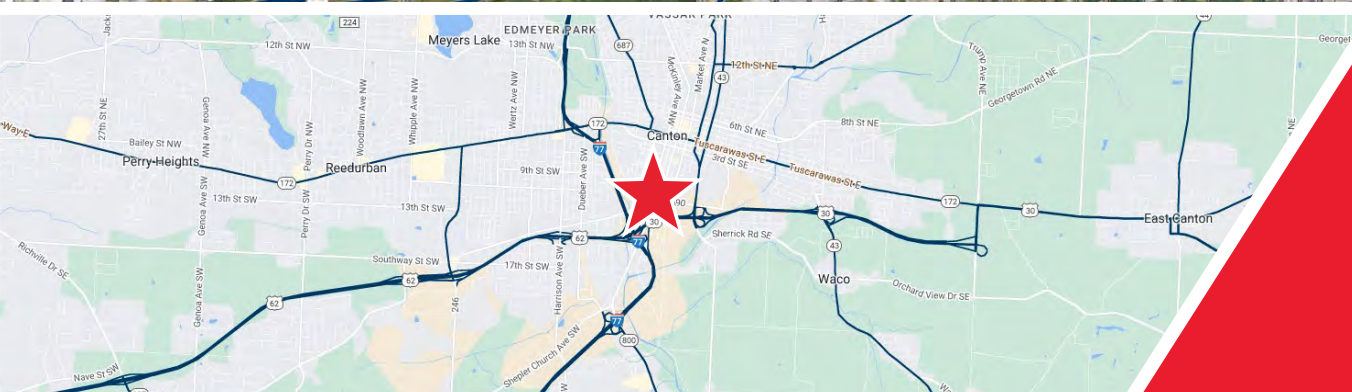
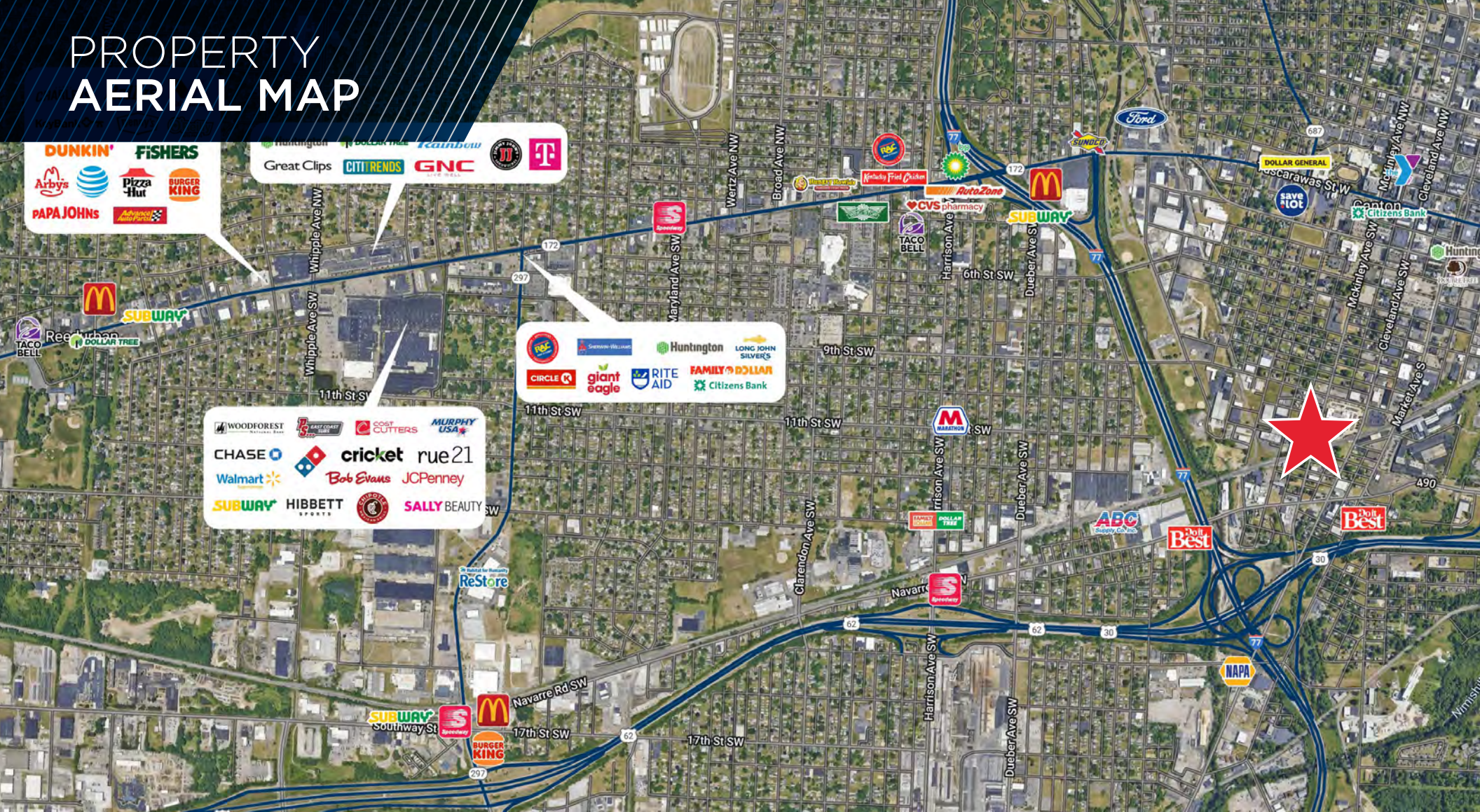
OFFICE PHOTOS



WAREHOUSE PHOTOS



PROPERTY AERIAL MAP



Easy access
to I-77 & SR 30



RICO A. PIETRO, SIOR

Principal
+1 216 525 1473
rpietro@crescorealestate.com

ROBBY MARTINELLI

Associate
+1 216 232 4104
rmartinelli@crescorealestate.com

KIRSTEN PARATORE

Associate
+1 216 525 1491
kparatore@crescorealestate.com