

# Industrial Space for Lease

211 WETMORE AVE SE, MASSILLON, OHIO 44646



## 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 43,660SF of industrial space with high 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 an office and 2 bays, allowing flexibility for both single users and multi-tenant occupancy. 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.

Reach out to Cole Kroneker to tour.

## Highlights

- 2 Drive-ins, Additional Loading Dock and Drive-ins can be built
- Excellent Condition Office Space
- Ample employee surface parking & outdoor storage space
- Flexible configuration for single or multi-tenant users
- Heavy power (208-480V 3-phase)

## Property Details

### Lease Rate

- \$5.00 SF (Gross)

### Space Available

- 6,700-43,660 SF

### Zoning

- I - Industrial

Rev: June 18, 2026



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## Our Network Is Your Edge

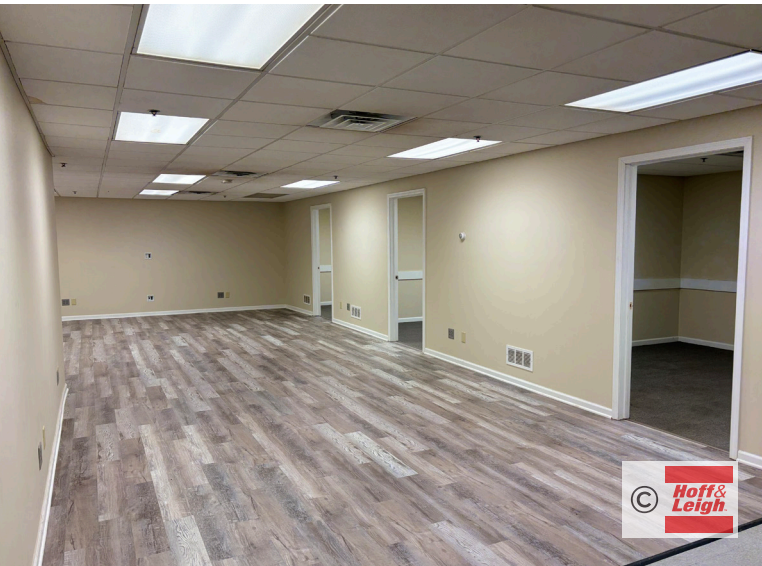
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## DEMOGRAPHICS



**45,455**  
Population



**42.7**  
Median Age



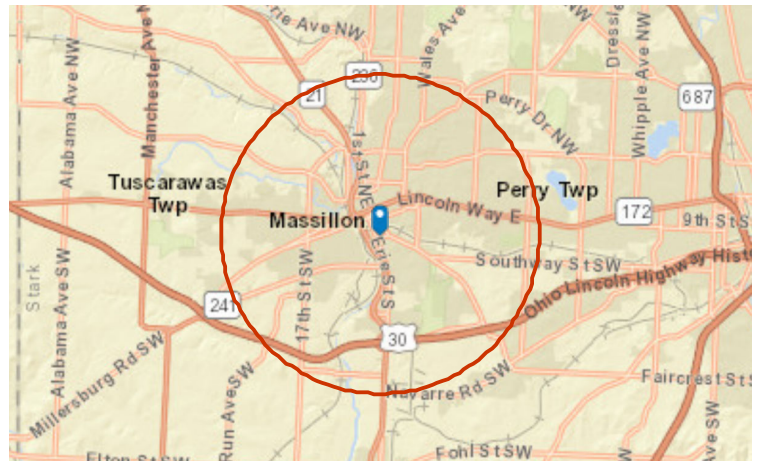
**2.3**  
Average Household Size



**\$60,720**  
Median Household Income

## TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
Rawson Ave SE	3,647	0.1
Rawson Ave SE	3,236	0.1
Highland Ave SE	2,673	0.1
Penn Ave SE	6,800	0.1
Wetmore Ave SE	2,700	0.2



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