



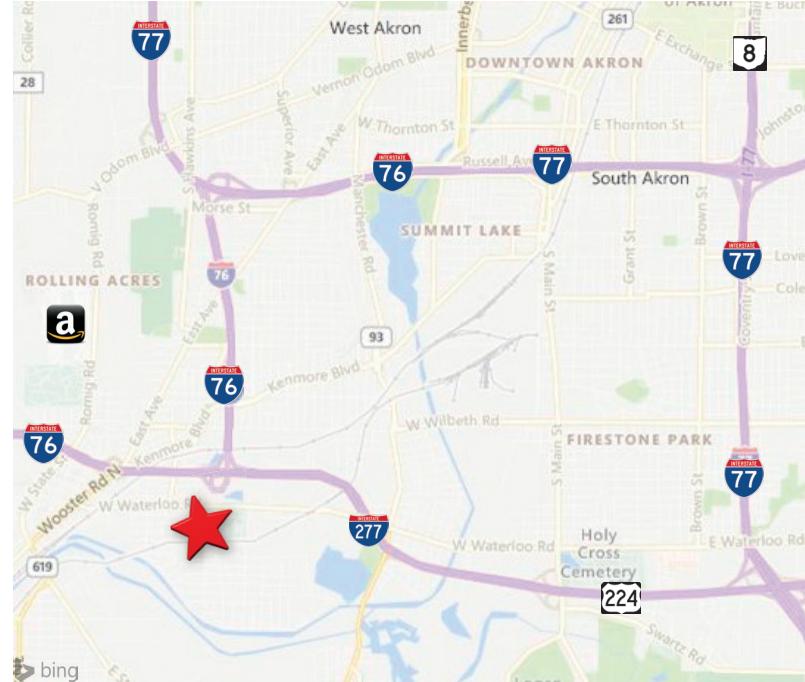
**2700 Cory Ave.** Akron, Ohio 44314

## 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

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



For more information:

**Bob Raskow, SIOR**

330 697 6818 • [braskow@naipvc.com](mailto:braskow@naipvc.com)

**Scott Raskow**

330 608 5172 • [sraskow@naipvc.com](mailto:sraskow@naipvc.com)

**2700 Cory Ave.**

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**For Lease  
Industrial  
7,036 SF**



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**NAI Pleasant Valley**

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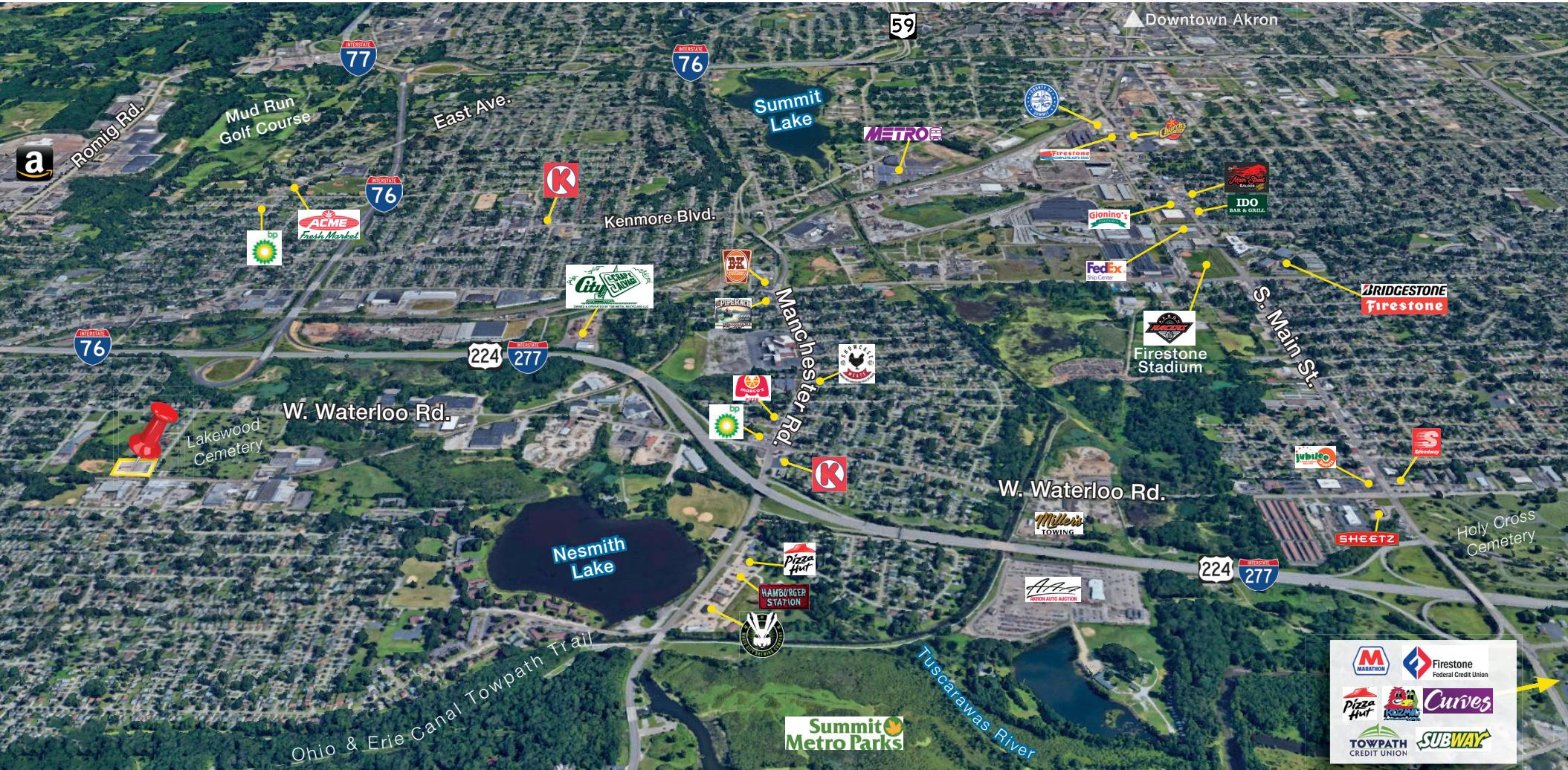
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Industrial  
7,036 SF



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For Lease  
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## 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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