

For Lease

# Industrial



## 110 E. Main St Dalton

110 E Main St  
Dalton, Ohio 44618

### Property Highlights

- Total Space: 50,587 SF
- Warehouse Space: 49,000 SF
- 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

### OFFERING SUMMARY

Available SF	
Lease Rate	N/A
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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### PROPERTY DESCRIPTION

50587 SF warehouse/office space

Building could be divided into 6 units.

Office 1800 SF

Unit 1 4030 SF

Unit 2 4618 SF

Unit 3 9740 SF

Unit 4 8140 SF

Unit 5 12,210 SF (Section A 5250 SF,  
Section B 6960 SF)

Unit 6 10,049 SF

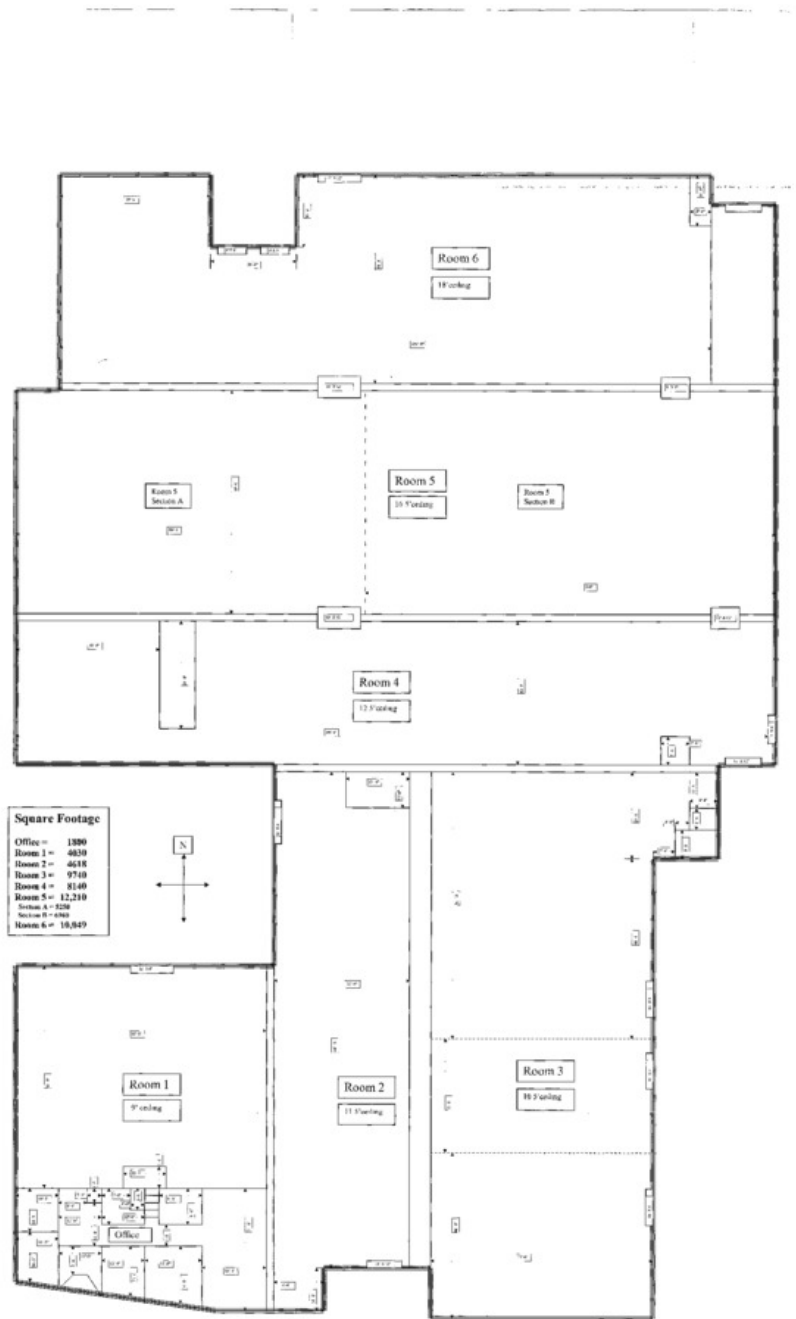
### LOCATION DESCRIPTION

Located in Wayne County, near Route  
30 and E. Mill St. in Dalton, Ohio.

\*For sale or lease\*

## Additional Photos







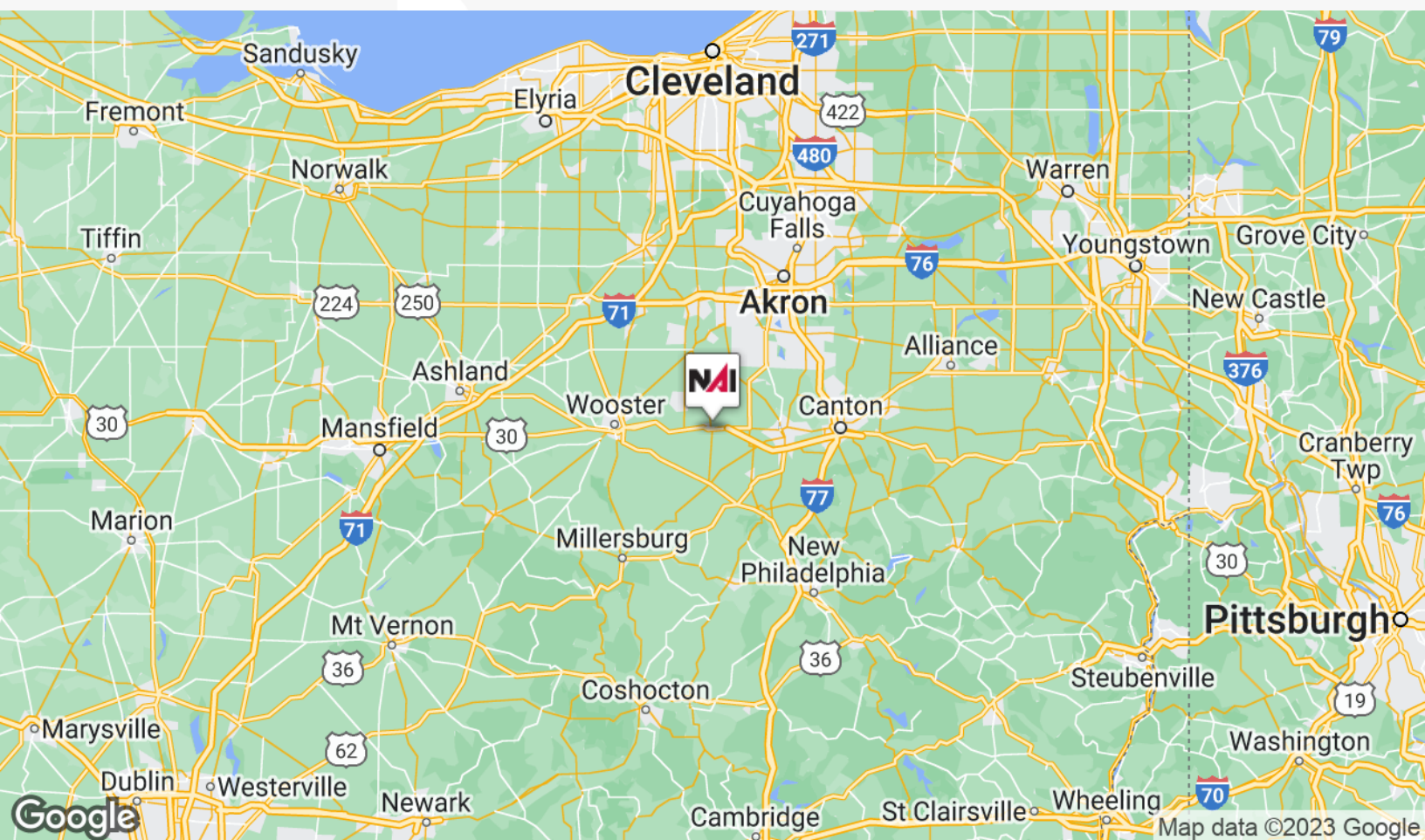
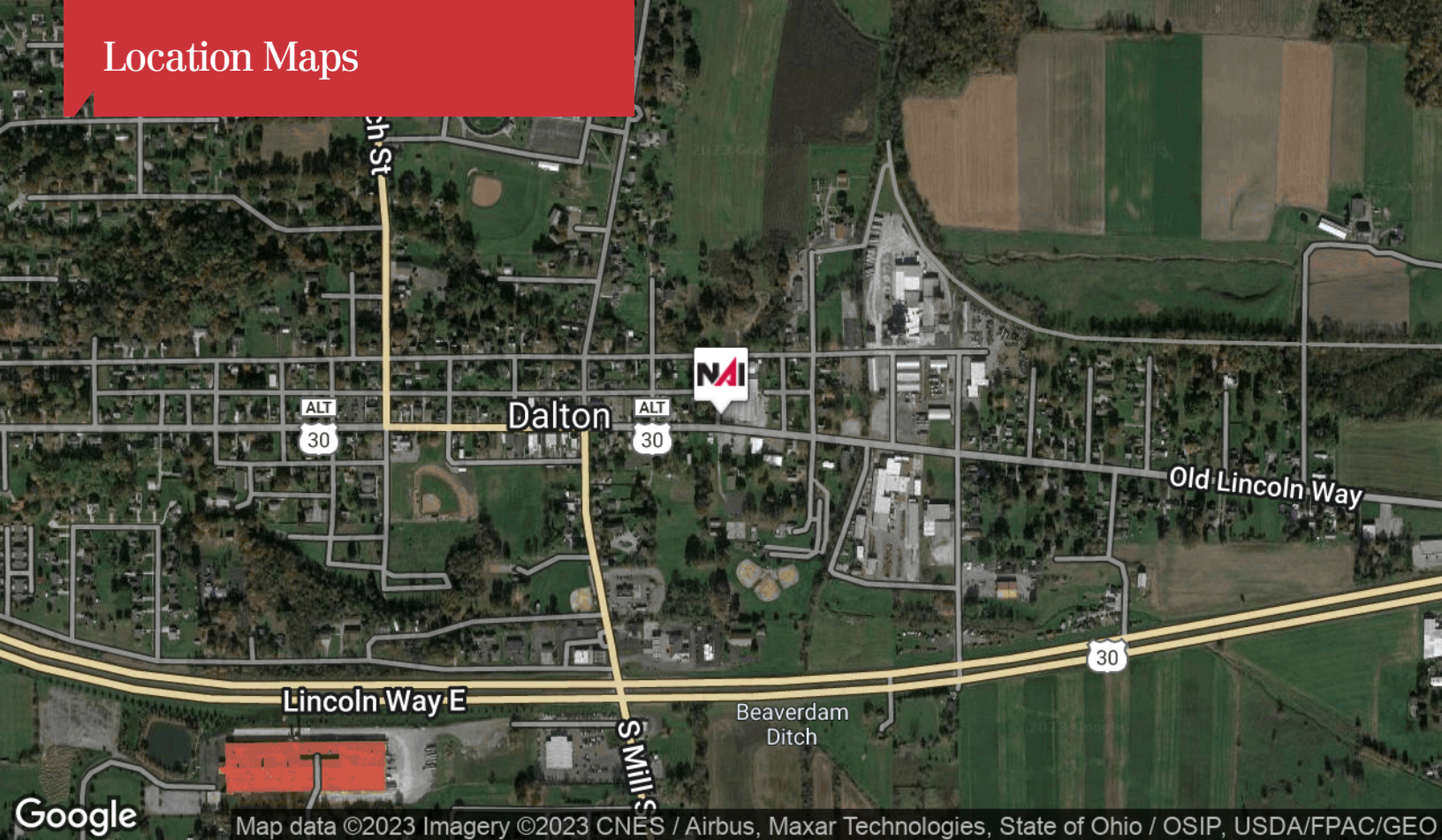


Google

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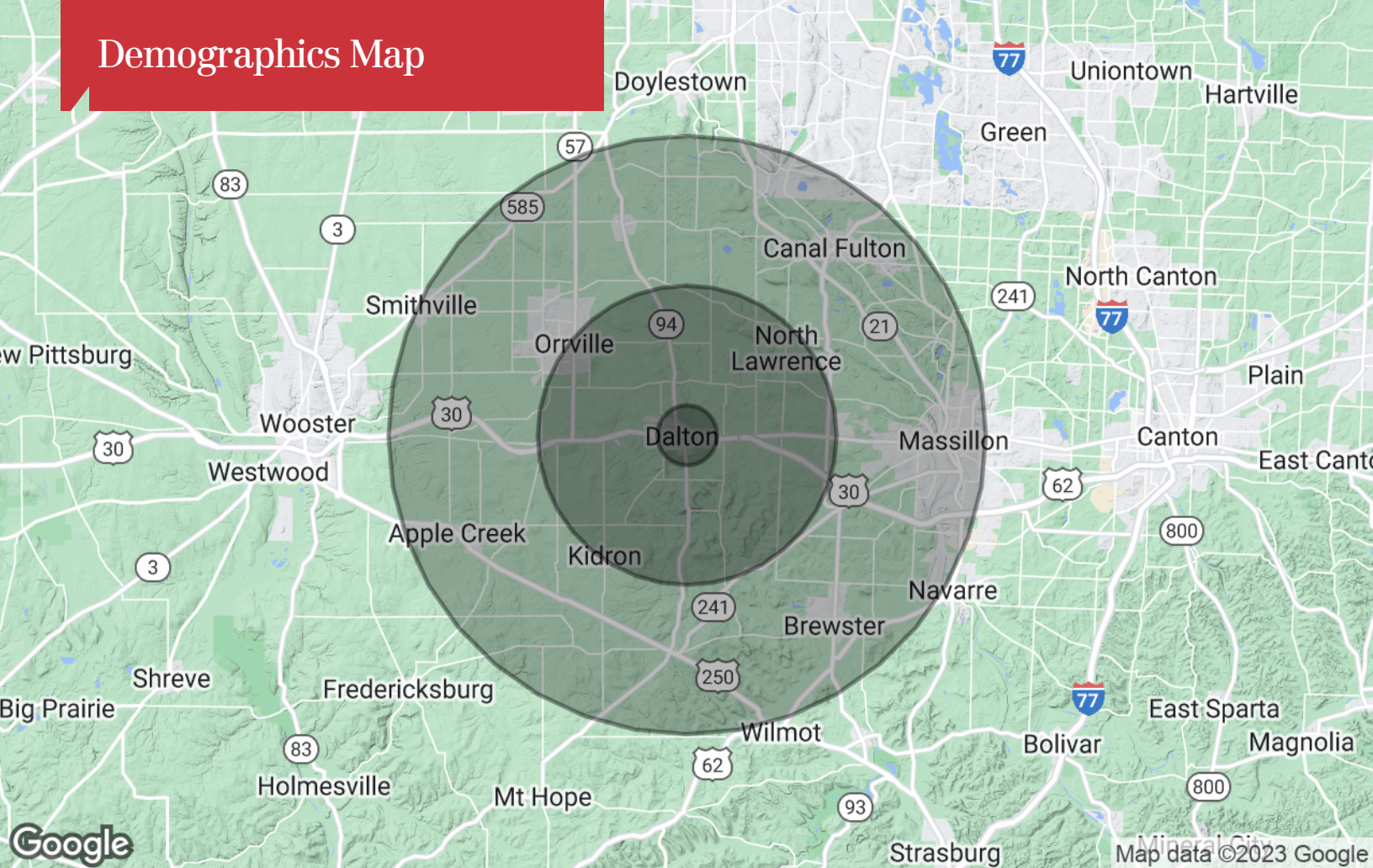


## Location Maps





# 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.