




# For sale or lease

96,738 SF Industrial Warehouse  
17494 Dover Road / Mt Eaton, OH




# Key Highlights


 96,738 SF Total


 9.31 Total Acres

 3 Docks  
6 Drive - ins

 18'6" (MFG) -22' (WHS)

 Cranes and heavy power

 Ample parking spaces

 11 miles from I-77



## 2024 Demographics

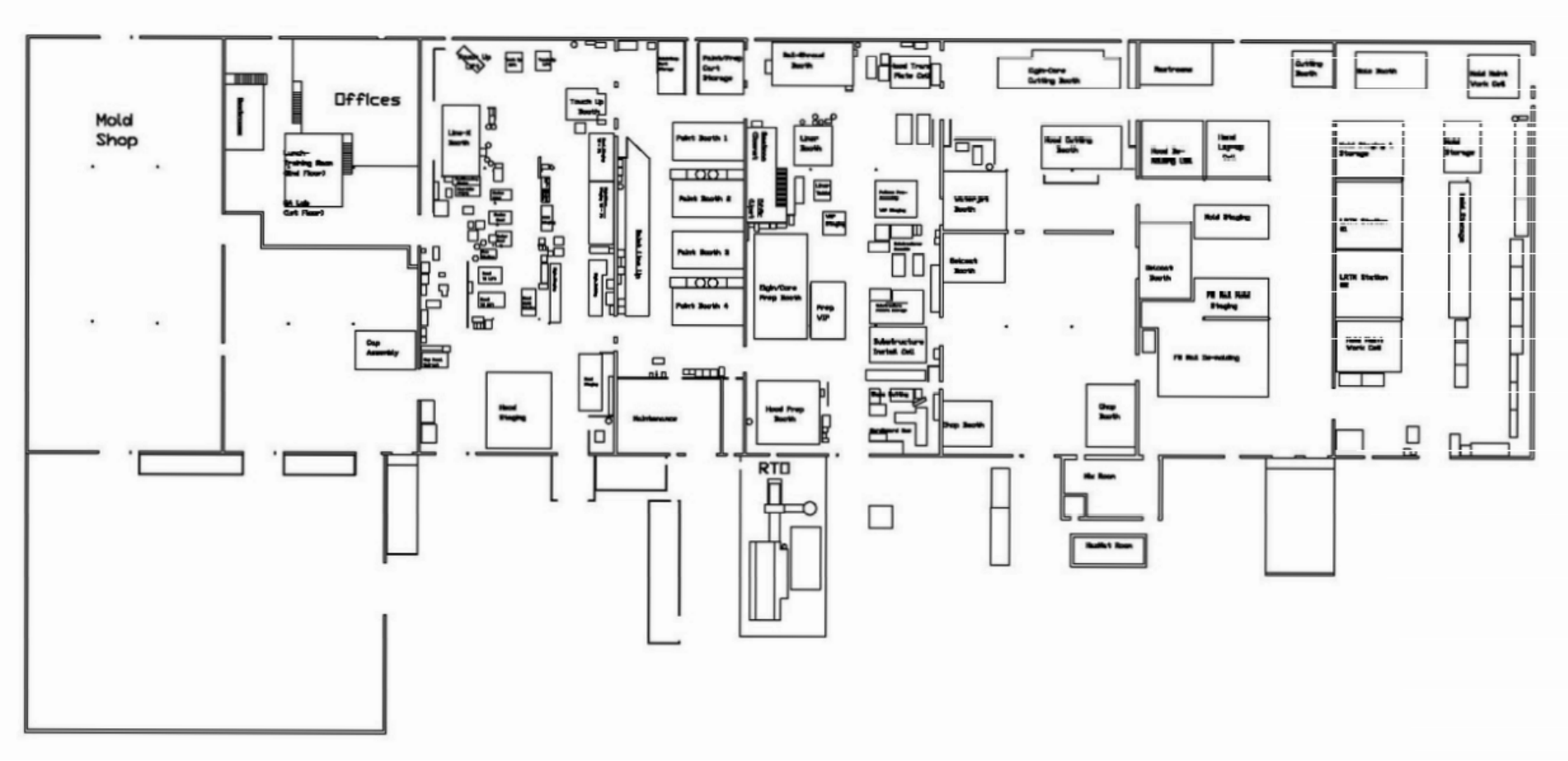
| Number of population |         |         |  |
|----------------------|---------|---------|--|
| 1-miles              | 3-miles | 5-miles |  |
| 495                  | 11,748  | 58,084  |  |

| Number of daytime workers |         |         |  |
|---------------------------|---------|---------|--|
| 1-miles                   | 3-miles | 5-miles |  |
| 490                       | 10,171  | 53,737  |  |

| Average of household income |           |          |  |
|-----------------------------|-----------|----------|--|
| 1-miles                     | 3-miles   | 5-miles  |  |
| \$110,420                   | \$102,001 | \$94,229 |  |

| Number of households |         |         |  |
|----------------------|---------|---------|--|
| 1-miles              | 3-miles | 5-miles |  |
| 129                  | 3,439   | 19,650  |  |

Floor Plan



## Location Features

**21.6**

Miles to Canton, OH

**16.8**

Miles to Wooster, OH

**48.2**

Miles to Mansfield, OH



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