



**454 Morgan Ave.**  
Akron, Ohio 44311

**Owner Says**  
**“MAKE AN OFFER”**

## Property Features

- Total Space: 35,484 SF
- Sale Price: **MAKE AN OFFER**
- Divisible: 10,000 SF +
- Lease Rate: \$3.00 NNN
- Zoned as U-5 Industrial
- 1.36 Acres
- Ceiling Height: 13’
- (1) 12’x8’ Dock
- (2) 10’x10’ OH; (1) 12’x12’ OH
- Outside storage space
- Property is fully fenced/gated
- Located at Morgan and Grant Ave.
- 0.7 miles from I-76



**Bob Raskow, SIOR**

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**Scott Raskow**

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**4,000 Office SF Available**



**29,000 Warehouse SF Available**

## Property Description

35,484 sq ft available for sale or lease. Divisible 10,000 SF+. Perfect for manufacturing or warehouse. Below market rates make this very competitive. Multiple OH doors and dock access. May be possible to subdivide. Quick access to I-76. Outside storage available.

Demographics	1 Mile	3 Miles	5 Miles
Population:	17,492	99,678	214,325
Households:	6,495	39,625	90,034
Median Age:	33.1	34.1	38.6
Average HH Income:	\$32,930	\$32,123	\$39,293
Traffic Counts:	107,339 I-76 @ Brown St. (0.02 Miles E) 145,466 Akron Expressway @ State Hwy8		

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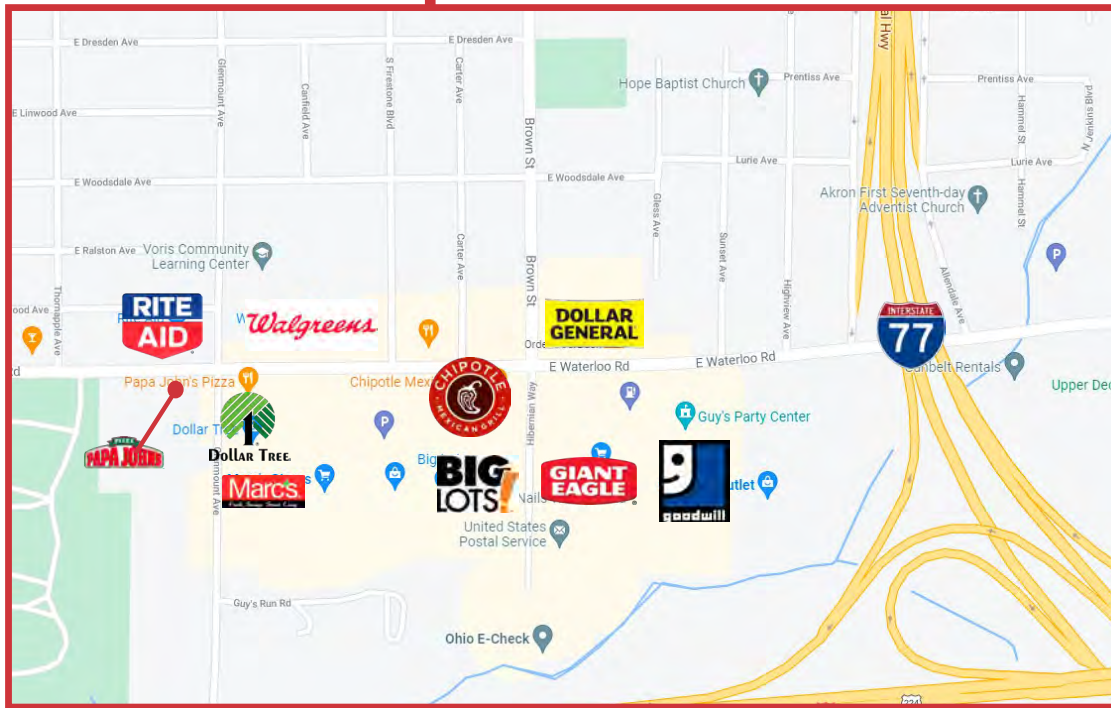
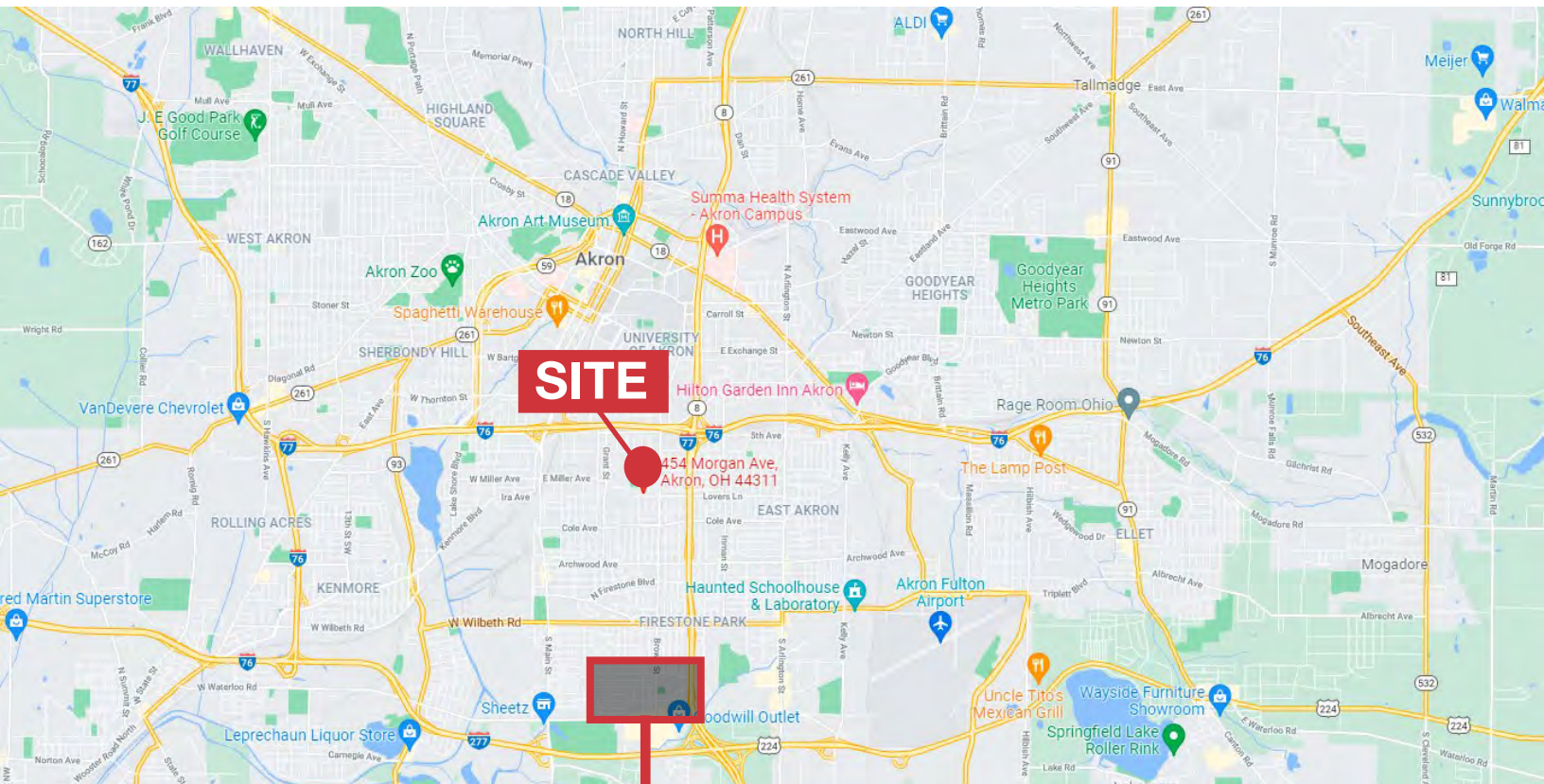
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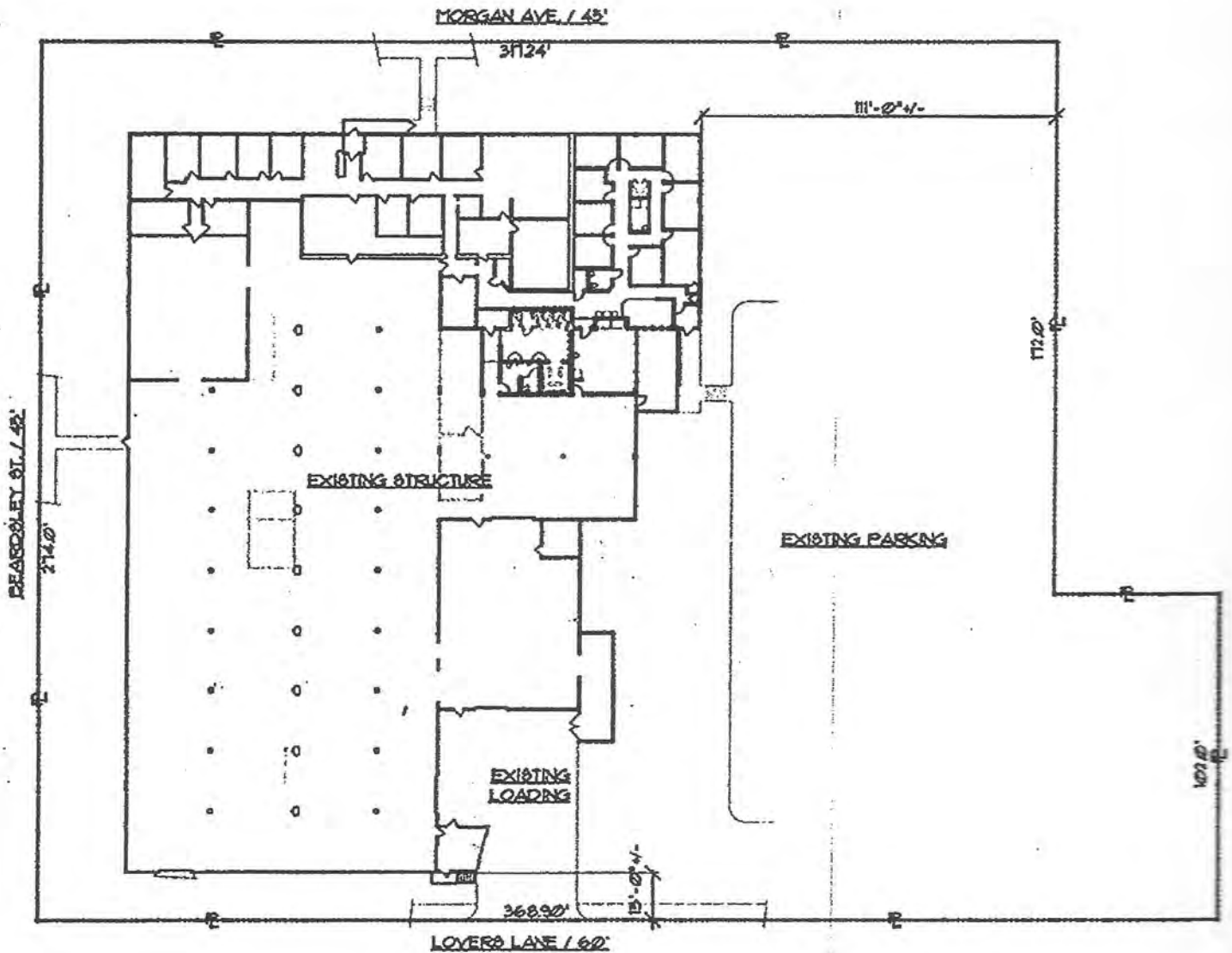
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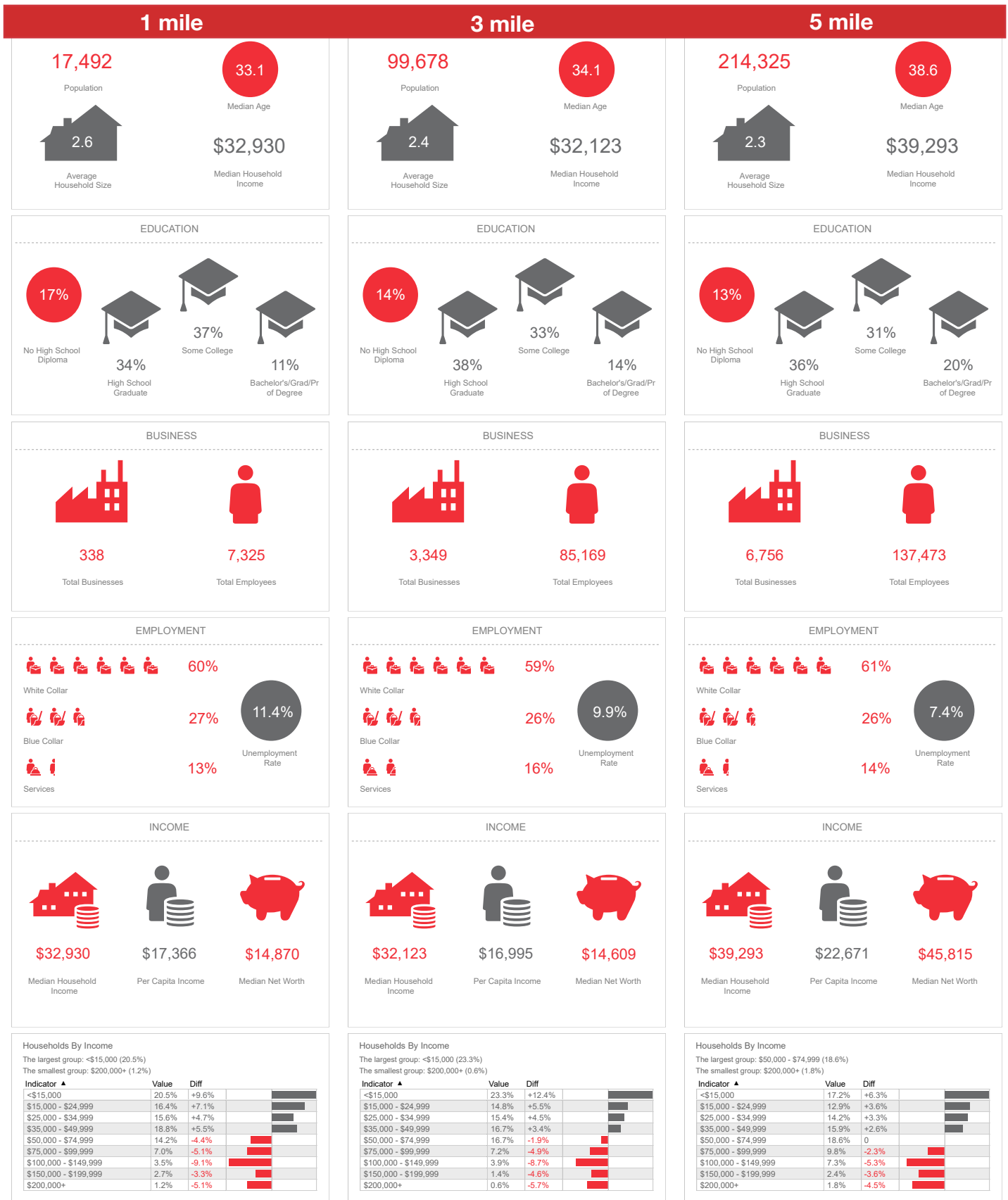
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## Pricing Details

LEASE RATE:	\$3.00 NNN
SALE PRICE:	<b>MAKE AN OFFER</b>
TAXES:	\$13,873.76 / YEAR

## Property Details

TOTAL ACRES:	1.36
ZONING:	U-5 Industrial
TOTAL SPACE:	35,484 SF
DIVISIBLE:	10,000 SF +
REST ROOMS:	5 Restrooms
CEILING HEIGHT:	13'
DOCK DOORS:	1 12' x 8'
DRIVE-IN DOORS:	2 10' x 10'
	1 12' x 12'
WATER:	City of Akron
SEWER:	City of Akron
POWER:	400 amp/240 volt/3 phase

## Comments

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