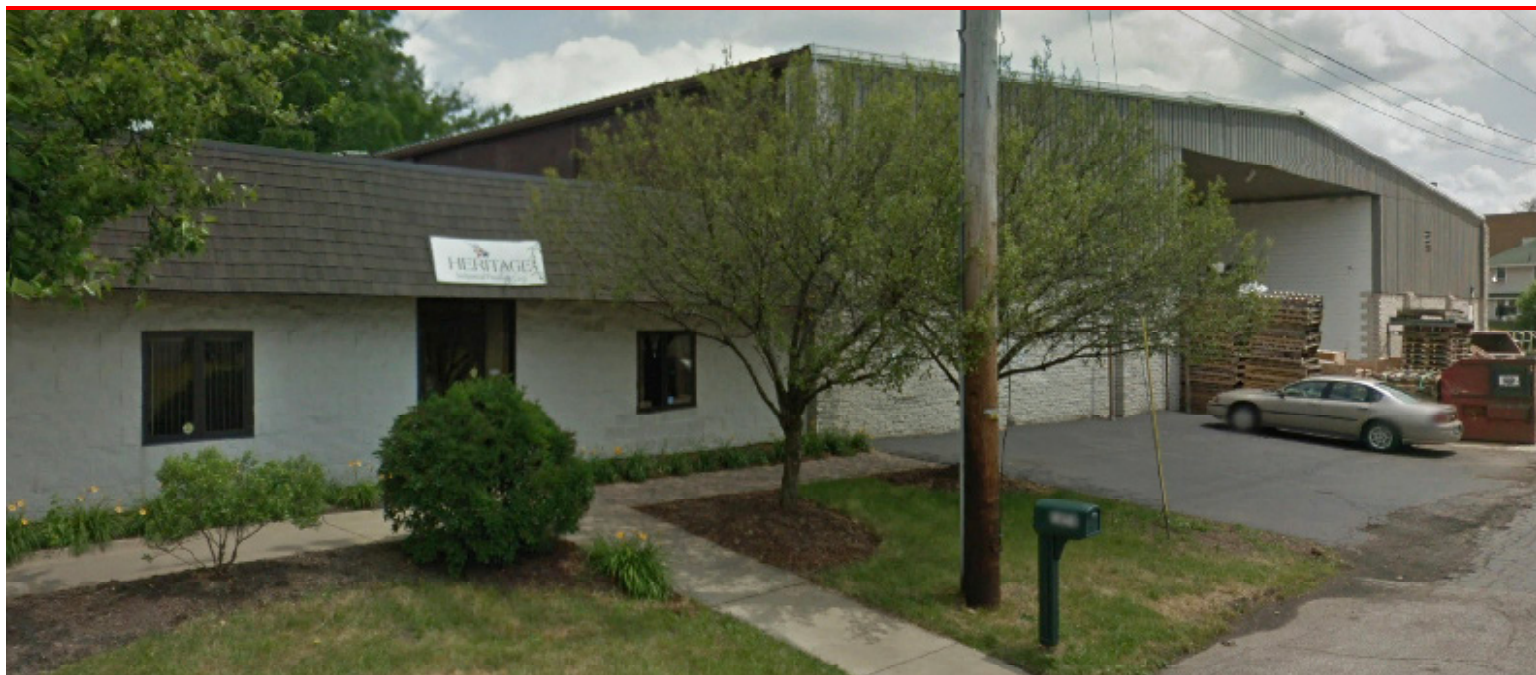




INDUSTRIAL BUILDING FOR SALE OR LEASE

1874 Englewood Avenue, Akron, OH 44320



OVERVIEW

- Located at Interstate 76 and E. Market Street with Highway Visibility
- 2.0 Acres with Ample Parking and Outside Storage
- 3 sections of Industrial Space / Total of 31,339 square feet
- +/- 2,000 SF of Updated Office Space
- Possible Owner Financing Available
- Sale or Lease
- Sale Price: \$775,000
- Price PSF: \$24.72
- Lease Rate: \$3.40 psf Modified Net
- U-4 Commercial/Industrial

HIGHLIGHTS

- 2.0 Acres
- 3 Docks
- 1 Drive-in (10x10)
- 600 amp/480 volt power
- Various Ceiling Heights up to 20'
- Real Estate Taxes: \$26,600.00 annually for 8 total parcels

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.

Tom Franjesh

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C: 330.328.3327

tfranjesh@hoffleigh.com

David Kaplan SIOR

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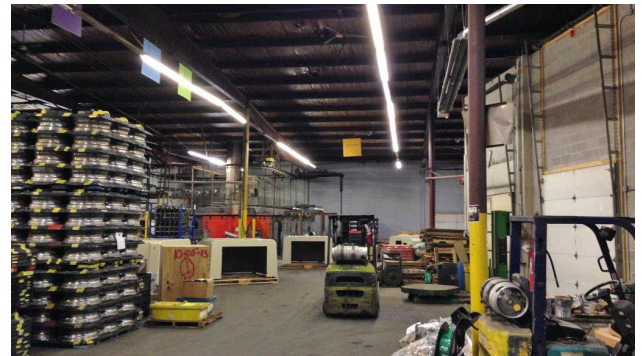
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INDUSTRIAL BUILDING FOR SALE OR LEASE

1874 Englewood Avenue, Akron, OH 44330



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