

# WAREHOUSE / OFFICE BUILDING FOR LEASE

1141 Tower Drive, Akron, OH 44305



## OVERVIEW

6,210 SF freestanding, concrete block/brick flex building with 5,460 SF of warehouse space that includes three 10' x 12' overhead doors and 750 SF of office space. Property also contains a 928 SF garage in rear with 2 overhead doors. 1141 Tower Dr. is available for lease at \$3,600 per month, modified gross whereby Landlord pays for real estate taxes. Several recent upgrades—a must see!

## HIGHLIGHTS

- Freestanding 6,210 SF Flex Building
- 3 Overhead Doors in Main Building
- Large Detached Garage in Rear with 2 Overhead Doors
- 14'-16' Ceiling Heights
- Easy Access to Route 8
- Ideal for Service Companies & Office / Warehouse Users



### Lease Rate:

\$6.13 SF/YR  
(Modified Gross)



### Space Available:

6,210 SF



### Lot Size:

0.46 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.

**Jennifer Fernandez, CCIM, SIOR**

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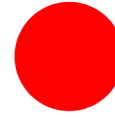
[jfernandez@hoffleigh.com](mailto:jfernandez@hoffleigh.com)

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## DEMOGRAPHICS



96,115  
Population



36.3  
Median Age



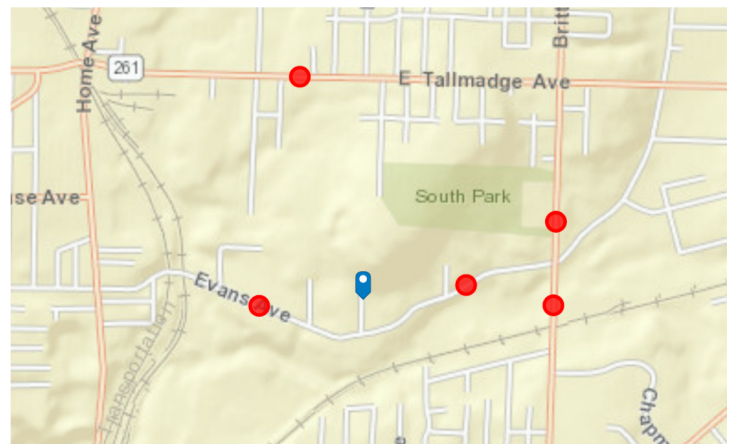
2.3  
Average  
Household Size



\$41,906  
Median Household  
Income

## TRAFFIC COUNT

Cross street	Traffic 1	Distance
Brittain Rd	2,913	0.3
Shreve Rd	3,290	0.3
Evans Ave	17,186	0.5
Evans Ave	13,610	0.5
Piedmont Ave	12,320	0.6



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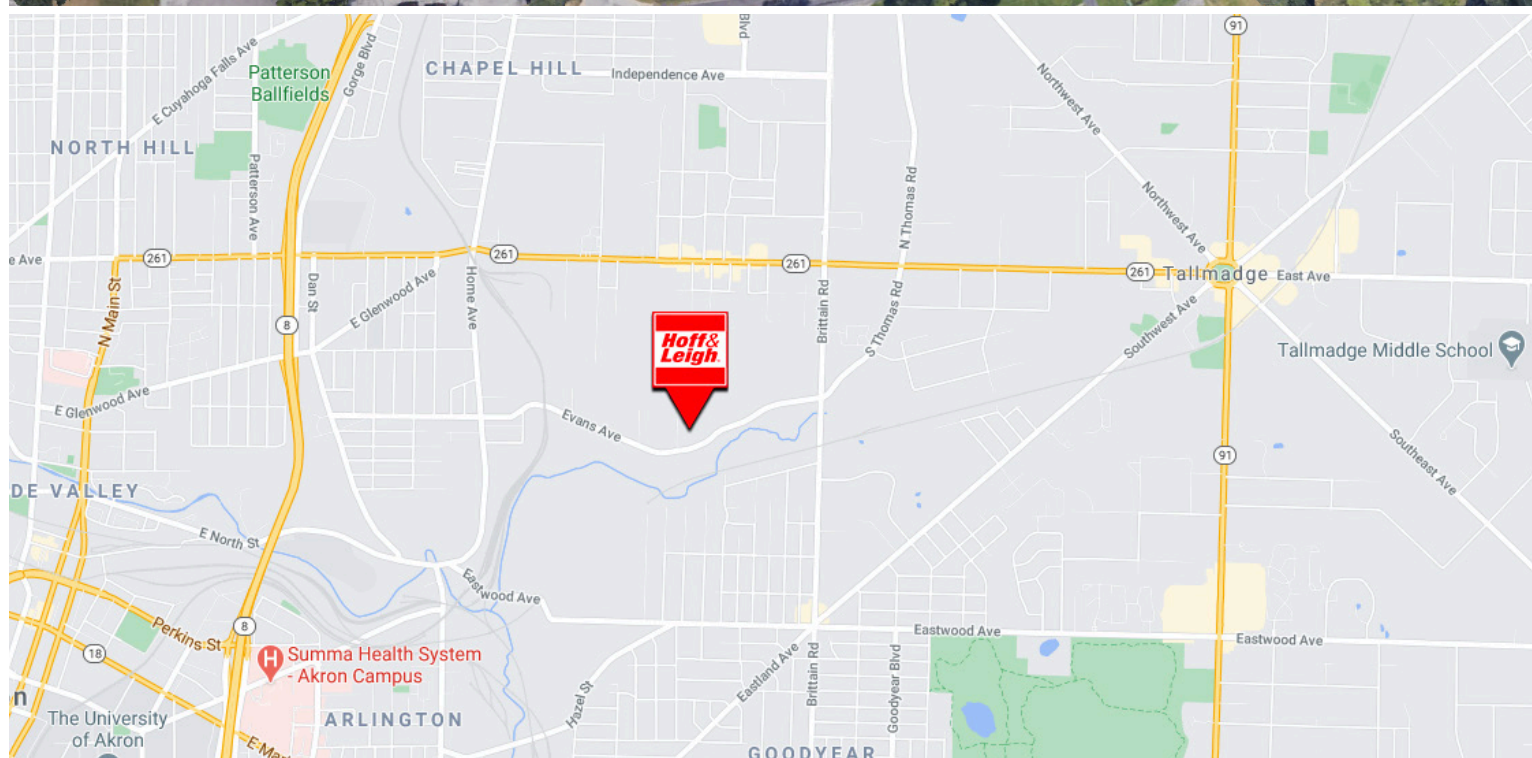
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