



OVERVIEW

- * Sale or Lease Storage Facility (No Restrooms)
- * 24,000 SF Warehouse Ideal for Distribution / Assembly; 3 Sections, No Office
- * Close Proximity to Retail, Restaurants and Banking
- * Excellent Condition
- * Building Dims: 80 x 300
- * Lot Dims: Current 204 x 767 But Will Be Modified Upon Transfer of Sale (See Agents for Details)
- * Additional Land or Less Land is a Possibility (See Agents for Details)

HIGHLIGHTS

- 24,000 SF (3 Sections of 8,000 SF)
- Drive-Thru Capability
- 3 Exterior 14' Drive-Thru Doors (2 Interior)
- Ceiling Height 16-18'
- Power 120/208 3 Phase
- Skylights
- Electric and Gas; NO WATER (Water/Sewer at Street)
- RE Taxes \$16,062.00 Annual



Sale Price:
\$840,000
(\$35 PSF)



Building Size:
24,000 SF



Lease Rate:
\$3.75 SF/YR (MG)



Zoning:
Industrial



Lot Size:
+/- 3.59 Acres

OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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AKRON INDUSTRIAL FOR SALE OR LEASE

3458 East Waterloo Road, Akron, OH 44312



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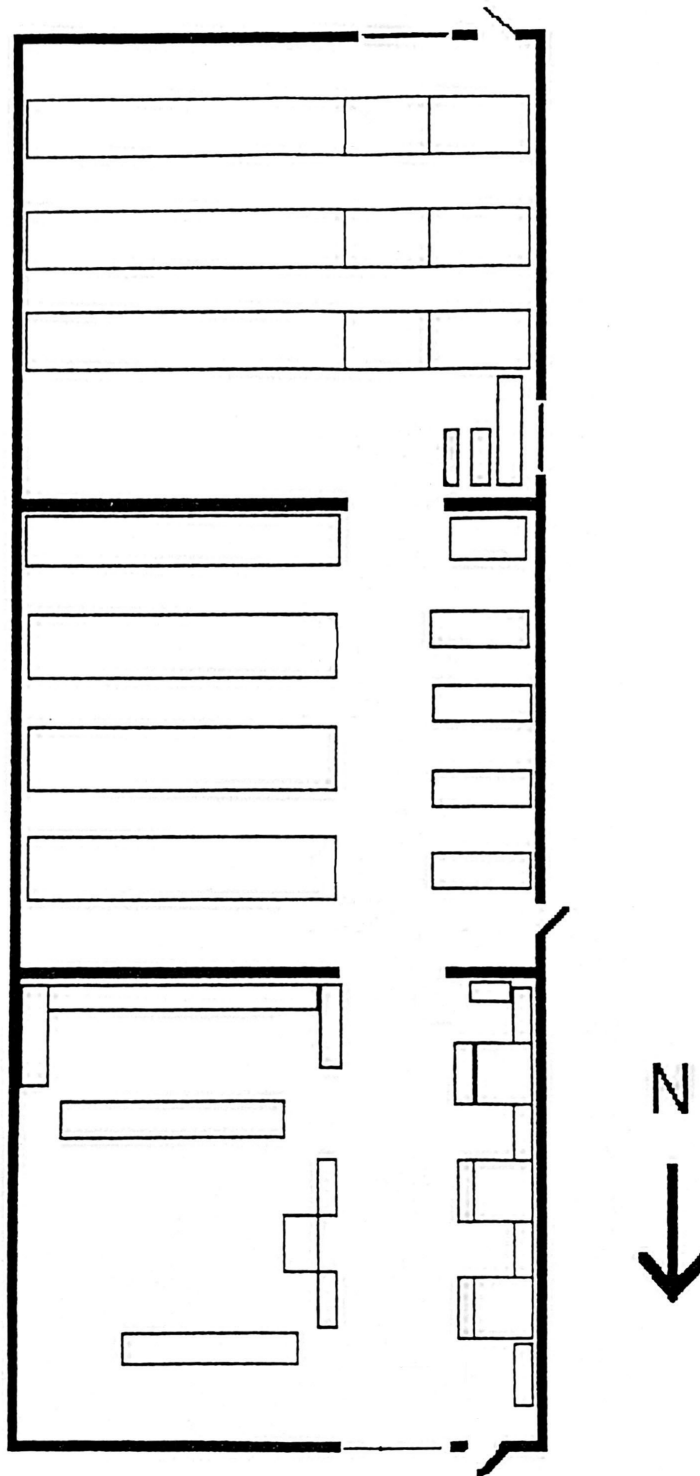
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DEMOGRAPHICS



34,749
Population



45.2
Median Age



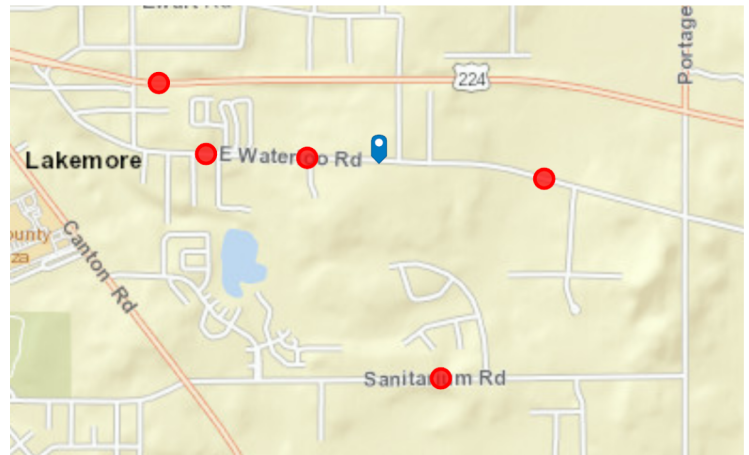
2.4
Average
Household Size



\$55,826
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
Laverne Ln	4,480	0.2
Bey Rd	5,892	0.4
Laverne Ln	3,433	0.4
Hidden Lake Blvd	6,617	0.5
Ewart Rd	11,806	0.6



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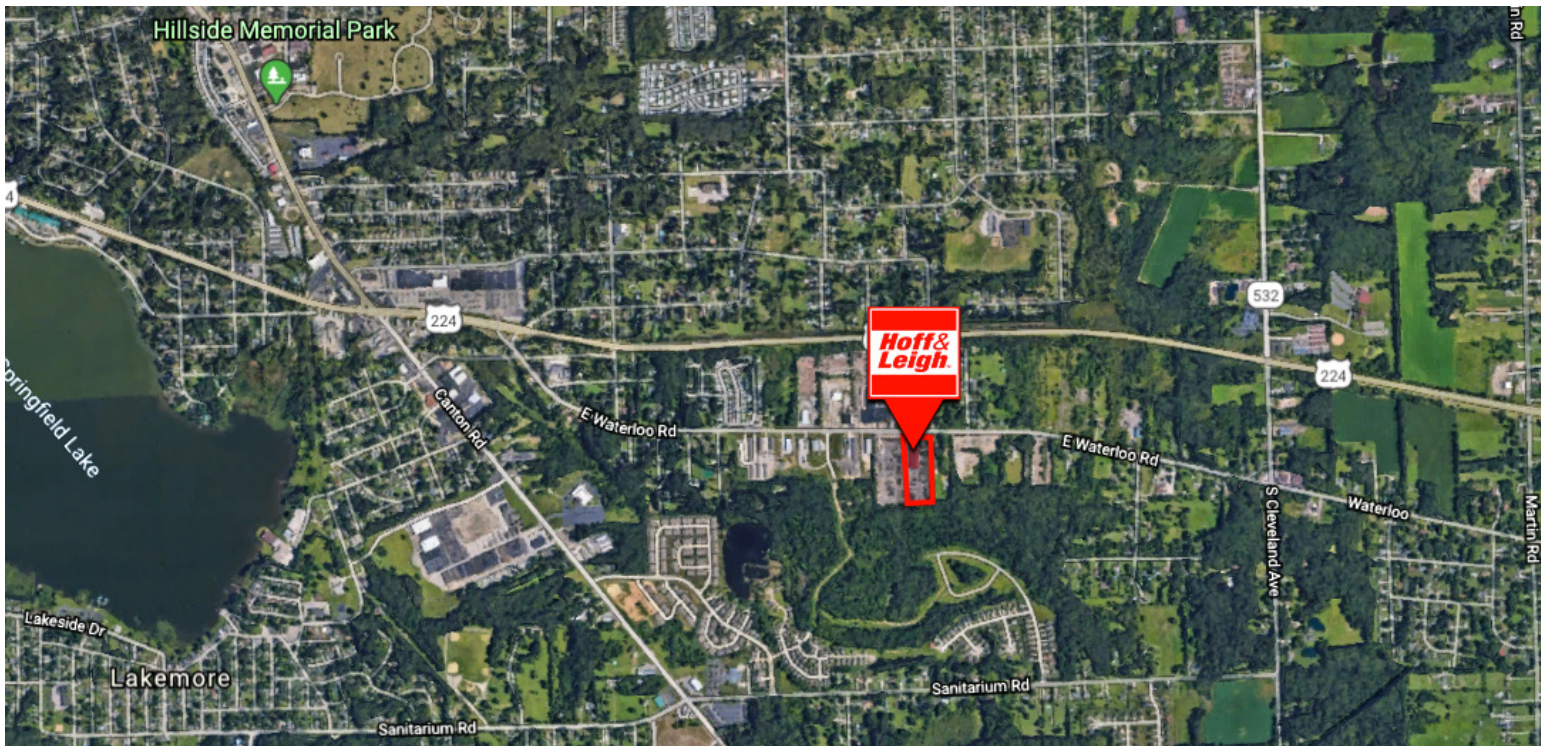
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