

For Sale

Industrial

50,587 SF



110 E. Main St Dalton

110 E Main St
Dalton, Ohio 44618

Property Description

Light manufacturing facility located in Wayne County near

Route 30 and E. Mill St. in Dalton, Ohio.

Newer roof and heaters.

Includes 3.35 Acres of vacant land on Shultz Ave.

For sale or lease

OFFERING SUMMARY

Sale Price	\$751,000
Lot Size	5.14 Acres
Building Size	50,587 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	803	\$71,522
5 Miles	11,791	\$67,029
10 Miles	70,754	\$60,102

For more information

Leon McCombs

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lmccombs@naiorc.com

For Sale

Industrial Property

50,587 SF | \$751,000



BUILDING INFORMATION

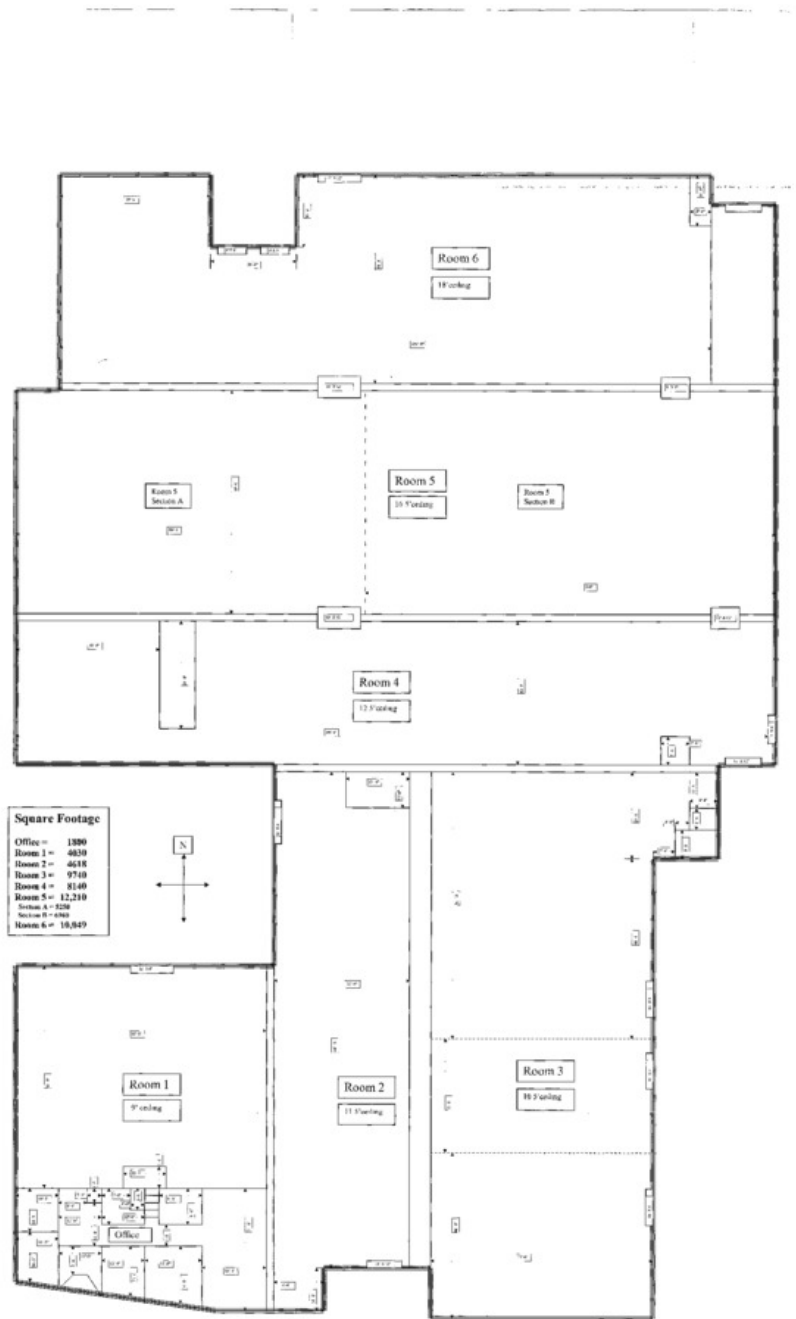
Number of Floors	1
Year Built	1885
Year Last Renovated	2017

PROPERTY HIGHLIGHTS

- Price : \$800,000
- Price per Square Foot \$15.81
- Total Space: 50,587 SF
- Office Space: 1800 SF
- Warehouse Space: 49,000 SF
- Acres: 5.39
- Power: 3 Phase, 600/400 Amps, 480 Volts
- Ceiling heights: 9'-18'
- Drive in doors: (1) 12' x 10'
- (1) 10' x 10'
- (4) 7' x 7'
- Dock Doors: (2) 8' x 10'
- (1) Platform

Additional Photos





Aerial Map



Google

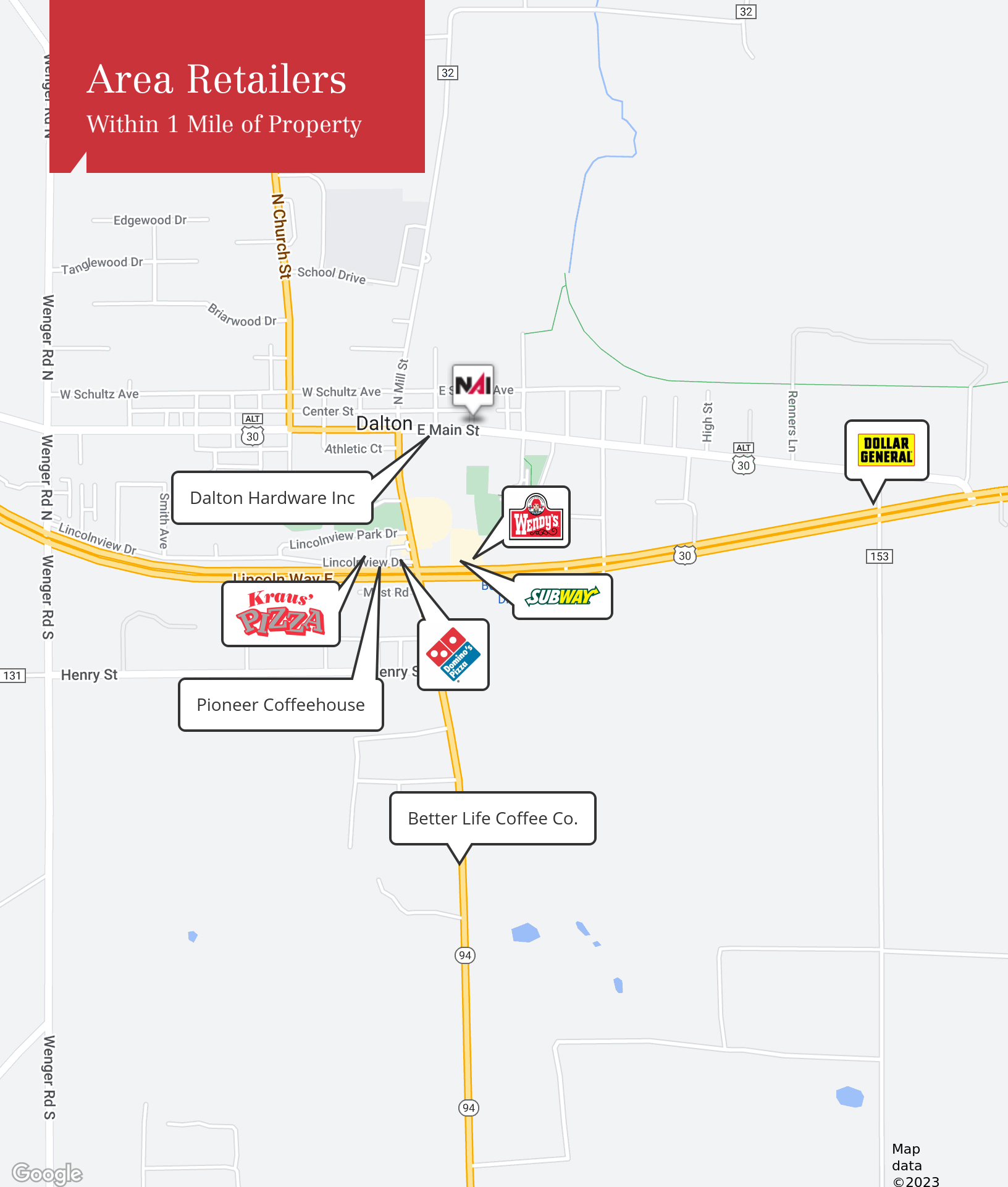
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NAI Ohio River Corridor

PO Box 8180
Canton, OH 44711
330 418 9287 tel
ohiorivercorridor.com

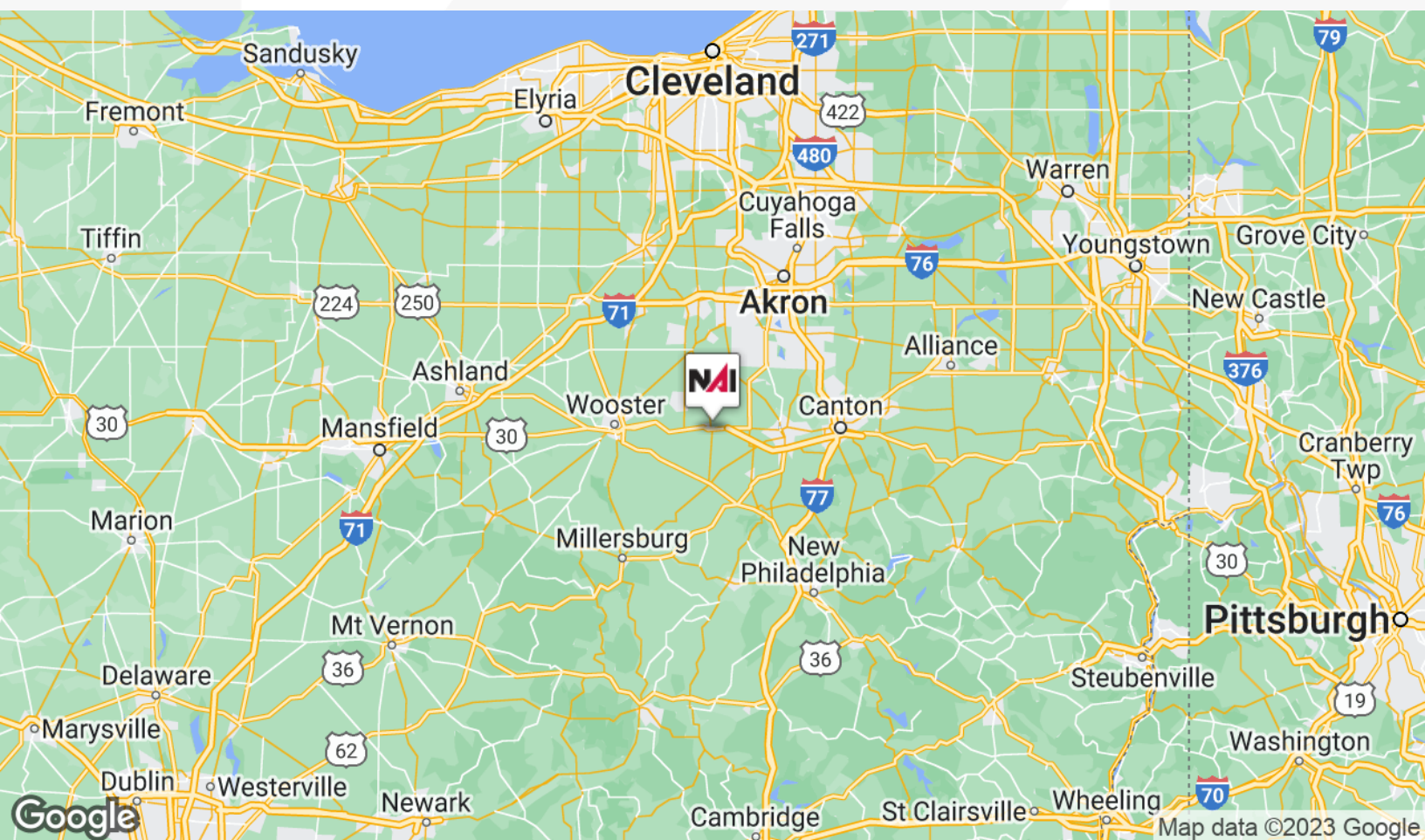
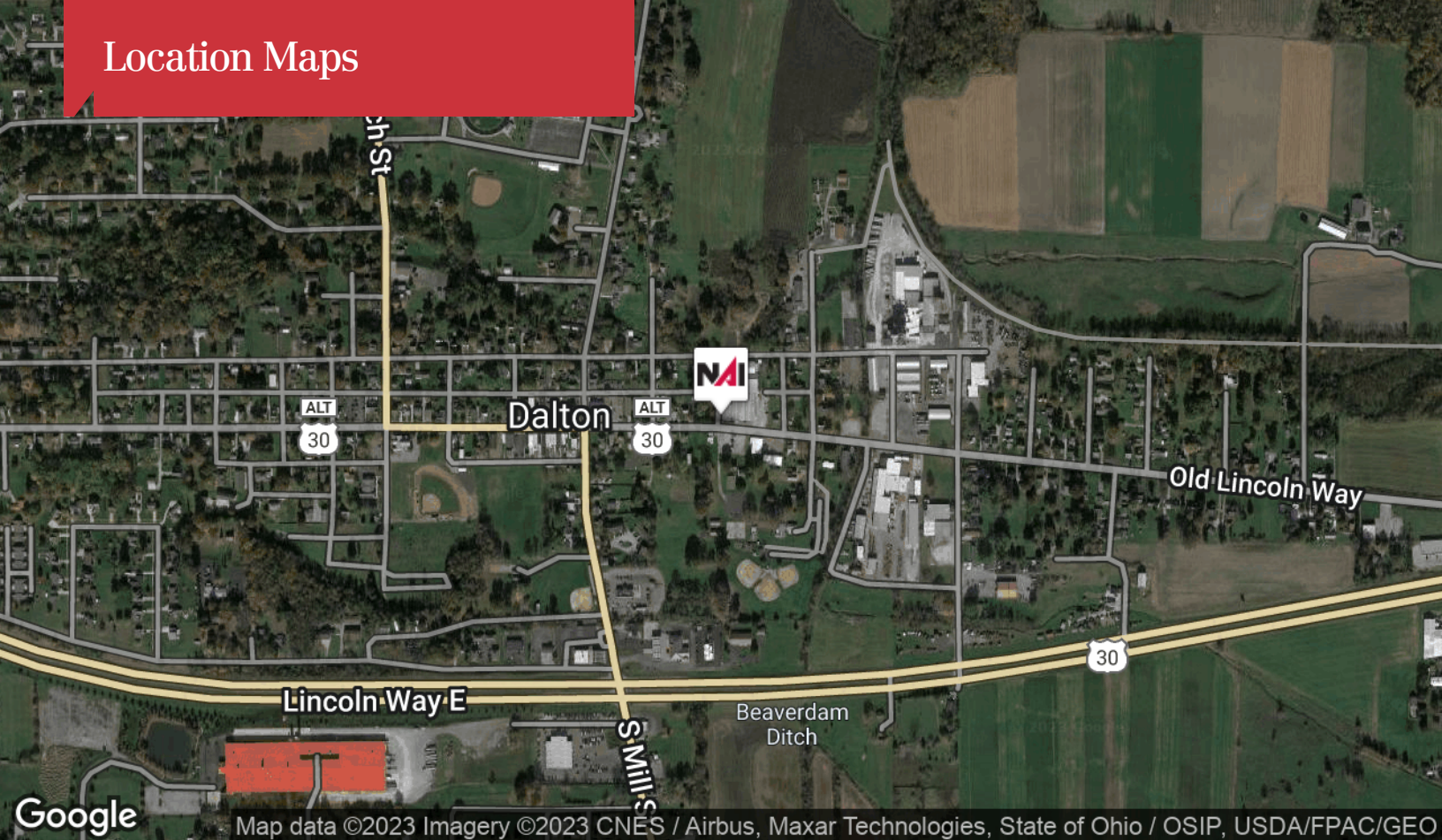
Area Retailers

Within 1 Mile of Property

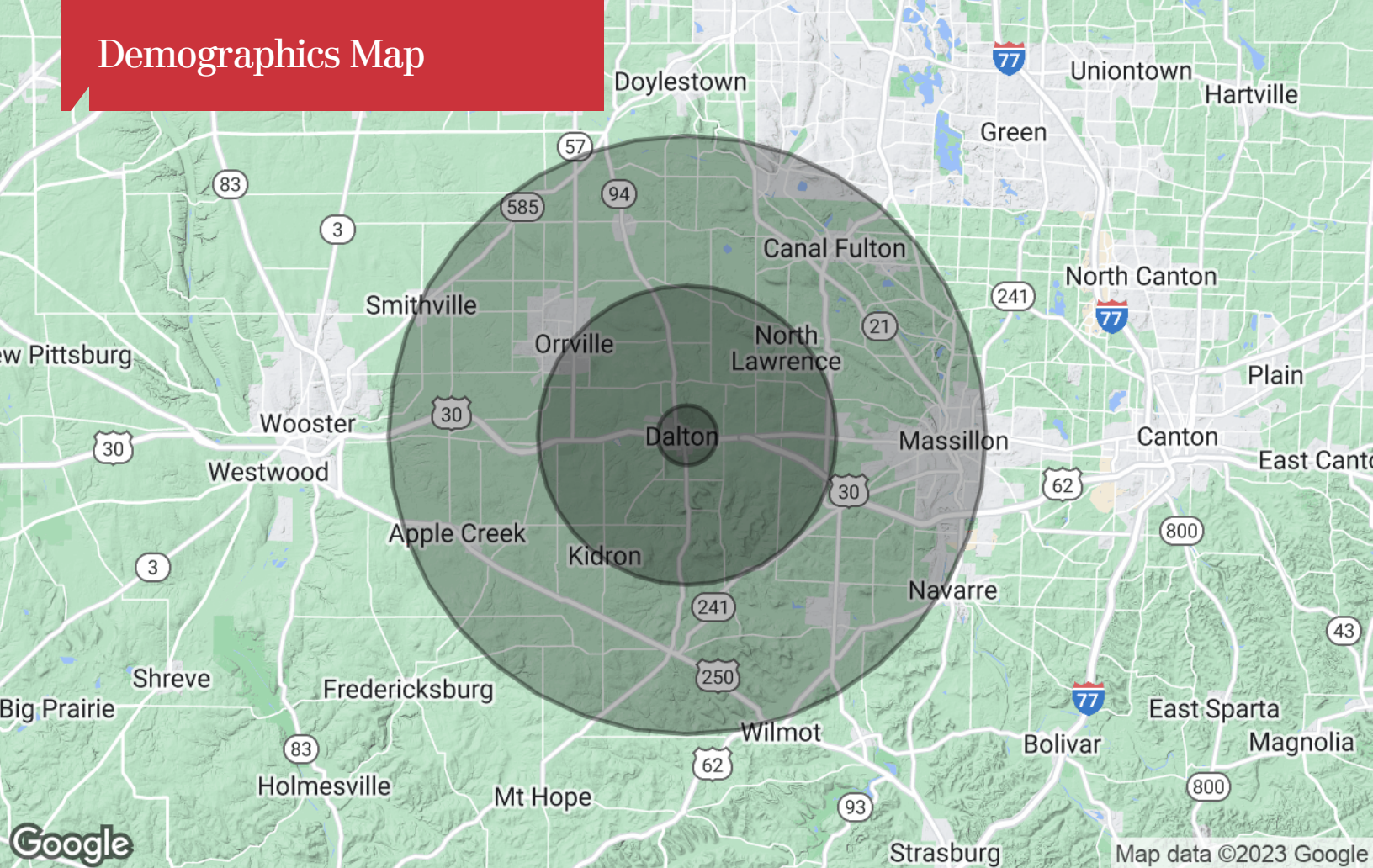


Map
data
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Location Maps



Demographics Map



Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	803	11,791	70,754
MEDIAN AGE	43.3	40.7	38.9
MEDIAN AGE (MALE)	45.0	39.7	37.7
MEDIAN AGE (FEMALE)	41.7	41.8	40.1

Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	299	4,246	25,810
# OF PERSONS PER HH	2.7	2.8	2.7
AVERAGE HH INCOME	\$71,522	\$67,029	\$60,102
AVERAGE HOUSE VALUE	\$144,945	\$145,569	\$158,350

* Demographic data derived from 2020 ACS - US Census



Leon McCombs

Commercial Specialist

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Education

Leon earned his real estate license in 2018.

Professional Background

Leon McCombs brings a wealth of commercial real estate experience as the former Facilities Consultant with the Welty Building Company. His responsibilities include ensuring professional maintenance of building mechanicals and property condition assessments. McCombs' background will provide our clients additional insight into the overall condition of their property prior to a sale or lease.

Prior to the Welty Building Company, McCombs spent 30 years teaching IT and systems servicing as a Director of Technology in the public-school system.

Leon has over 20 years experience in construction along with investing in residential and commercial real estate as part of his personal portfolio. This experience allows him to better understand the needs of our clients, both buyers and sellers, in commercial real estate transactions.

Leon and his wife Shelly live in North Canton, Ohio where they raised four daughters. As a licensed Captain, Leon and his family enjoy time boating on the Great Lakes, their boat is docked at Sawmill Creek, Huron Ohio.