

## 10,000 SF Industrial Space



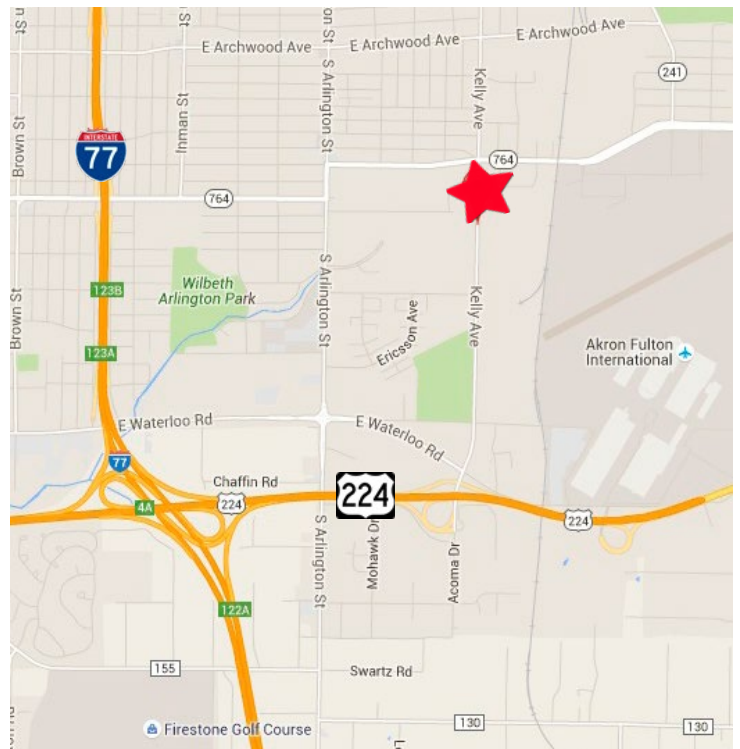
1210 Kelly Ave. - Suite E & F  
Akron, OH 44306

### Property Details

- Lease Rate: \$5,500/month
- Plus CAM \$300/month
- Available Space: 10,000 SF
- Office Space: 1,000 SF
- Warehouse Space: 9,000 SF
- Year Built: 2000
- Sprinklers: High Density
- Clearance Height: 20'
- Drive-in Doors: (2) 12' x 14'
- Docks: (2) 8' x 10'
- Interchange: I-277 / I-77
- Distance: 0.75 mile(s)
- Location: 0.25 mile(s) North of SR-224 and Kelly Avenue Exit

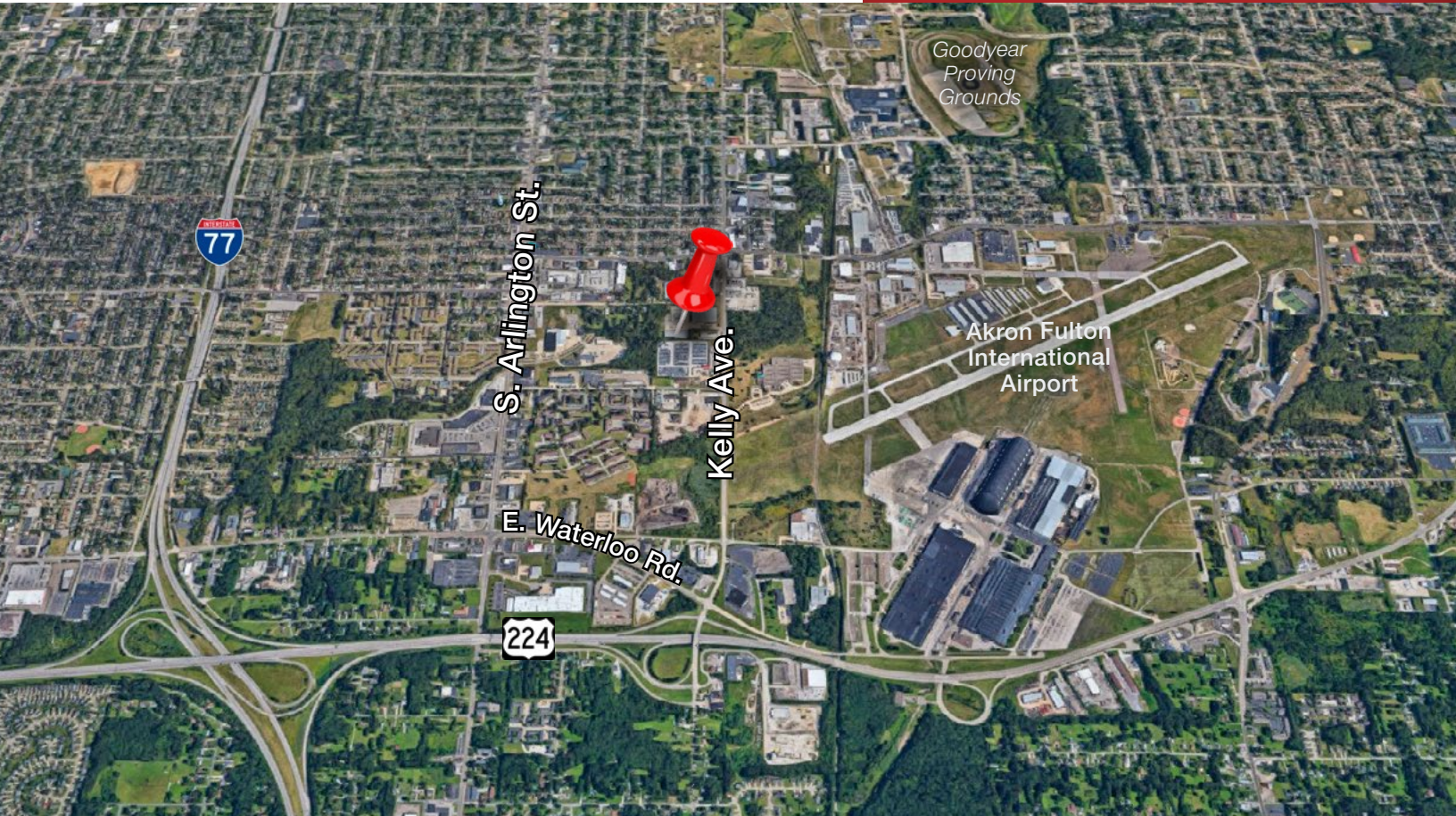
**Bob Raskow, SIOR**  
330 697 6818  
braskow@naipvc.com

**Scott Raskow**  
330 608 5172  
sraskow@naipvc.com



1210 Kelly Ave. - Suite E & F  
Akron, OH 44306

FOR LEASE



### Property Note

Great highway access off Kelly Ave and State Route 224 Exit. 10,000 SF with 1,000 SF of office space, and 9,000 SF of warehouse space. (2) 12' x 14' overhead doors and (2) 8' x 10' docks. Fully sprinklered, 20' ceiling.



For more information:

**Bob Raskow, SIOR**  
330 697 6818  
braskow@naipvc.com

**Scott Raskow**  
330 608 5172  
sraskow@naipvc.com

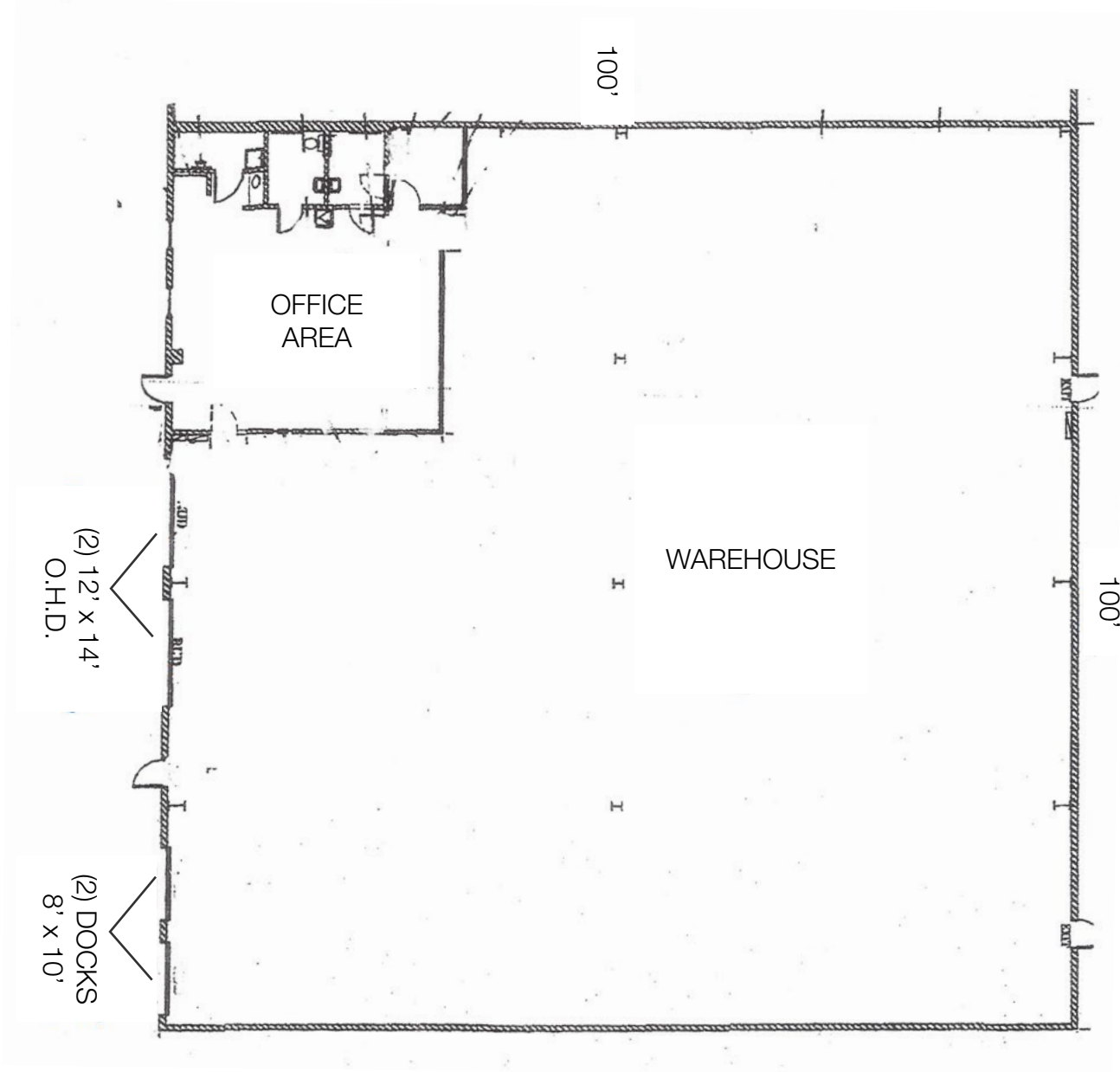
**NAI Pleasant Valley**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

540 White Pond Drive | Suite A  
Akron, Ohio 44320  
330 535 2661  
naipvc.com

1210 Kelly Ave. - Suite E & F  
Akron, OH 44306

FOR LEASE

FLOORPLAN



For more information:

**Bob Raskow, SIOR**

330 697 6818

braskow@naipvc.com

**Scott Raskow**

330 608 5172

sraskow@naipvc.com

1210 Kelly Ave. - Suite E & F  
Akron, OH 44306

FOR LEASE

SPACE AVAILABLE:	10,000 SF
WAREHOUSE AREA:	9,000 SF
OFFICE AREA:	1,000 SF
PROPERTY SUB-TYPE:	Office / Flex Warehouse
INTERCHANGE / DISTANCE:	I-277 & I-77 / 3/4 Mile
CONDITION:	Excellent
CONSTRUCTION:	Masonry/Metal
YEAR BUILT:	2000
SPRINKLERED:	High Density
ZONING:	U4 Commercial Industrial
SINGLE OR MULTI-TENANT:	Multi-Tenant
CEILING HEIGHT:	20'
DRIVE-IN DOORS:	(2) 12' x 14'
DOCKS:	(2) 8' x 10'
FLOORS:	1
RESTROOMS:	2
PARKING:	Ample
HVAC:	Offices
HEAT:	Forced Air, Reznor, Gas
WATER:	City
SEWER:	City
ELECTRIC POWER:	400A/208/120V/3Phase
LEASE PER MONTH:	\$5,500 per month + CAM (CAM is \$300 per month)
LEASE TERM:	3-5 Years
LOCATION:	1/4 mile North of 244 and Kelly Ave Exit

**COMMENTS:** Great highway access off Kelly Ave and State Route 224 Exit. 10,000 SF with 1,000 SF of office space, and 9,000 SF of warehouse space. (2) 12' x 14' overhead doors and (2) 8' x 10' docks. Fully sprinklered, 20' ceiling. Contact Bob or Scott Raskow.

**Bob Raskow, SIOR**  
330 697 6818  
braskow@naipvc.com

**Scott Raskow**  
330 608 5172  
sraskow@naipvc.com

**NAIPleasant Valley**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

540 White Pond Drive | Suite A  
Akron, Ohio 44320  
330 535 2661  
naipvc.com