

INDUSTRIAL BUILDING FOR SALE OR LEASE

1258 S Arlington Street, Akron, OH 44306



OVERVIEW

Recently renovated industrial/warehouse building for sale in Akron. Features include: 4,200 SF 2nd floor/ mezzanine level storage/office area with access from warehouse. First floor features 4,200 SF of office/ storage area. Warehouse is 5,280 SF with dock and large drive-in access. Also feature 600A of 3-phase 240 electric. Please call for additional details and showings.

Suite:	Space Available:	Lease Rate:
Upstairs Office	4,200 SF	\$3.00 SF/YR (Gross)
Downstairs Office	4,200 SF	\$6.00 SF/YR (Gross)
Warehouse	5,280 SF	\$3.75 SF/YR (Gross)

HIGHLIGHTS

- One 8' x 10' Ground Level Door in Parking Lot Area
- One 8' x 10' Dock Door
- Floor Drain
- One 16' W x 12' H Grade Level Door



Sale Price:

\$315,000



Building Size:

13,680 SF



Lease Rate:

\$3.00 - \$6.00
SF/YR (Gross)



Space Available:

4,200 - 5,280 SF



Lot Size:

0.56 Acres



Zoning:

U-3 Retail
Business

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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DEMOGRAPHICS



80,521
Population



34.2
Median Age



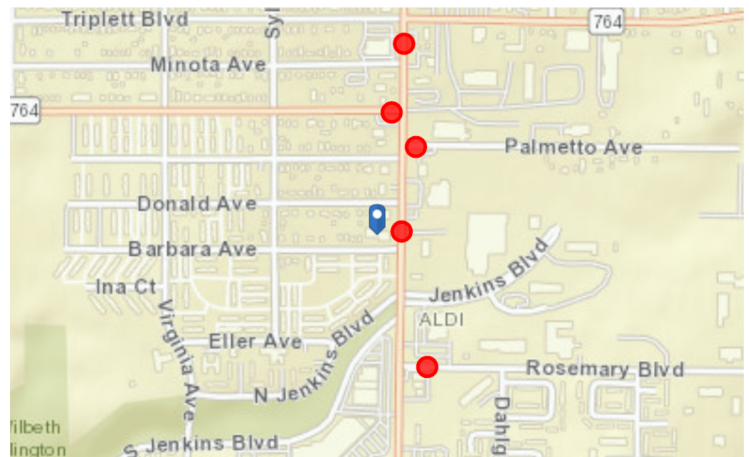
2.4
Average
Household Size



\$36,077
Median Household
Income

TRAFFIC COUNT

Cross street	Traffic 1	Distance
Barbara Ave	14,750	0.0
S Arlington St	496	0.1
S Arlington St	24,180	0.1
S Arlington St	1,978	0.2
Minota Ave	16,581	0.2



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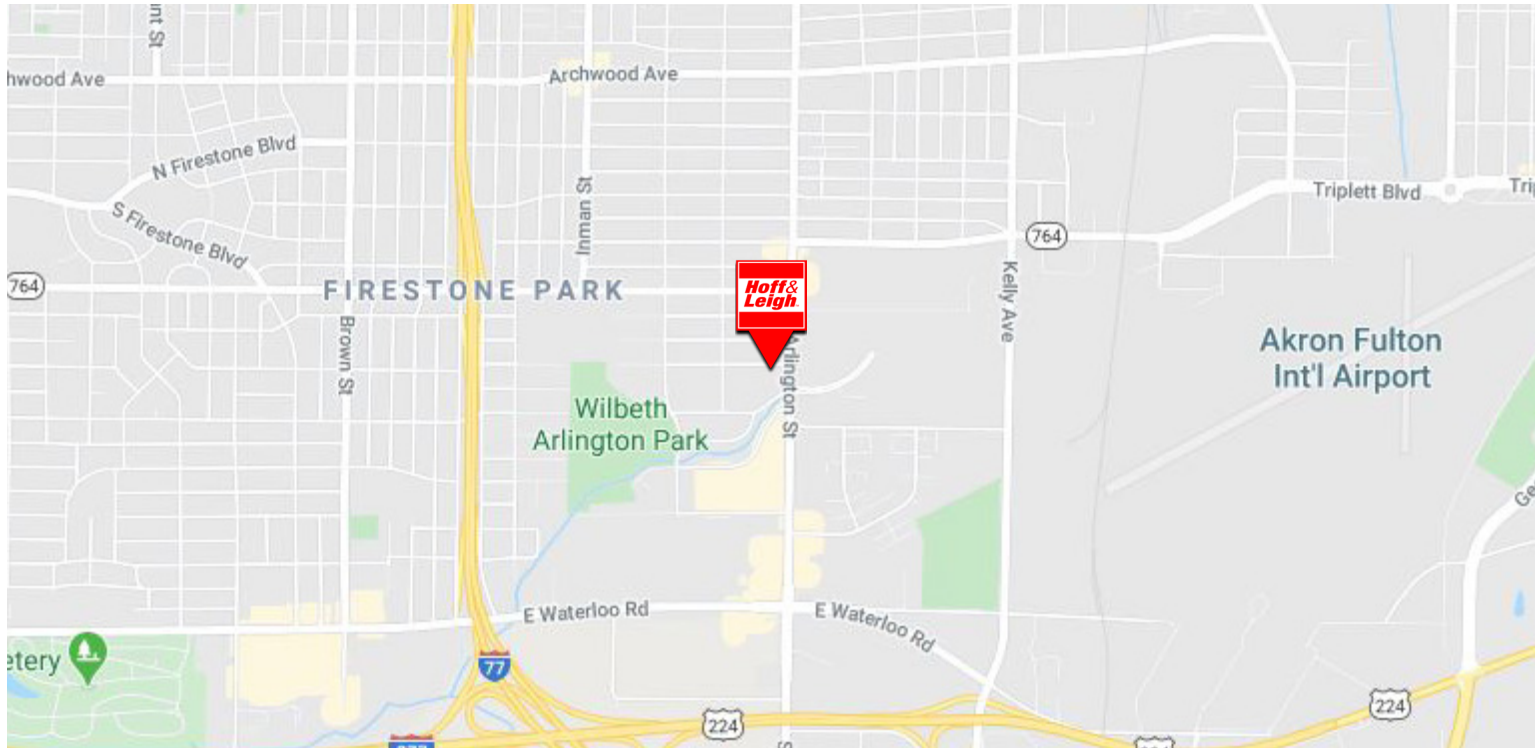
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