



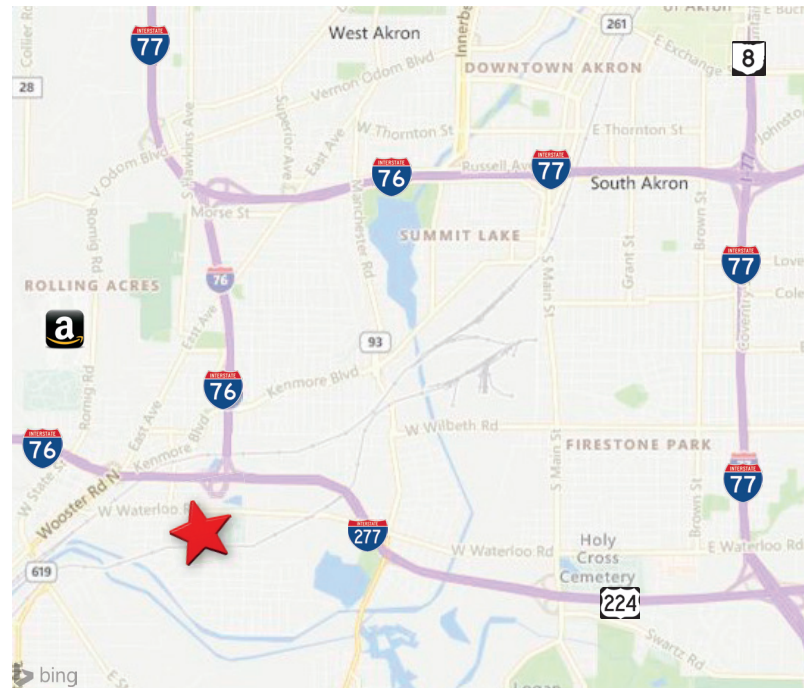
2700 Cory Ave. Akron, Ohio 44314

Property Description

Perfect for contractor, construction, fleet service users. 5,116 SF of office/training area and 1,920 SF garage/shop area. (2) bays with 12' x 14' overhead doors, small office/parts storage and 300 SF of mezzanine storage area. Garage has 18'6" ceiling. Rear parking area with canopy covered slots also available at \$1,500 per month.

Property Details

Lease Price:	\$5.80 PSF MG
Lease Term:	3-5 years
Total Space:	7,036 SF
Office Space:	5,116 SF
Garage/Shop:	1,920 SF
Zoning:	U-5 (ordinary industry)
Restrooms:	2
Clear Height:	9'8" office, 18'6" garage
Year Built:	1975
Drive-in Doors:	(2) 12' x 14'
Power:	200 A / 480 V / 3 Ph
Frontage / Depth:	305' / 760'
Parking Spaces:	25 (added 40)
Interchange / Distance:	I-76/SR-224 / 0.5 mile



For more information:

Bob Raskow, SIOR

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Scott Raskow

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789 White Pond Dr., Suite C

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**For Lease
Industrial
7,036 SF**



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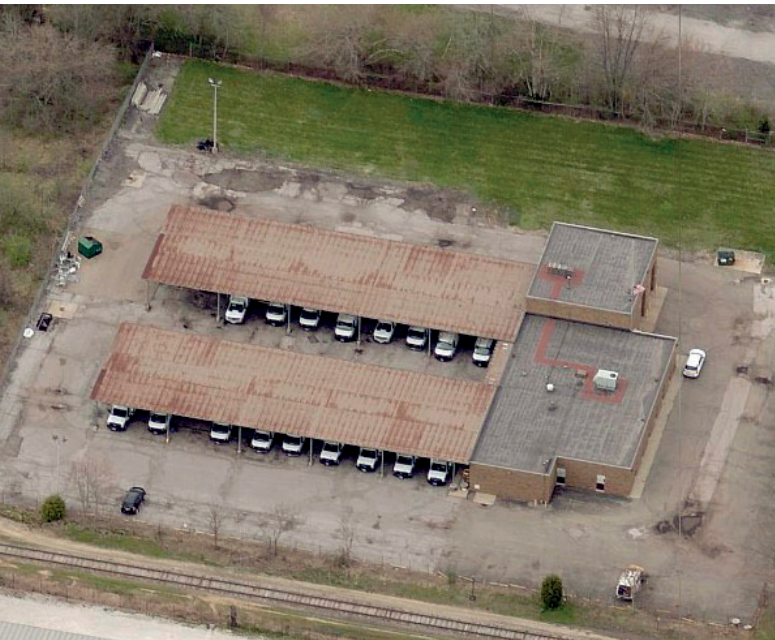
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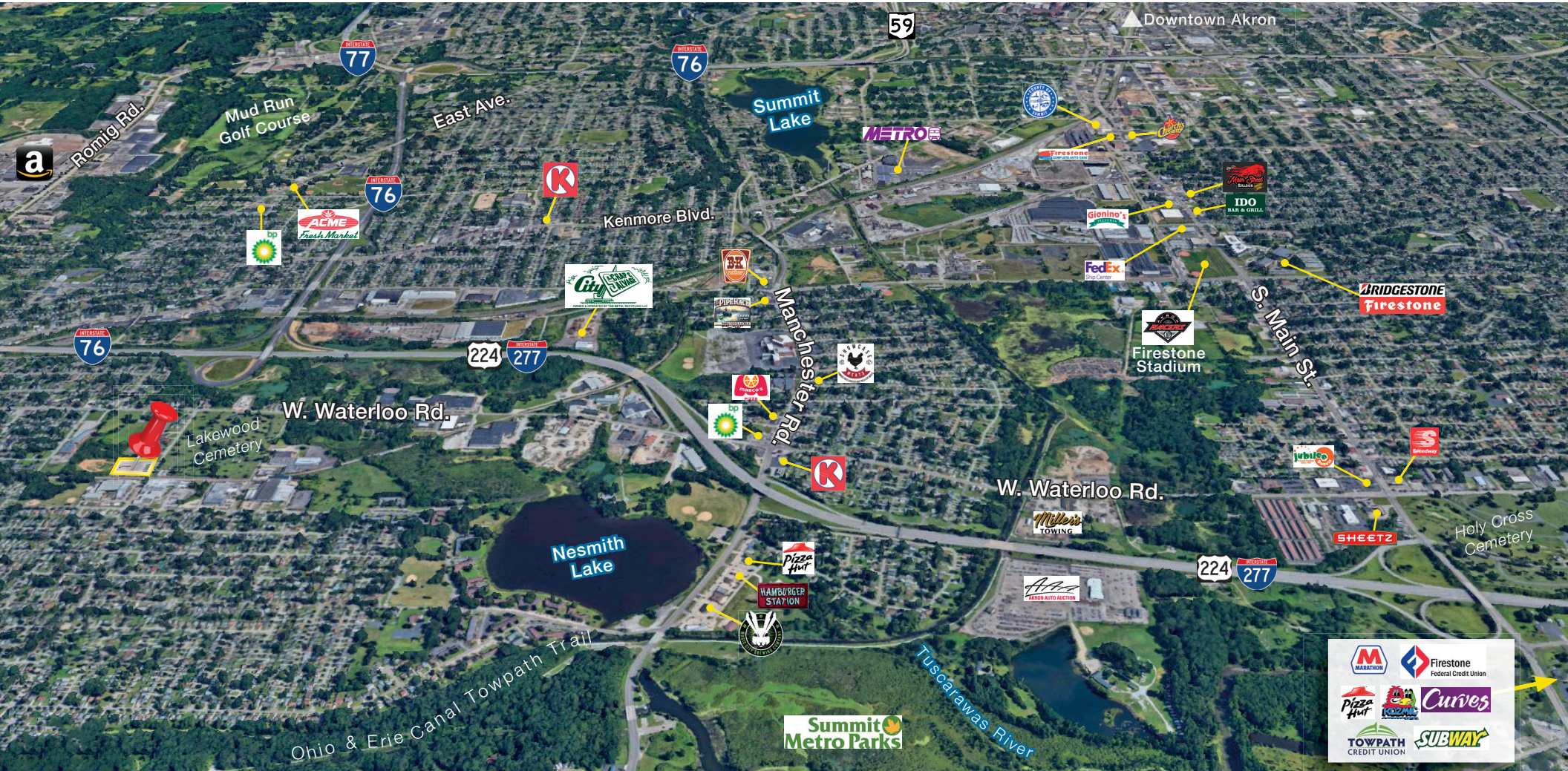
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7,036 SF

Property Details

TOTAL SF AVAILABLE:	7,036 SF
OFFICE SF:	5,116 SF
GARAGE/SHOP SF:	1,920 SF
MEZZANINE STORAGE SF:	300 SF
CLEAR HEIGHT:	9'8" office, 18'6" garage
ZONING:	U-5 (ordinary industry)
YEAR BUILT:	1975
RESTROOMS:	2
ACRES AVAILABLE:	2+/-
FRONTAGE:	305'
DEPTH:	760'
DRIVE-IN DOORS:	2 12' x 14'
PARKING:	25 (added 40)
POWER:	200 A / 480 V / 3 Ph

Price Details

LEASE PRICE:	\$5.80 PSF (MG)
LEASE TERM:	3-5 years
TENANT RESPONSIBILITIES:	Utilities, maintenance, cleaning, lawn care, snow removal
LANDLORD RESPONSIBILITIES:	Taxes, insurance

Location Details

INTERCHANGE / DISTANCE:	I-76/SR-224 / 0.5 mile
LOCATION:	Located off W. Waterloo Rd. between Manchester Rd. and Wooster Rd. North.

Notes

Canopy parking slots, fenced/gated paved yard area also available for \$1,500/month

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