

Industrial Property
FOR SALE
608 Grant Street
Akron, OH 44311

NAIPleasant Valley



Property Details

- **Sale Price:** \$395,000
- **Available SF:** 13,180 SF
Possible space division, please see agent for further details.
- **Warehouse SF:** 11,000 SF
- **Office SF:** 2,000 SF
- **Lease Rate:** Possible
- **Lease Type / Term:** Net / 5 Years
- **Power:** 220 Power, 3 Phase, 200 Amps
- **Ceiling Height Max:** 14'
- **Dock Doors:** (3) - 8' x 10'
- **Drive-In Doors:** (1) - 12' x 12', (1) - 10' x 12'
- **Acres:** 1
- **Zoning:** U-4 Light Industrial
- **Frontage:** 70 Feet and 160 Feet
- **Depth:** 313 Feet
- **Interchange / Distance:** S. Main St / 0.25 Miles



FOR MORE INFORMATION:

Tom Fox, SIOR

330 535 2661 x 122 • 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

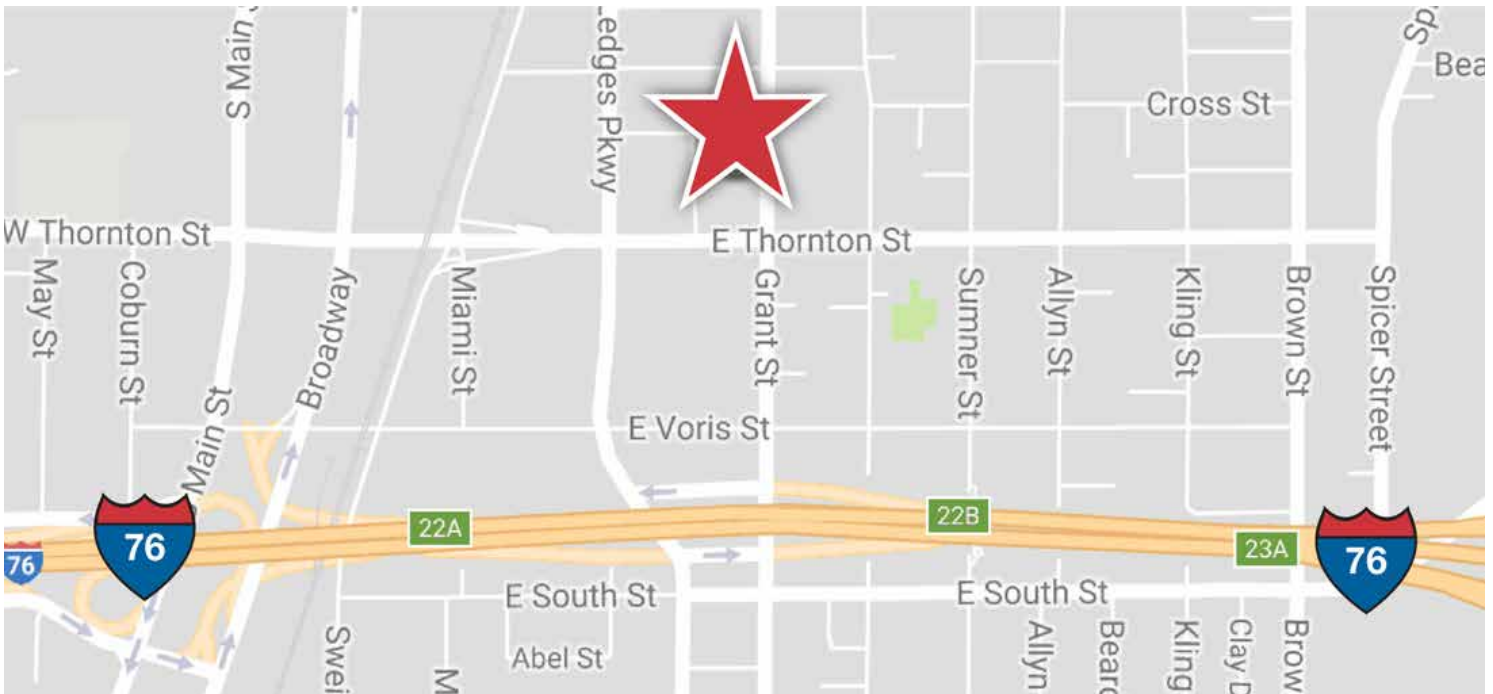
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Industrial **For Sale**

608 Grant Street Akron, OH 44311- Summit County

Near the Corner of Grant Street and Palmyra Avenue

SPACE AVAILABLE:	13,180 SF <i>*Possible space division, please see agent for further details.</i>
WAREHOUSE SPACE:	11,000 SF
OFFICE SPACE:	2,000 SF
FLOOR SIZE:	13,180 SF
LAND AREA (ACRES):	1
ZONING:	U-4 Light Industrial
CEILING HEIGHT:	14'
DRIVE-IN DOORS:	(1) 12' x 12' (1) 10' x 12'
DOCK DOORS:	(3) 8' x 10'
FLOOR SIZE:	1
CONDITION:	Fair
HIGHEST & BEST USE:	Manufacturing
YEAR BUILT / RENOVATED:	1966 / 2006
NUMBER OF STORIES:	1
ELECTRIC POWER:	220 Power, 3 Phase, 200 Amps
PARCELS:	5
CONSTRUCTION:	Block
TOPOGRAPHY:	Level
FRONTAGE / DEPTH:	70,160 Feet / 313 Feet
LEASE:	Possible
LEASE TERM / TYPE:	Net / 5 Years
SALE PRICE:	\$395,000
TAXES:	\$8,962 Per Year
HVAC / HEAT:	Office Only / Reznor
WATER / SEWER:	City / City
GAS / ELECTRIC:	Dominion Energy / First Energy

Contact: **Tom Fox, SIOR,** tfox@naipvc.com



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.