



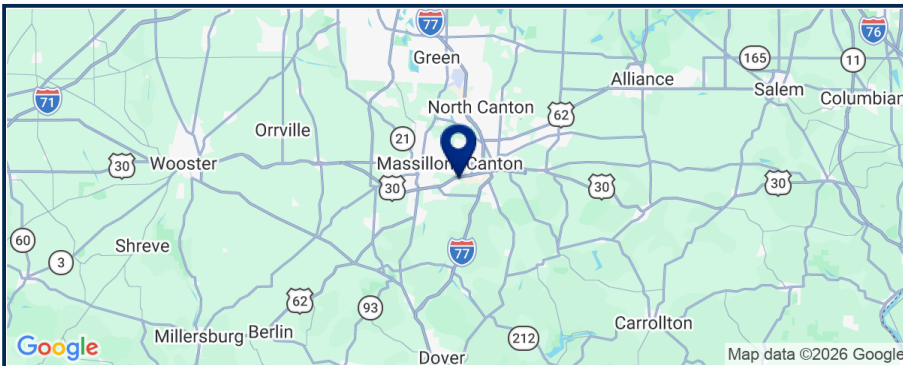
**IRG**  
Industrial Realty Group, LLC

# FOR LEASE

3021 Saratoga Avenue SW, Perry Township OH 44706

## Canton Saratoga II

New high bay construction near Timken Co. off Route 30 between I-77 and Rt.21. Features include security system, truck scale, fenced grounds, covered truck docks, and plenty of parking.



### Property Details

|                       |                                |
|-----------------------|--------------------------------|
| <b>Total Sq. Ft.</b>  | 102,309                        |
| <b>Acres</b>          | 8                              |
| <b>Rail Access</b>    | Array                          |
| <b>Zoning</b>         | I-1                            |
| <b>Column Spacing</b> | 20 x 30   20 x 30<br>  20 x 30 |
| <b>Ceiling Height</b> | 25   26   38                   |
| <b>Dock Doors</b>     | 10                             |
| <b>Drive-In Doors</b> | 5                              |
| <b>Car Parking</b>    | 23                             |