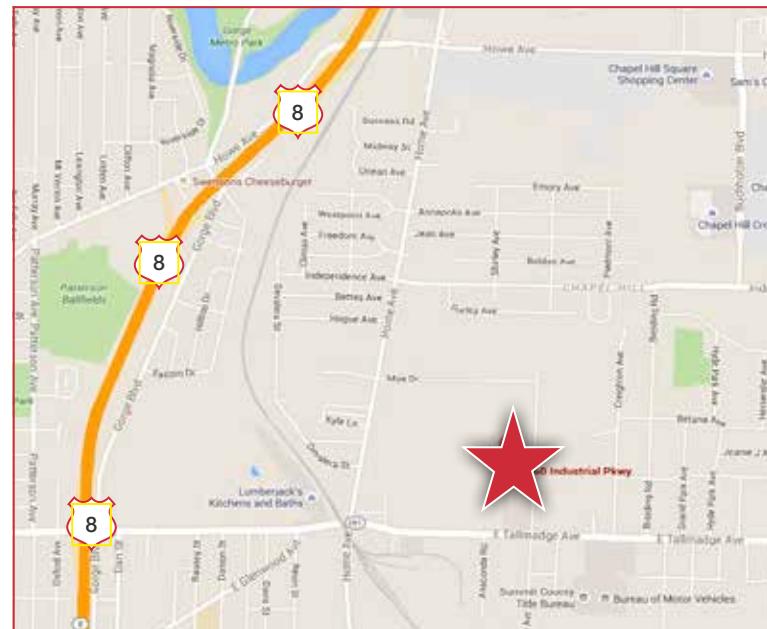


## 1460 Industrial Parkway Akron, Ohio 44310

### Property Details

- Sale Price: \$850,000
- Taxes: \$18,581.40/yr
- Available Space: 16,450 or 25,000 SF
- Lease Rate: \$4.00 PSF + CAM
- Tax Rate: \$0.72 PSF / Annually
- Lease Type: Net
- Acres: 1.2
- Clearance Height: 18'
- Drive-in Doors: (3) - 14' x 16'
- Dock Doors: (2) - 8' x 9'
- Cranes: (8) - 3 Ton, (1) 15 Ton
- Power: 480 Volt 600 Amps
- Office area: 2,000 SF + lower level
- Major roof work



For more information:

**Tom Fox, SIOR**

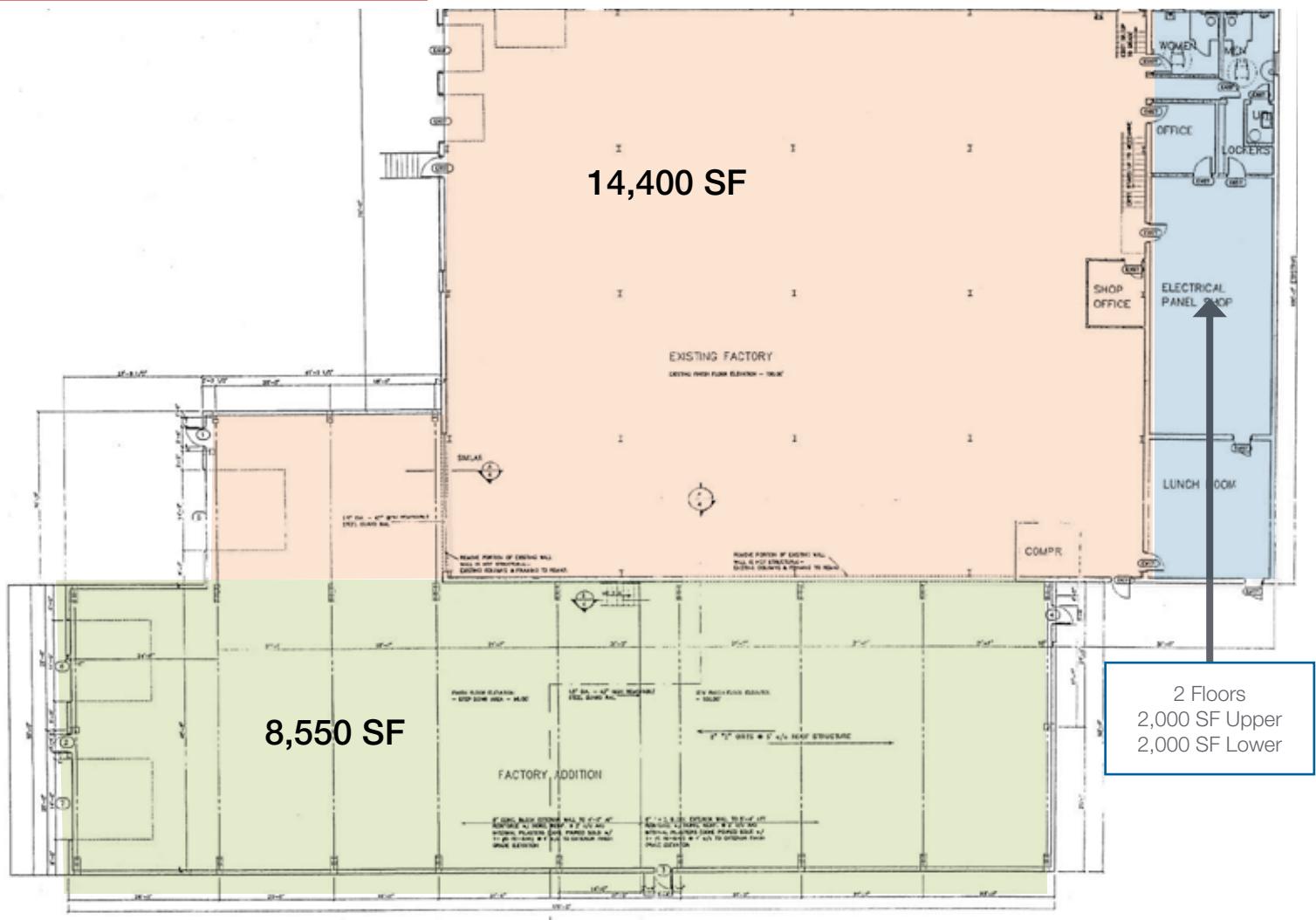
330 535 2661 x 122

tfox@naicpvc.com

NO WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, SALE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN NOR ARE ANY TO BE IMPLIED.

789 White Pond Drive • Suite C  
Akron, Ohio  
330 535 2661  
naipvc.com

For Sale or Lease  
**1460 Industrial Parkway**  
Akron, Ohio 44310



For more information:  
**Tom Fox, SIOR**  
330 535 2661 x 122  
tfox@naipvc.com

For Sale or Lease

## 1460 Industrial Parkway

Akron, Ohio 44310



FOR MORE INFORMATION:

**Tom Fox, SIOR**

330 535 2661 x 122

[tfox@naipvc.com](mailto:tfox@naipvc.com)

NO WARRANTY OR REPRESENTATION, EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN NOR ARE ANY TO BE IMPLIED.

789 White Pond Drive • Suite C

Akron, Ohio

330 535 2661

[naipvc.com](http://naipvc.com)

# Industrial For Sale or Lease

## 1460 Industrial Parkway, Akron, OH 44310 - Summit County

1.25 Miles from State Route 8

### SALE DETAILS

PURCHASE PRICE:	\$850,000
TAXES:	\$18,581.40/yr
LEASE RATE:	\$4.00 PSF + CAM
TAX RATE:	\$0.72 PSF / Annually
LEASE TYPE:	Net

### PROPERTY DETAILS

SPACE AVAILABLE MIN / MAX:	16,450 or 25,000 SF
WAREHOUSE AREA:	20,550 SF
OFFICE AREA:	2,000 SF + 2,000 SF (Lower Level) *This area is 2 Floors.
CONSTRUCTION:	Brick/Concrete & Masonry
YEAR BUILT/RENOVATED:	1964-1999
LAND AREA (ACRES):	1.2 plus Driveway Access Easement
ZONING:	Industrial
CEILING HEIGHT:	18' – 22'
DOCK DOORS:	(2) 8' x 9'
DRIVE-IN DOORS:	(3) 14' x 16' (1) 10' x 12'
CRANES:	(8) 3 Ton (1) 15 Ton
SPRINKLERED:	Wet
HEAT:	Radiant / Rolled Air Unit
WATER:	City
SEWER:	City
ELECTRIC POWER:	600 Amp, 480/208 Volt
NOTES:	25HP Airlines and Compressor. New A/C in Lower Office.

Contact: **Tom Fox SIOR**, [tfox@naipvc.com](mailto:tfox@naipvc.com)

**NAI Pleasant Valley**

789 White Pond Drive Suite C, Akron, OH 44320 • phone 330 535 2661 • fax 330 535 2668 • [www.naipvc.com](http://www.naipvc.com)

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.