

### Bruening Ave SW

Canton, Ohio 44718

BTS SQ FT	15,000-50,000/SF
ZONING	CAN-I1
ACRES	5.75
PARCEL	13133536
FRONTAGE	425' Bruening 600' I-77

- Prime 5.75 acre industrial site on I-77.
- Site could accommodate 15,000-50,000/SF building (50,000/SF option 1 shown here).
- Owner is a contractor who will build to suit per client specs.
- Once completed, lot and building will be sold turn-key.

### Dan Spring, SIOR

330 497 6249  
dan@naispring.com

### Kelly Sober

330 497 9837  
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## BUILD TO SUIT - SALE Industrial

### Bruening Ave SW

Canton, Ohio 44718

Option 1: 50,000/SF building



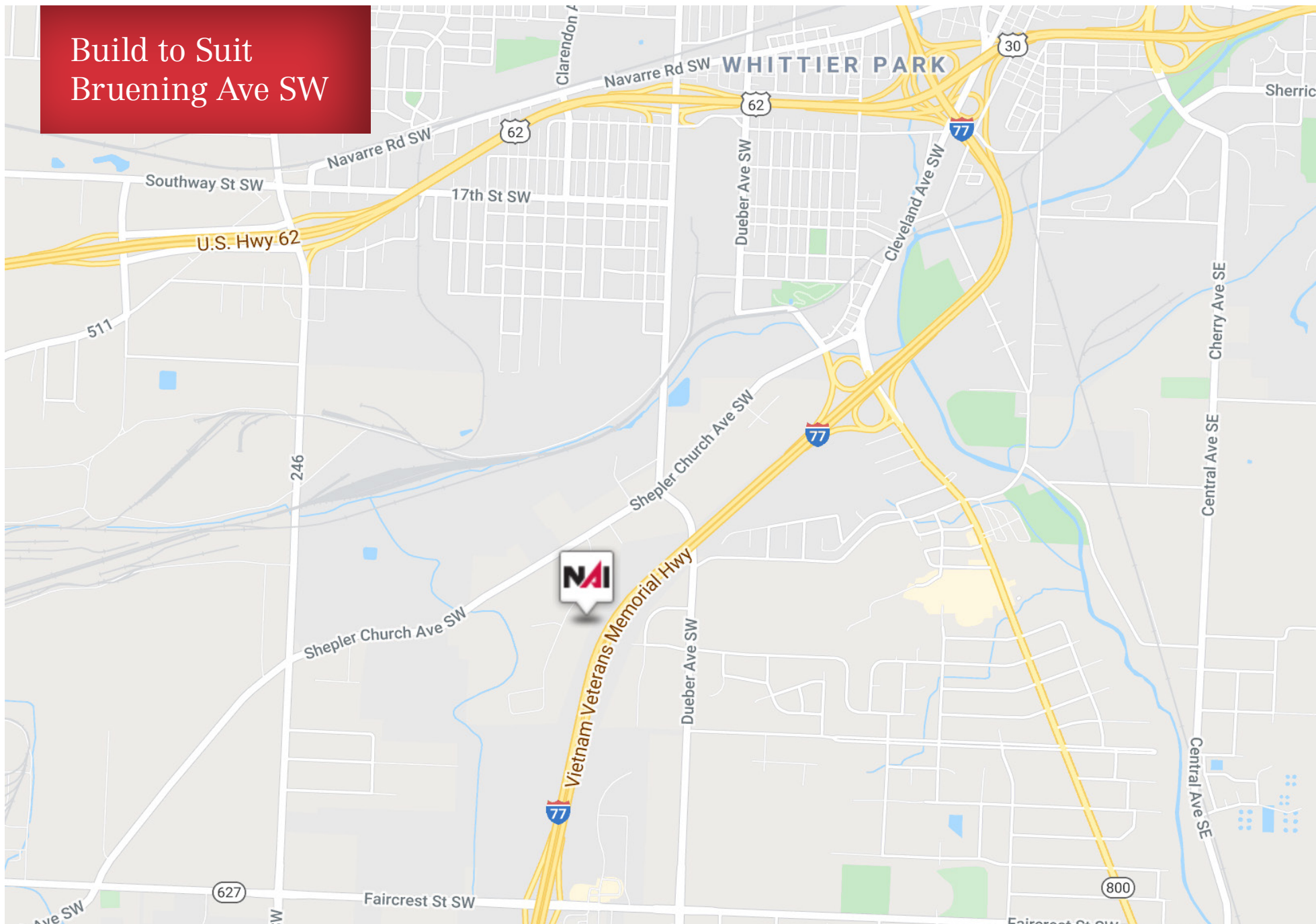
Option 2: 15,000-30,000/SF buildings  
split lot



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# Build to Suit Bruening Ave SW



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