

# 105,716 SF Multi-Tenant Industrial Building

For Sale | 1835 & 1845 Harsh Ave SE, Massillon, Ohio 44646





# 1835 & 1845 Harsh Ave SE

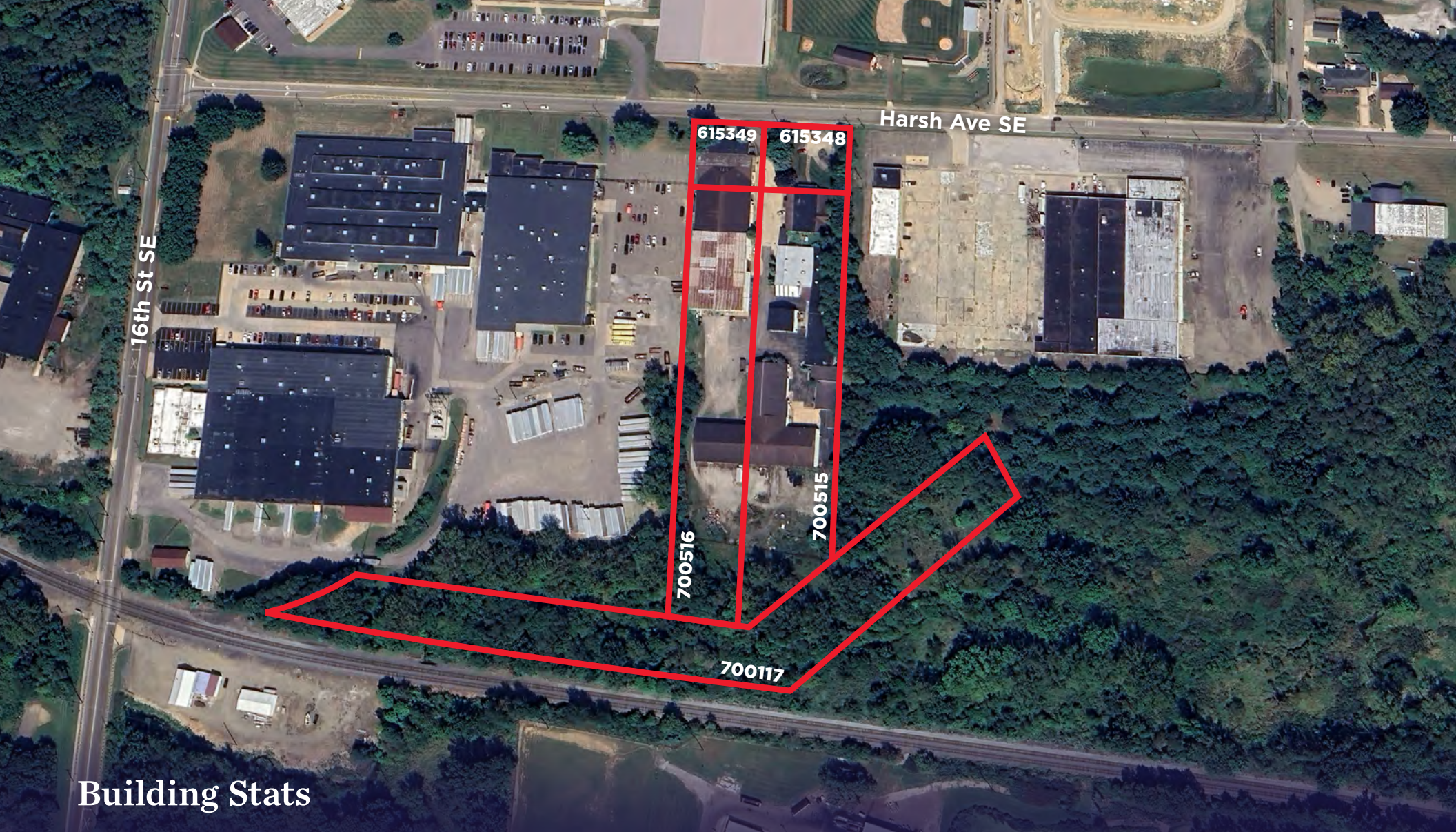
- Prime Industrial Location: Situated in the Akron/Canton area market zone with excellent accessibility
- Expansive Building Space: Total of 105,716 SF, including 91,294 SF of industrial space and 14,422 SF of office space
- Large Land Area: Spanning 9.8 acres, providing ample room for operations and future expansion
- Equipped for Heavy Operations: Includes multiple cranes, with two 10-ton cranes to support industrial needs
- Clear height ranging from 9' to 20' with most sections containing 14' to 16' clearance.
- Strategic Zoning: Zoned I-1 (Industrial), ideal for manufacturing, distribution, and industrial activities
- Utility Ready: Equipped with gas, water, heating, and a sprinkler system



## Demographics 5-Mile 2024

Population	99,375
Median Age	42.4
Households	43,563
Household Income	\$86,946
Total Businesses	2,601





## Building Stats

**Building Size:** ±105,716 SF

**Industrial Size:** 91,294 SF

**Office Size:** 14,422 SF

**# of Buildings:** Five (5)

**Year Built:** 1956 / 1998

**Zoning:** I-1

**Land Area:** 9.8 AC

**Clear Height:** 9'-20'

**Docks:** Four (4)

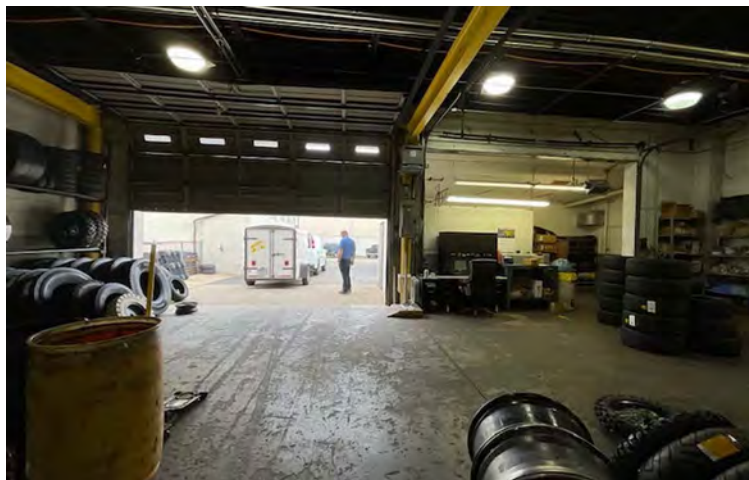
**Cranes:** Two (2) 10-ton w/  
multiple throughout

**Drive-In Doors:** 21

**Power:** Heavy

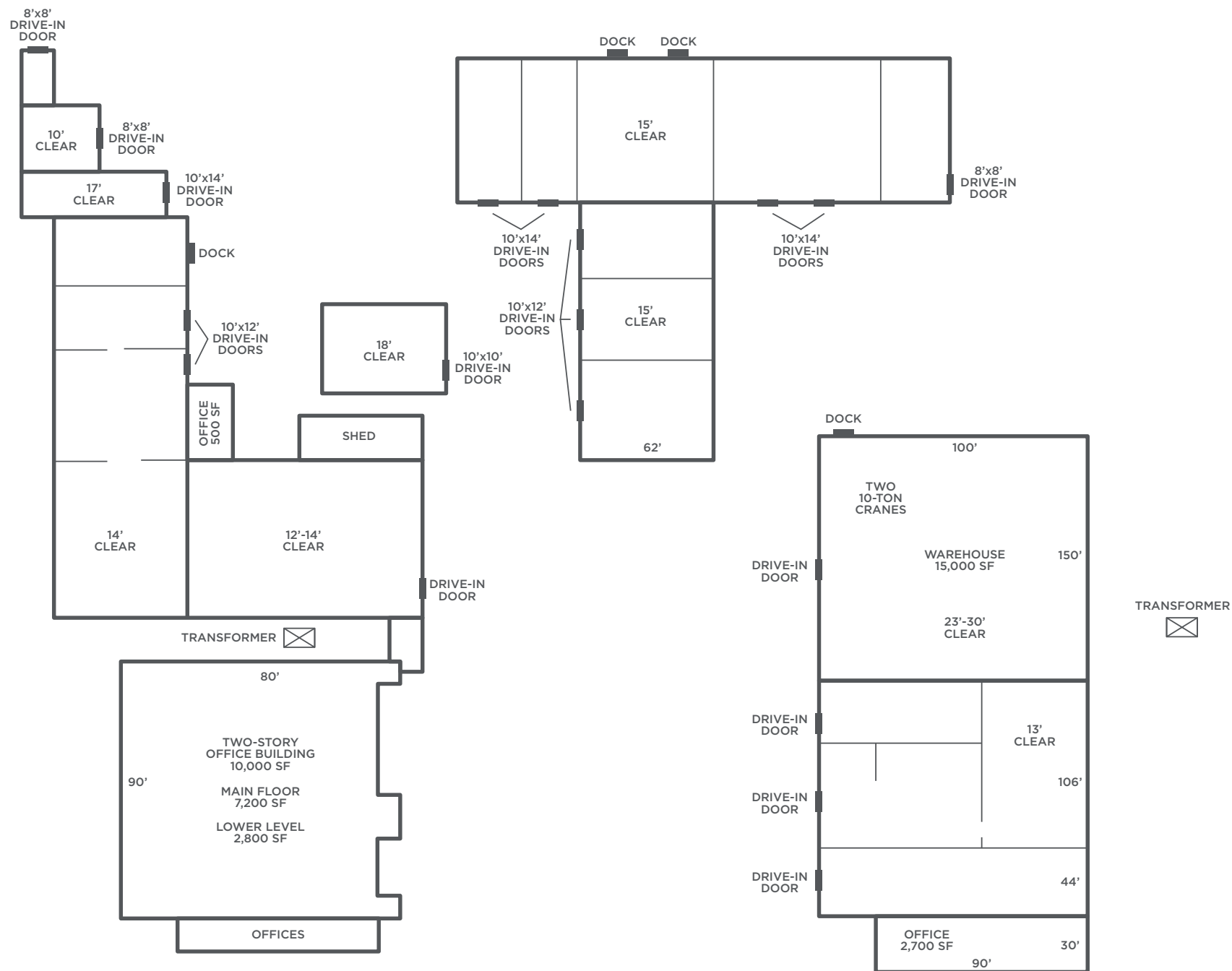


# Photos

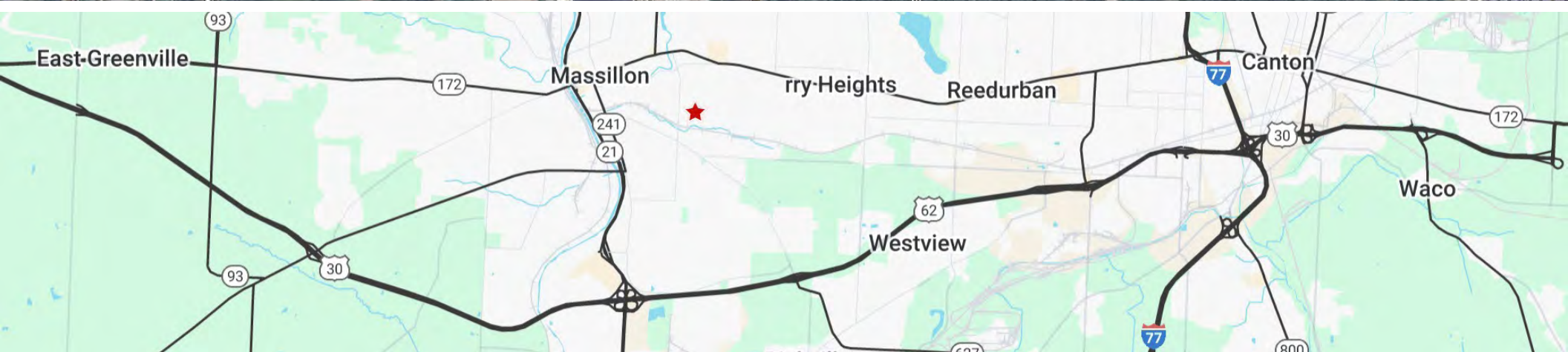
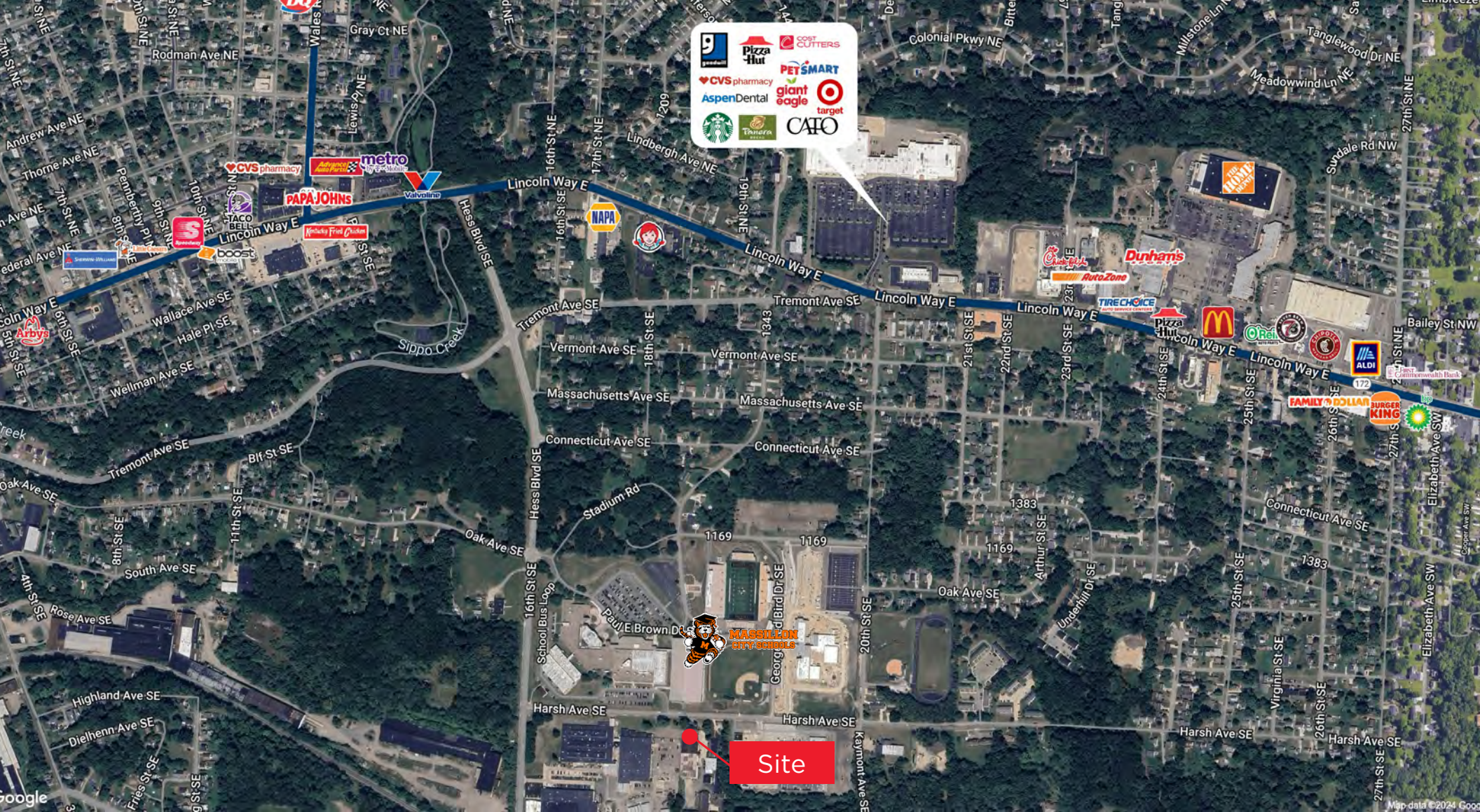




# Site Plan











# Massillon, Ohio

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Massillon, Ohio, is a prime location for industrial investment, boasting a strategic position in the heart of Stark County with excellent access to major transportation routes, including U.S. Route 30 and State Route 21. The city's robust infrastructure supports manufacturing and distribution needs, with proximity to rail lines and a workforce experienced in industrial and skilled trades. Massillon also offers competitive property costs and a business-friendly environment, supported by local incentives for economic development. The area's industrial parks and zoning flexibility further accommodate diverse operational requirements, making Massillon a compelling choice for businesses seeking efficiency and growth.



## Top Employers

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**Fresh Mark Inc.:** A leading producer of processed meat products, headquartered in Massillon.

**Shearer's Foods:** Specializes in manufacturing snack foods, with both manufacturing facilities and its headquarters in the city.

**Republic Steel:** Operates in the steel manufacturing sector, maintaining facilities in Massillon.

**Crown Cork & Seal:** Engages in the production of packaging products, with operations in the area.

**A.R.E.:** Manufactures truck caps and covers, contributing to the local manufacturing landscape.





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