

1147 Sweitzer

AKRON, OH 44311

FOR LEASE

Industrial Property



PROPERTY DESCRIPTION

3952 SF Warehouse space available with 2357 SF of first floor space with 14' 3" ceiling heights, 1000 SF mezzanine area with 6' 5" ceiling heights and 415 SF finished room/office. There is a dock door and potential fenced in storage yard.

PROPERTY HIGHLIGHTS

- 600 Amp 3-Phase Service Throughout Entire Building
- Fully Conditioned
- New HVAC units in 2021
- New Reznors in 2020
- New 8 High Definition Camera System/Recorder and Security System
- Waterless Sprinkler
- Partial Roof Replacement in 2022

OFFERING SUMMARY

Lease Rate:	\$1,800.00 per month (MG)
Number of Units:	1
Available SF:	3,952 SF
Lot Size:	1.064 Acres
Building Size:	19,575 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,172	5,492	13,116
Total Population	2,577	11,890	28,836
Average HH Income	\$33,539	\$37,469	\$36,953



THE MASICA COMPANY

www.SperryCGA.com

Steve Masica

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Patrick Craig

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OH #SAL.2023006201

Each office independently owned and operated.

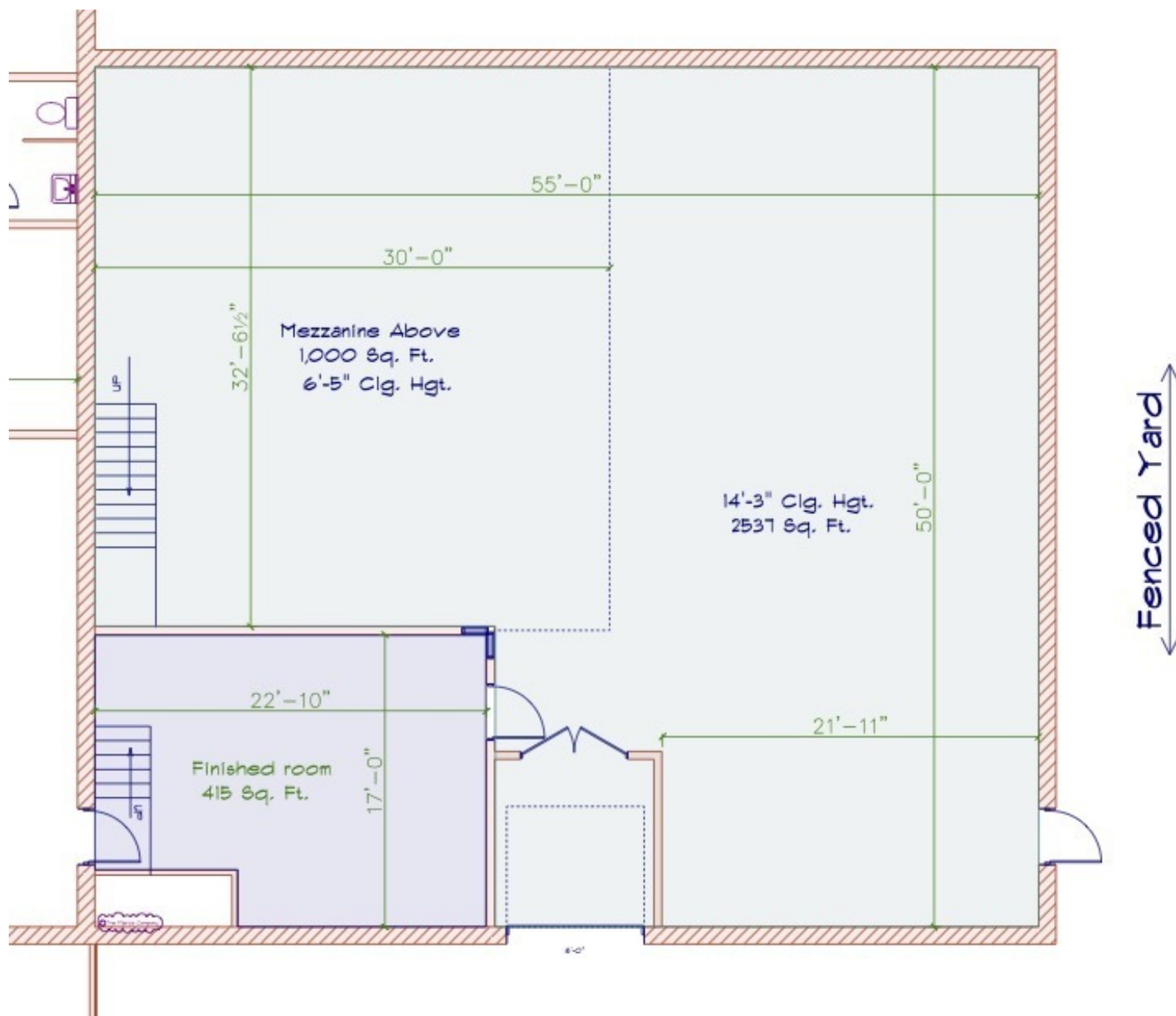
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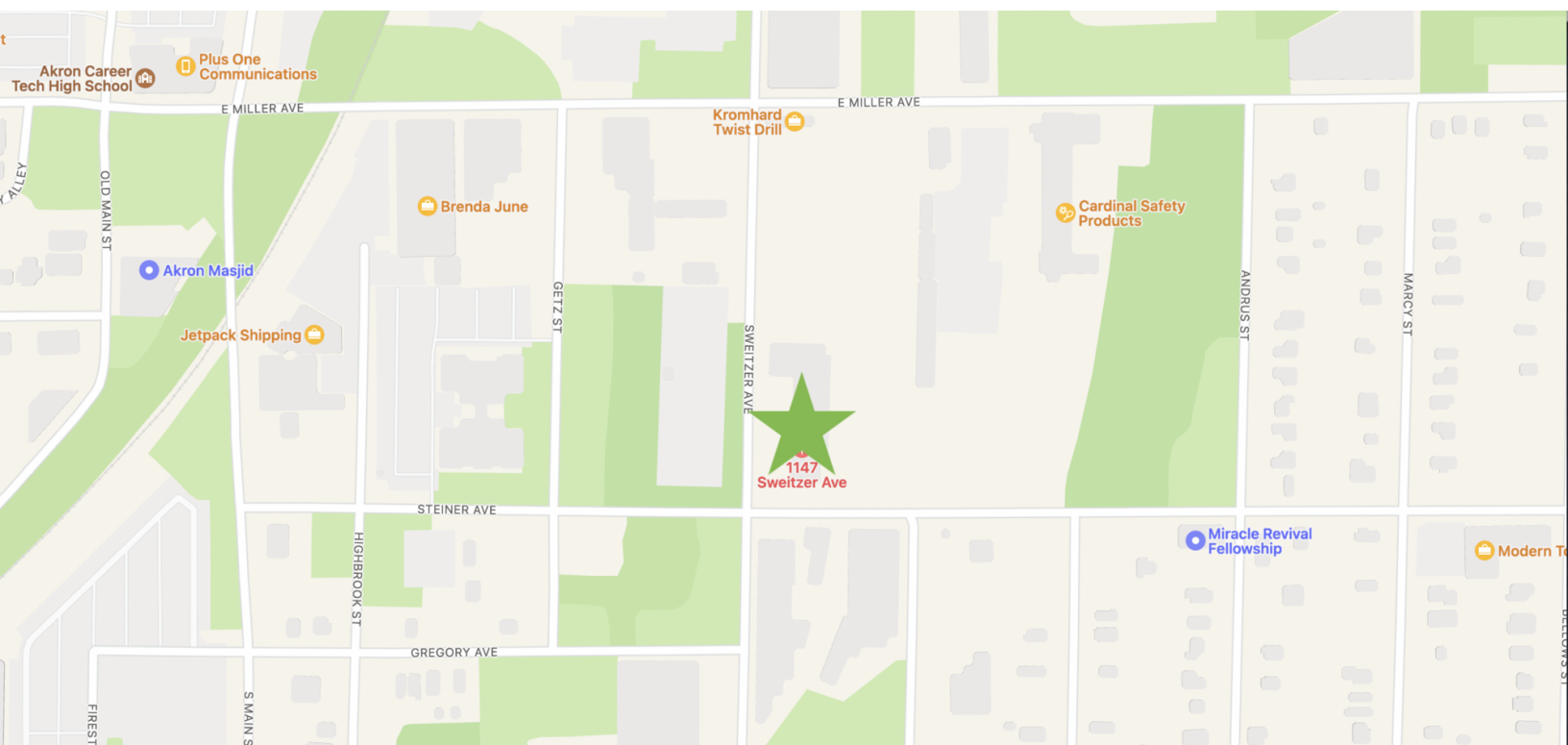
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