

# Move-In Ready Multi-Tenant Industrial in Downtown Canton

400 CHERRY AVENUE SE, CANTON, OHIO 44702



## Overview

Under new ownership in 2025, this functional multi-tenant industrial building has had its major mechanical systems updated: five new Reznor heaters, a new office HVAC system, new water heaters, and a new exterior concrete pad at the overhead door. The flexible layout offers units from 2,000 SF up to the full 35,368 SF, plus a rare fenced outdoor yard on site. With 480V/3-phase power, dock and drive-in access, and a downtown Canton location minutes from I-77 and US-30, it's a practical, ready-to-use warehouse at roughly \$13 per square foot.

- Power 480 Volt / 3-Phase
- Multi-Tenant Design
- Masonry and Metal Construction
- Flexible Warehouse + Office Buildout

## Standard Features

- Private Bathrooms available
- 3 insulated dock doors + 2 drive-in bays with 10ft doors
- Walk in doors in front
- Powerful LED Lighting
- New Water Heaters
- Fenced Outdoor Yard
- Hanging Gas Heat

## Property Details

### Sales Price

- \$450,000

### Building Size

- 35,368 SF

### Zoning

- B4

Rev: June 24, 2026



### Our Network Is Your Edge

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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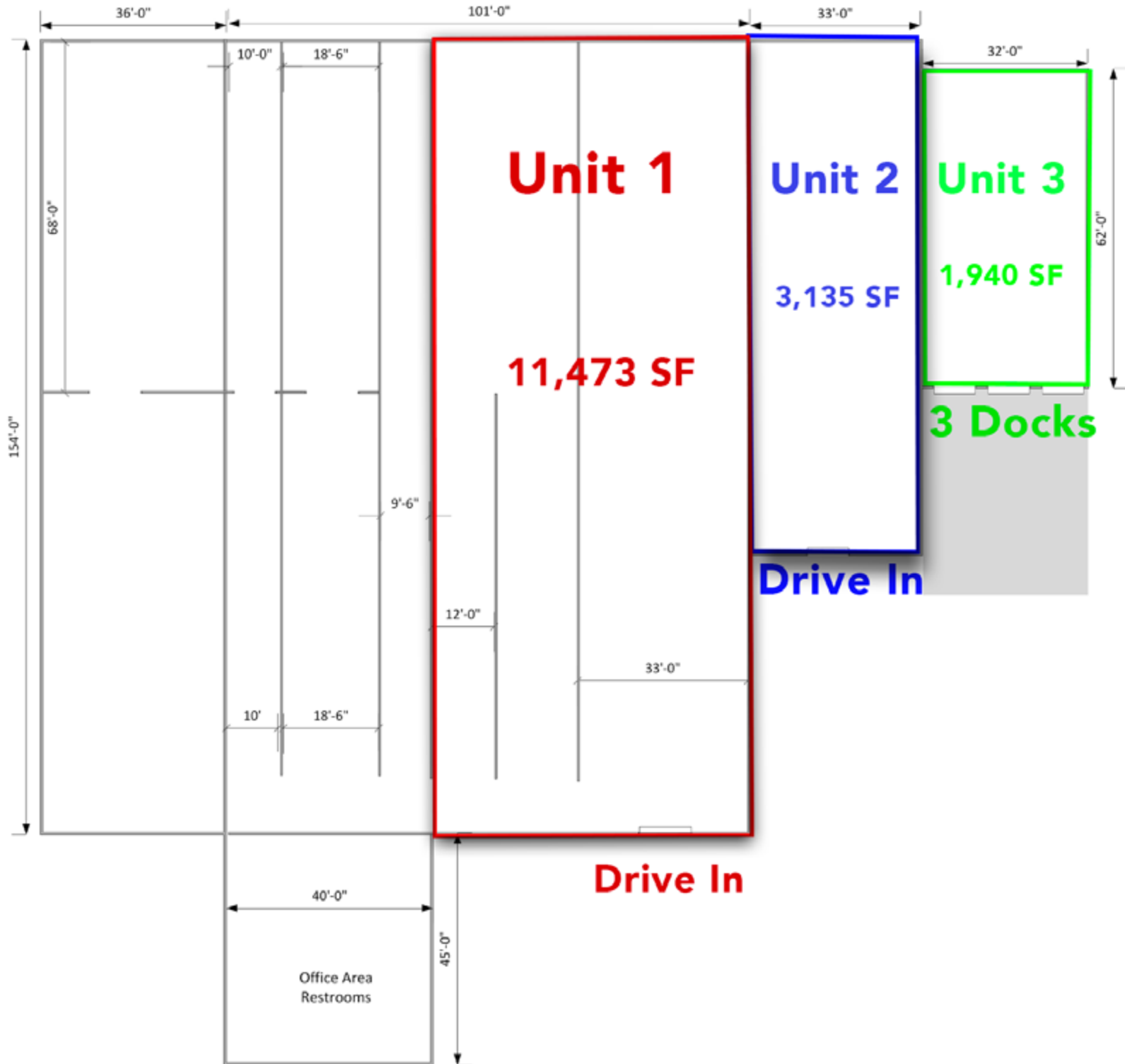
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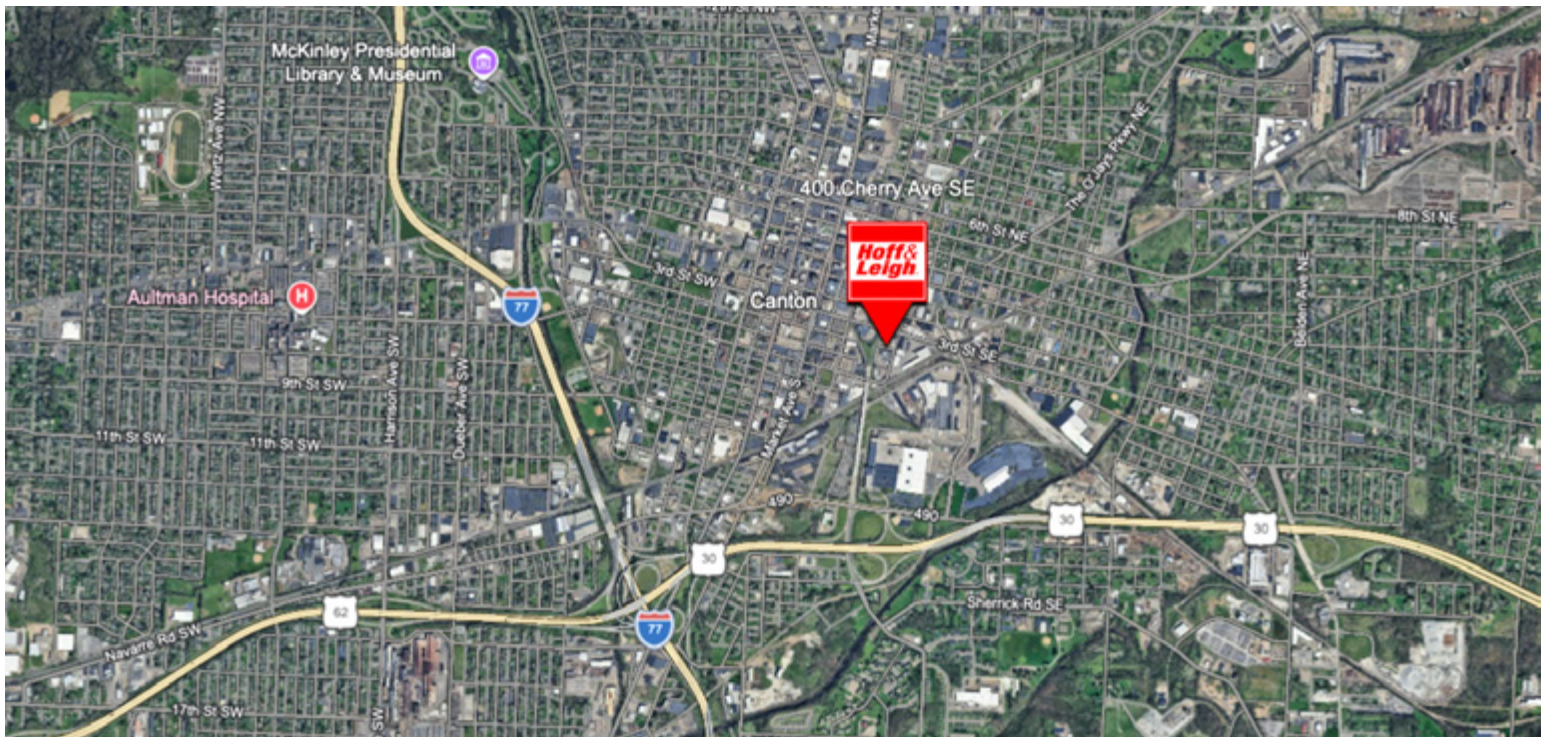
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