

Industrial **FOR SALE** or **LEASE**

3985 Eastern Rd @ 5566 Wooster Rd W
Norton, OH 44203 - Summit County



Property Details

- **Sale Price:** \$975,000
- **Price Per SF:** \$20.62
- **SF - For Lease:** 47,284 SF
- **Lease Rate Per SF:** \$4.75, Modified Gross
- **Property Subtype:** Industrial / User-Investment
- **Zoning:** I-1, Industrial
- **Acres:** 5.74 +/-
- **Power:** 600-1,600 Amps /
480-277 Volts / 3 Phase
- **Clearance Height:** 13' - 15 1/2' - 17'
- **Sewer:** City of Barberton
- **Interchange:** SR-21
- **Distance:** 800 Feet
- **Daily Traffic Count:**
1,638 (Eastern Rd @ Hametown Rd)
2,110 (Wooster Rd W @ S Hametown Rd)
17,600 (SR-21)



FOR MORE INFORMATION:

Bob Raskow, SIOR

330 535 2661 x 127 • braskow@naipvc.com

Scott Raskow

330 535 2661 x 146 • sraskow@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

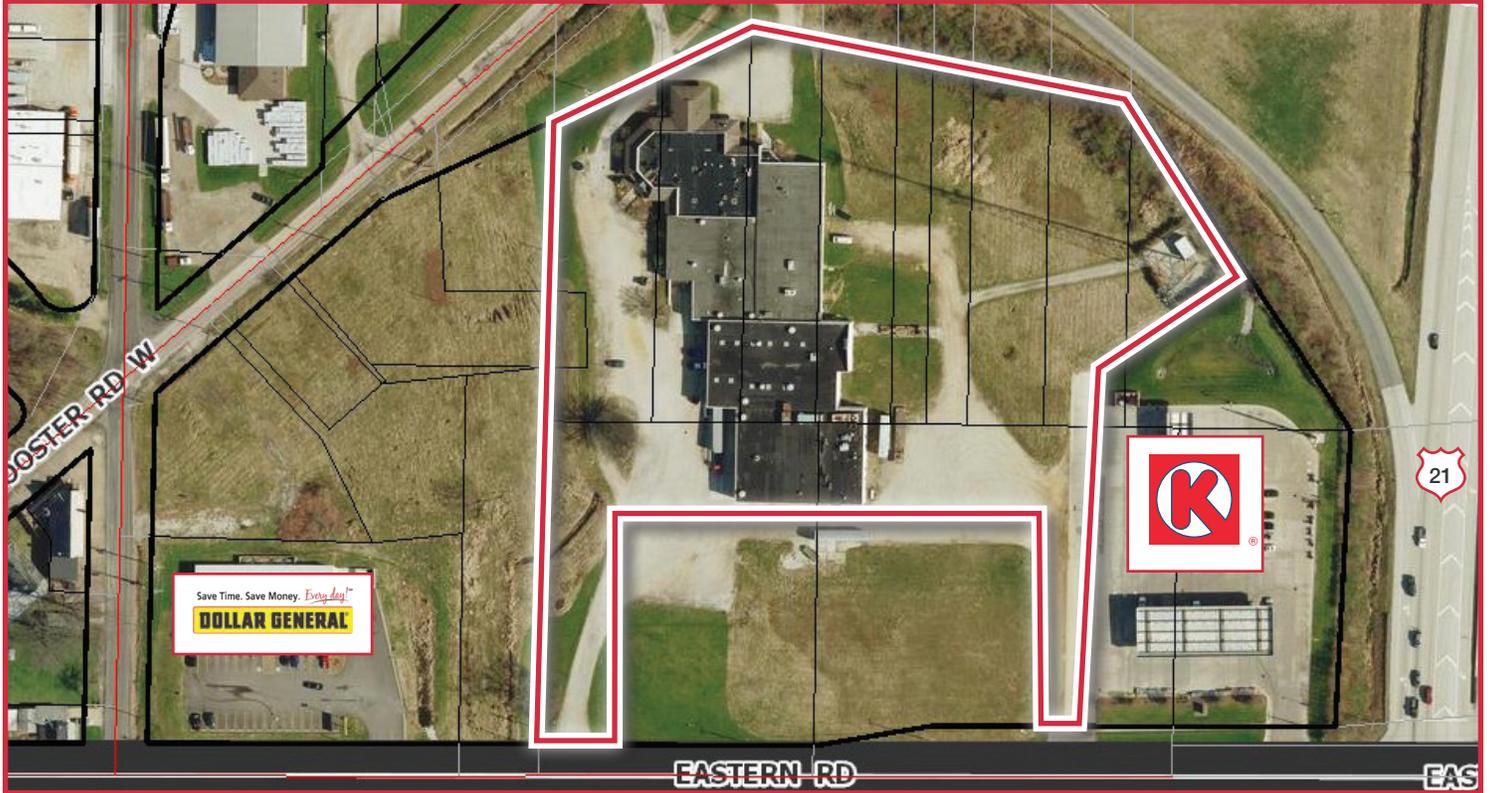
Akron, Ohio 44320

+1 330 535 2661

naipvc.com

Industrial **FOR SALE** or **LEASE**

3985 Eastern Rd @ 5566 Wooster Rd W
Norton, OH 44203 - Summit County



Property Notes

47,284 SF industrial facility, on 5.74 acres. The building includes (3) docks, (3) Overhead Doors, Heavy Power: 600-1,600 Amps/480-277 Volts / 3 Phase, with some air-conditioned manufacturing areas. Ideally located at the intersection of SR-21, Wooster Rd. W (SR-585), and Eastern Rd. Adjacent land parcels available if more land is needed. Several short term tenants in place, which could provide for rental income. Contact **Bob Raskow, SIOR** or **Scott Raskow** for more details.

Demographics	1 Mile	3 Miles	5 Miles
Population:	1,678	23,188	68,016
Households:	690	9,183	27,233
Median Age:	41.7	42.2	41.9
Average Household Income:	\$52,063	\$62,102	\$62,184

FOR MORE INFORMATION:

Bob Raskow, SIOR

330 535 2661 x 127 • braskow@naipvc.com

Scott Raskow

330 535 2661 x 146 • sraskow@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 44320

+1 330 535 2661

naipvc.com

Industrial **FOR SALE** or **LEASE**

3985 Eastern Rd @ 5566 Wooster Rd W
Norton, OH 44203 - Summit County



FOR MORE INFORMATION:

Bob Raskow, SIOR

330 535 2661 x 127 • braskow@naipvc.com

Scott Raskow

330 535 2661 x 146 • sraskow@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 44320

+1 330 535 2661

naipvc.com

Industrial **FOR SALE** or **LEASE**

3985 Eastern Rd @ 5566 Wooster Rd W
Norton, OH 44203 - Summit County



FOR MORE INFORMATION:

Bob Raskow, SIOR

330 535 2661 x 127 • braskow@naipvc.com

Scott Raskow

330 535 2661 x 146 • sraskow@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

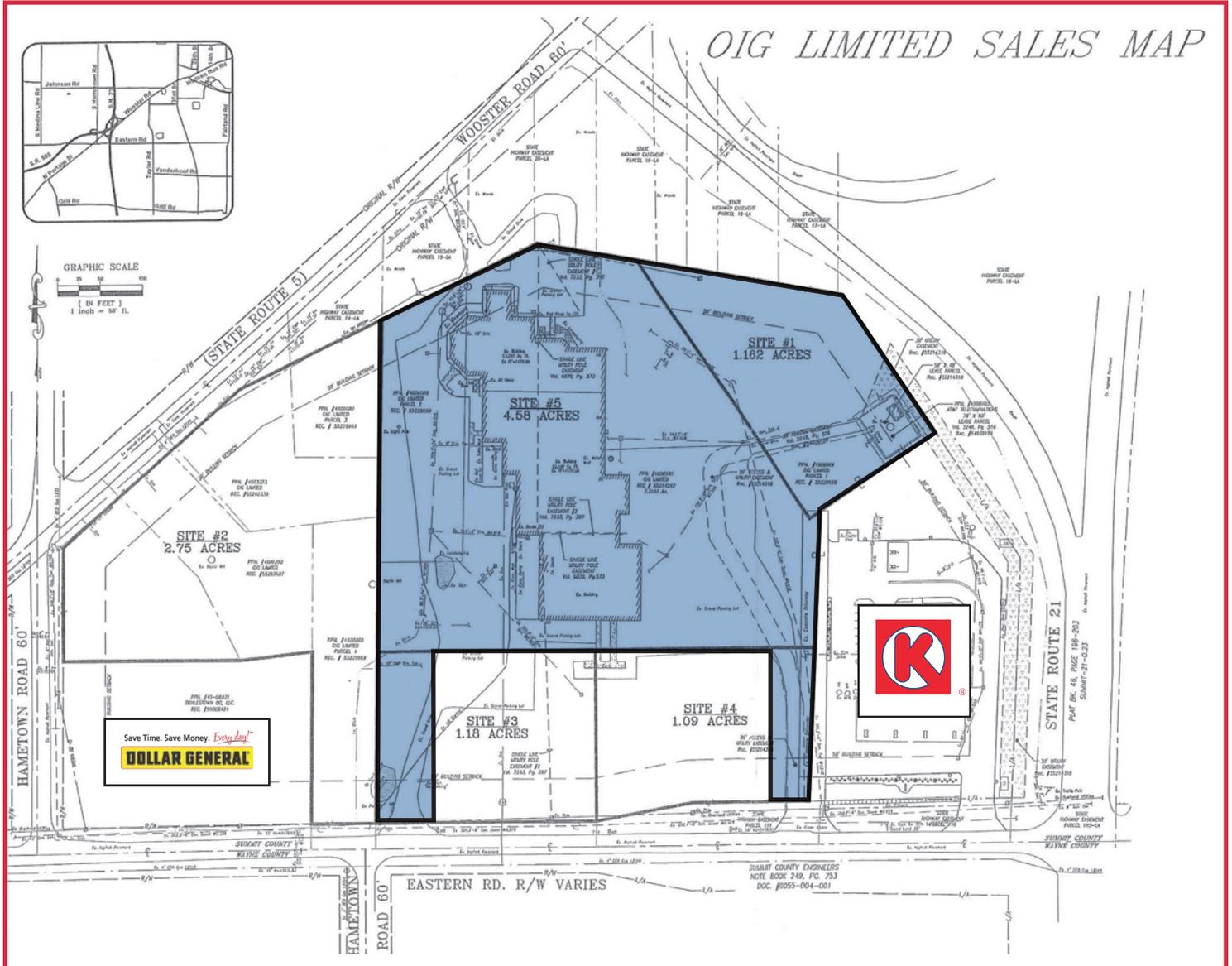
Akron, Ohio 44320

+1 330 535 2661

naipvc.com

Industrial **FOR SALE** or **LEASE**

3985 Eastern Rd @ 5566 Wooster Rd W
Norton, OH 44203 - Summit County



FOR MORE INFORMATION:

Bob Raskow, SIOR

330 535 2661 x 127 • braskow@naipvc.com

Scott Raskow

330 535 2661 x 146 • sraskow@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

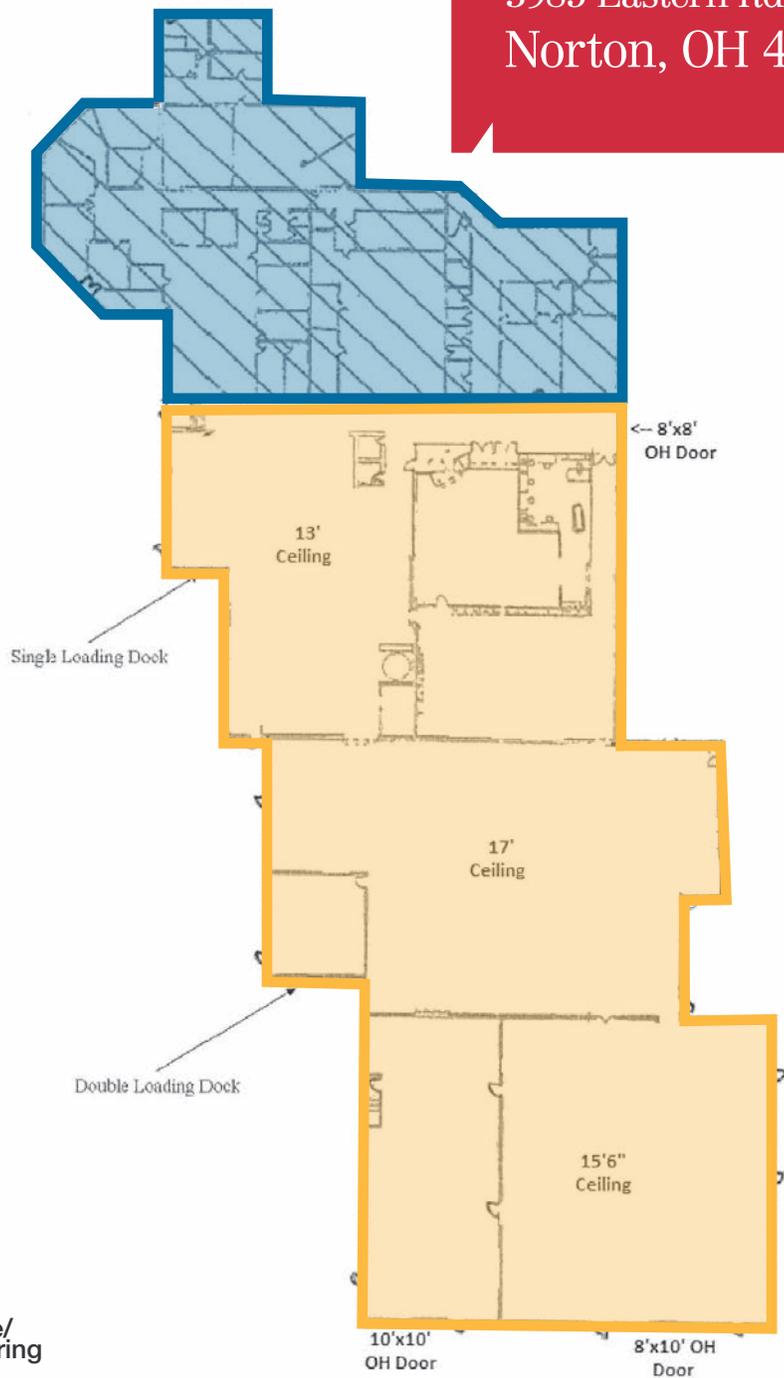
Akron, Ohio 44320

+1 330 535 2661

naipvc.com

Industrial **FOR SALE** or **LEASE**

3985 Eastern Rd @ 5566 Wooster Rd W
Norton, OH 44203 - Summit County



FOR MORE INFORMATION:

Bob Raskow, SIOR

330 535 2661 x 127 • braskow@naipvc.com

Scott Raskow

330 535 2661 x 146 • sraskow@naipvc.com

Industrial For Sale Or Lease

MAJOR PRICE REDUCTION!

3985 Eastern Rd @ 5566 Wooster Rd W, Norton, OH 44203 - Summit County

Next to the Circle K at the corner of S.R. 21 and Eastern Rd. Property also bounded by Hametown Rd, Wooster Rd, and S.R. 585

PROPERTY SIZE:	47,284 SF
PROPERTY SUBTYPE:	Industrial / User-Investment
ZONING:	I-1 Industrial
INTERCHANGE / DISTANCE:	SR-21 / 800 Feet
# OF UNITS:	1-5
CONSTRUCTION:	Full Masonry Construction
RESTROOMS:	8 Sets
LAND AREA (ACRES):	5.74 +/- <i>*(Additional land available)</i>
CEILING HEIGHT:	13' - 15 1/2' - 17'
DOCK DOORS:	(2) 9' x 9' (1) 12' x 10'
DRIVE-IN DOORS:	(1) 8' x 10' (1) 10' x 10' (1) 12' x 10'
POWER:	600-1,600 Amps / 480-277 Volts / 3 Phase
HVAC:	Offices + Some shop areas have air-conditioning
WATER:	Well
SEWER:	City of Barberton
GAS / ELECTRIC:	Dominion East Ohio Gas / First Energy
PURCHASE PRICE:	\$975,000 <i>(*Cell tower not part of the sale).</i>
PRICE PSF:	\$20.62
TAXES:	\$30,716.02 Per Year (2015)
SPACE AVAILABLE FOR LEASE:	47,284 SF
LEASE RATE / TYPE:	\$4.75 PSF / Modified Gross

COMMENTS: **MAJOR PRICE REDUCTION!**
47,284 SF industrial facility, on 5.74 acres. The building includes (3) docks, (3) Overhead Doors, Heavy Power: 600-1,600 Amps/480-277 Volts / 3 Phase, with some air-conditioned manufacturing areas. Ideally located at the intersection of SR-21, Wooster Rd. W (SR-585), and Eastern Rd. Adjacent land parcels available if more land is needed. Several short term tenants in place, which could provide for rental income. Contact Bob Raskow, SIOR or Scott Raskow for more details.

Contact: **Bob Raskow, SIOR**, braskow@naipvc.com
Scott Raskow, sraskow@naipvc.com

NAIPleasant Valley

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