

# 3 VACANT INDUSTRIAL LOTS IN WADSWORTH



2.76 - 7.27 ACRES  
WADSWORTH CORPORATE PARKWAY  
WADSWORTH, OH 44281  
**SALE PRICE: \$199,000 - \$773,000**



## PROPERTY HIGHLIGHTS

- Number of Lots: 3
- Lot Sizes: 2.76 - 7.27 Acres
- Contiguous Available: 6.37 Acres
- Topography Map: Available
- Survey: Available
- City Of Wadsworth: Tax Incentives
- Potential Rail Access: Lot 6
- Utilities: Gas, Electric, Water, and Sewer at street
- Zoning: I-1

LOT#	TOTAL ACRES	FRONTAGE	DEPTH	RAIL	PRICE
6	7.27	268'	643' IRREGULAR	POSSIBLE	\$349,000
8	2.76	330'	393' IRREGULAR		\$225,000
9	3.61	501'	345' IRREGULAR		\$199,000
ALL 3 LOTS	13.64				\$773,000

## LISTING AGENT

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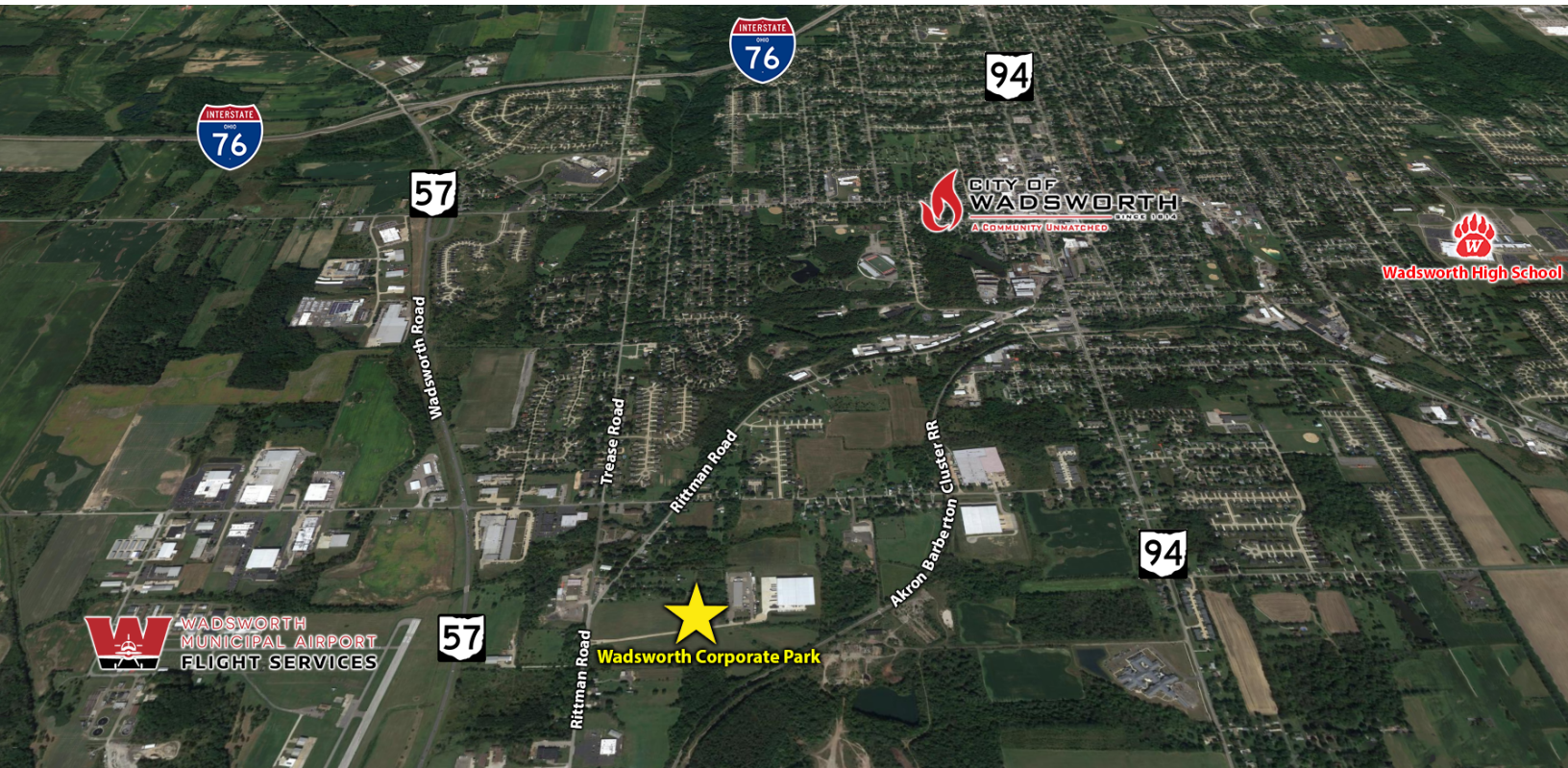




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## PROPERTY OVERVIEW

Wadsworth Corporate Park is on Corporate Parkway, a cul-de-sac in the City of Wadsworth. It is zoned I-1 Industrial with three parcels available ranging from 2.76 acres to 7.27 acres with 6.37 acres of that being contiguous. The park is a Foreign Trade Zone and has additional tax abatements which can be negotiated with the City of Wadsworth. All lots have gas, electric, water and sewer at the street. Only 3 Lots remain with very limited options in the market.

## LOCATION OVERVIEW

The Wadsworth Corporate Park is located at the intersection of Rittman Road and Corporate Parkway in the City of Wadsworth, in southeastern Medina County, in Northeast Ohio. The park is only 2.3 miles southeast of the I-76 at SR-57 interchange. This gives one easy access to I-71, I-77, Columbus, Cleveland, Akron, Canton, the Ohio Turnpike and two regional airports.

## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	602	19,928	54,258
Total Population	1,785	52,046	141,045
Average HH Income	\$68,844	\$68,143	\$70,575

*The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.*





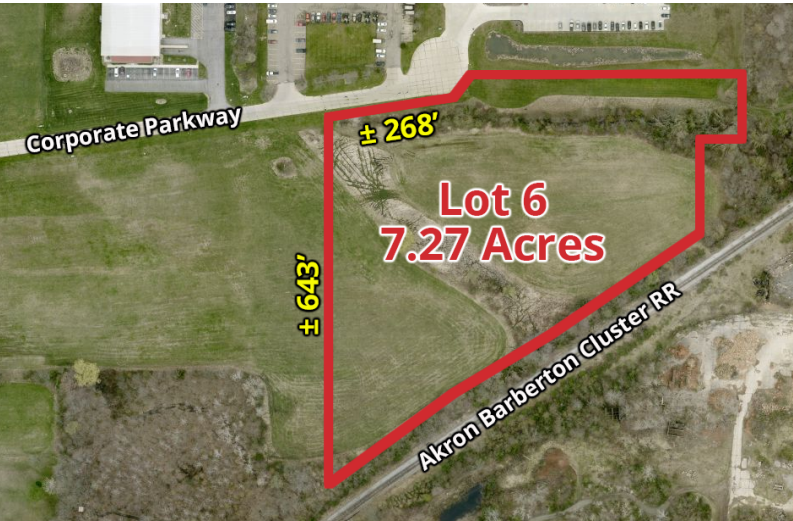
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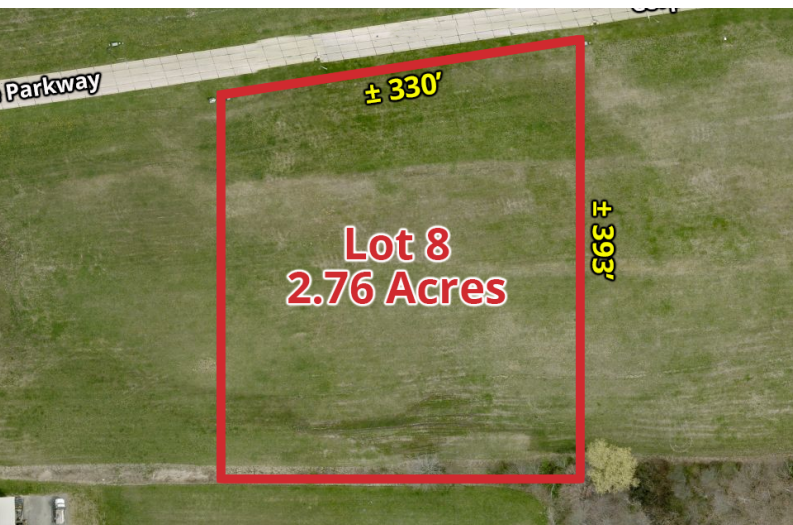
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## LOT 6

7.27 acres with 268.42' of frontage on Corporate Parkway and an irregular depth of 643.57'. This lot also has a potential for rail access.



## LOT 8

2.76 acres with 330.00' of frontage on Corporate Parkway and an irregular depth of 393.55'. Can be combined with lot 9 for a total of 6.37 contiguous acres. There is potential to gain access to the detention basin on Lot 9 for some of its water run off. Engineers will need to be engaged to determine the buyers needs.



## LOT 9

3.61 acres with 501' of frontage on Corporate Parkway and an irregular depth of 345.95'. Lot has a water detention basin to handle some of the water retention depending on what gets built. Can be combined with lot 8 for a total of 6.37 contiguous acres.

