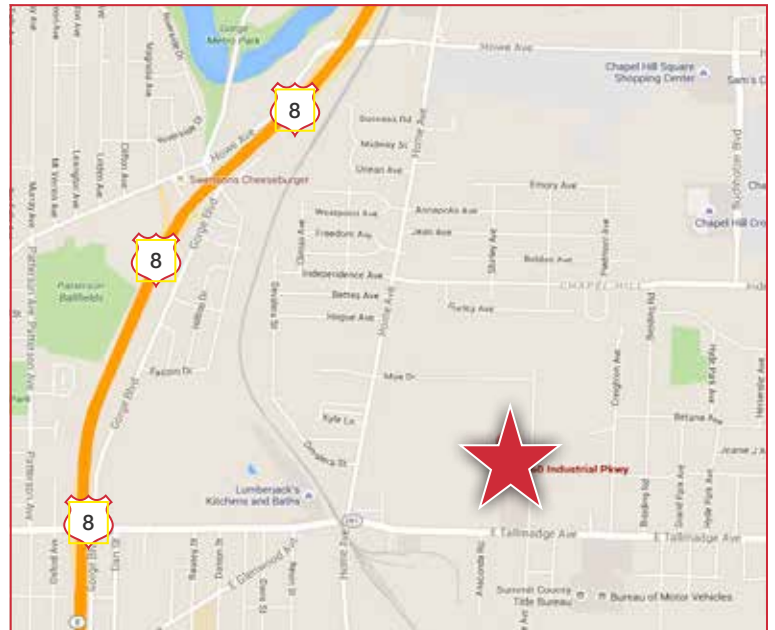




1460 Industrial Parkway Akron, Ohio 44310

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



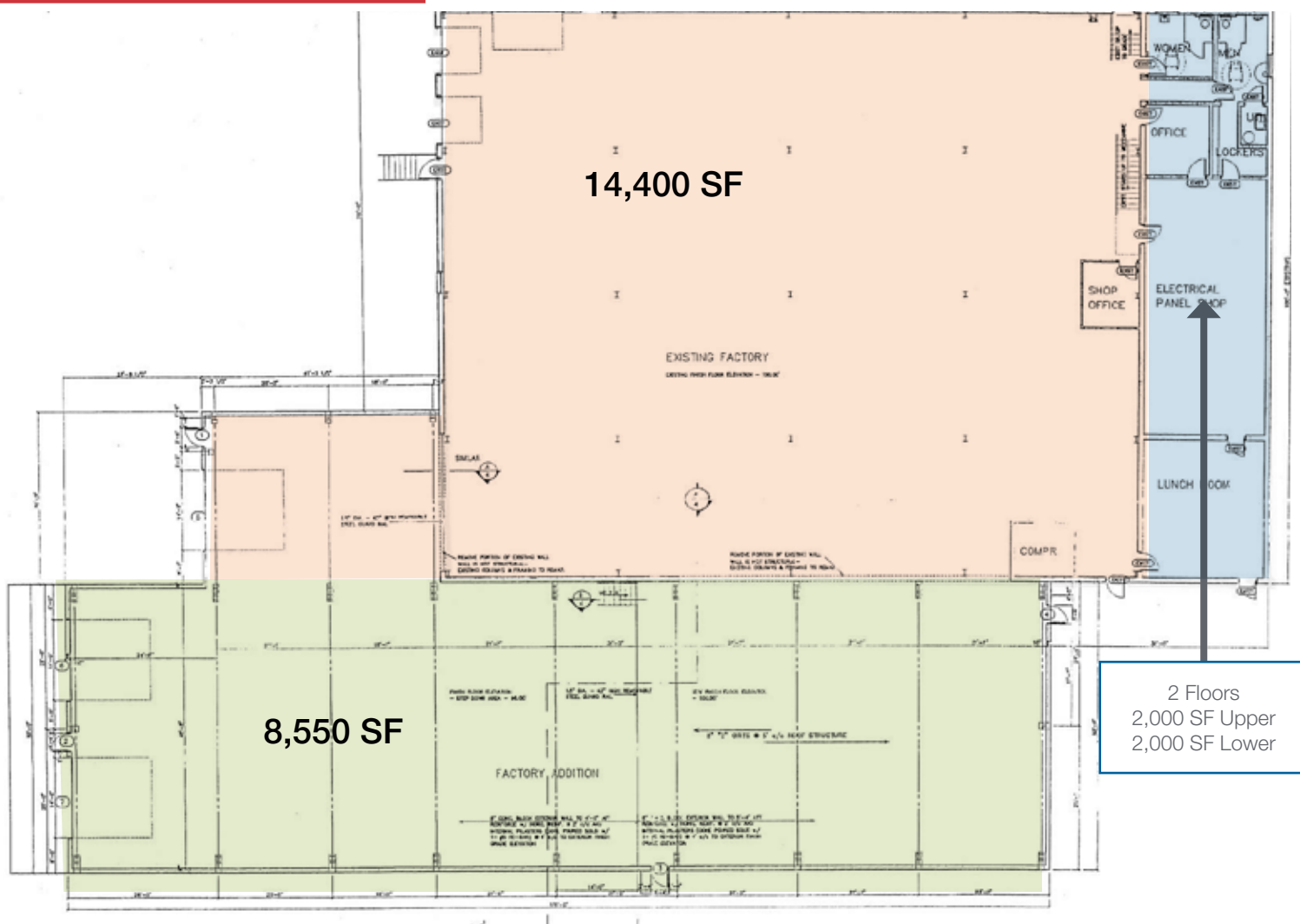
For more information:

Tom Fox, SIOR

330 535 2661 x 122

tfox@naicpvc.com

For Sale or Lease
1460 Industrial Parkway
Akron, Ohio 44310



2 Floors
2,000 SF Upper
2,000 SF Lower



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789 White Pond Drive • Suite C

Akron, Ohio

330 535 2661

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) <i>*This area is 2 Floors.</i>
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

NAIPleasant Valley

789 White Pond Drive Suite C, Akron, OH 44320 • phone 330 535 2661 • fax 330 535 2668 • www.naipvc.com

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