

Heavy Industrial Building For Lease

225 WETMORE AVENUE SE, MASSILLON, OHIO 44646



Highlights

- (1) Bridge Crane with 40-ton capacity 23' Underhook & (2) Bridge Cranes with 25-ton capacity, 20' Underhook
- 5 Total Drive-ins
- 1 dock door, more will be built as needed
- Ample employee surface parking & outdoor storage space
- Flexible configuration for single or multi-tenant users
- 40' foot clearance height at peak
- Heavy power (208-480V 3-phase)

Property Details

Lease Rate

- \$5.00 (MG)

Space Available

- 22,330 - 85,830 SF

Building Size

- 131,804 SF

Lot Size

- 7.35 Acres

Zoning

- I2 - Industrial

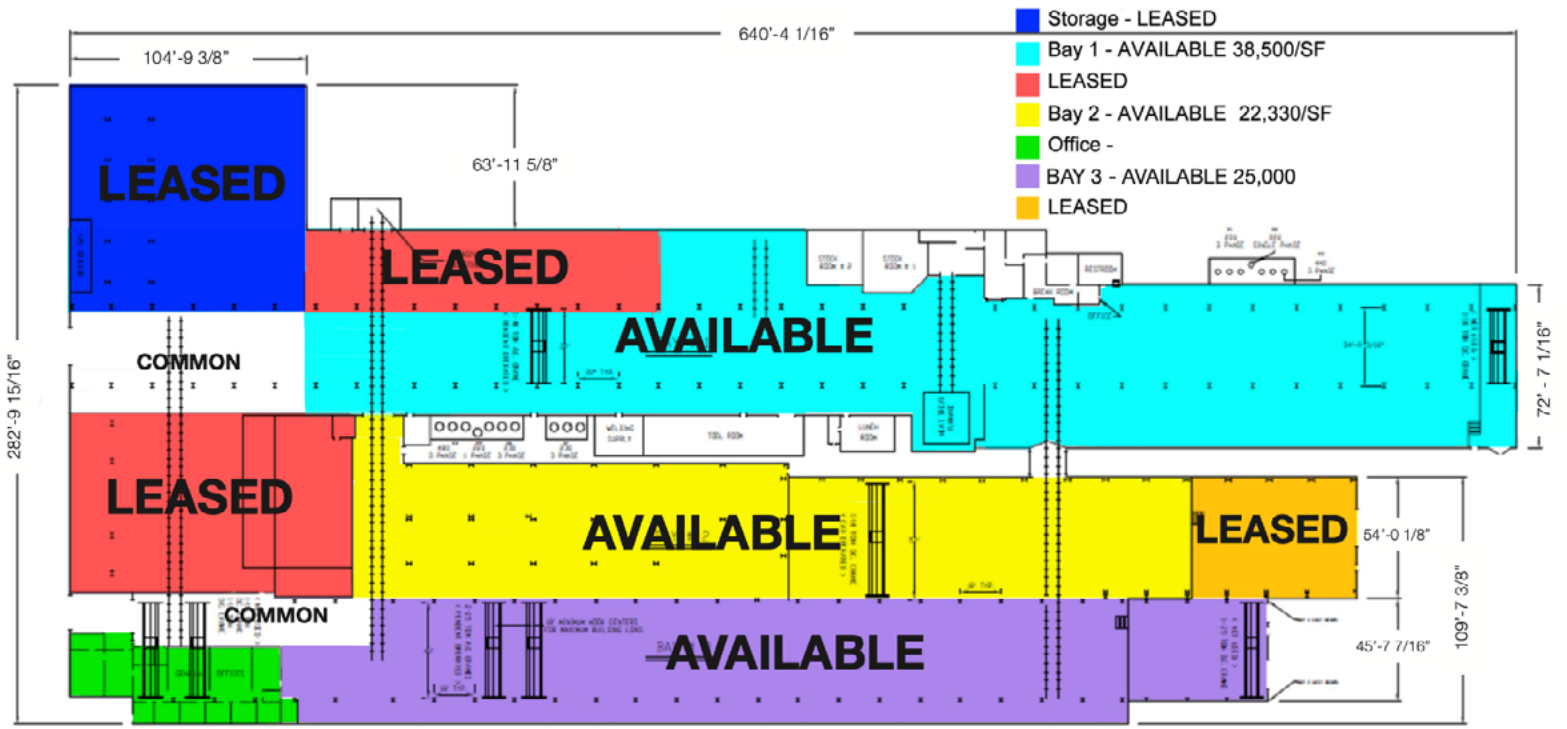
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Overview

Heavy industrial infrastructure built for users who requiring heavy power, high clear height, excess storage space, and crane capacity. Located just off Route 21 in Massillon, 225 Wetmore offers up to 86,000 SF of industrial space with 25 & 40-ton crane systems, 40' clear heights, and multiple drive-in access points, making it ideal for manufacturing, fabrication, or large-scale storage users. The building is currently configured into three bays, allowing flexibility for both single users and multi-tenant occupancy depending on operational needs. With existing office build-out and heavy power already in place, tenants can step into a plug-and-play industrial environment without major upfront capital. At \$5.00/SF Gross, this is a stable cost, high-capability facility in a market with limited true heavy industrial inventory.



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 All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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