

## 5,000 SF Industrial Space



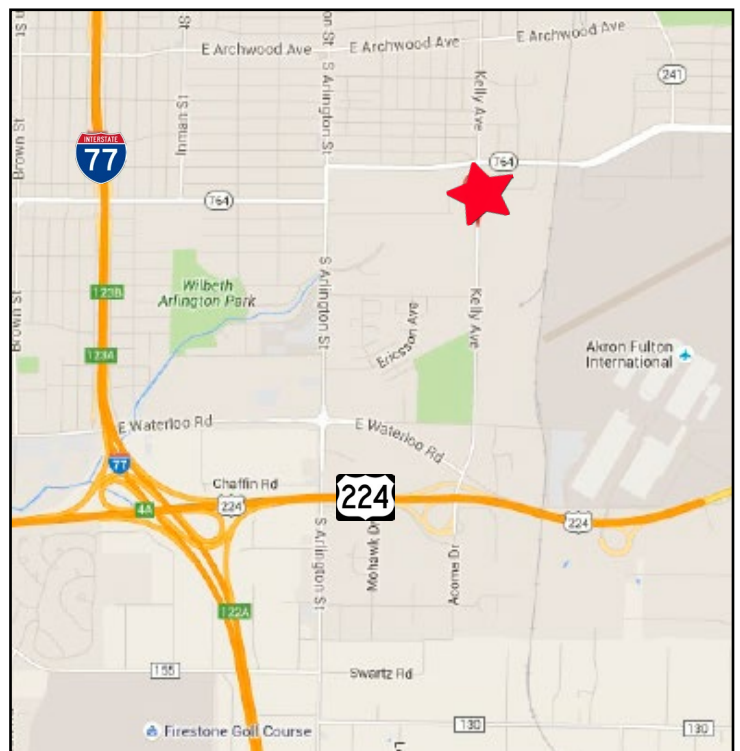
1210 Kelly Ave. - Suite D  
Akron, OH 44306

### Property Details

- Lease Rate: \$2,950/month
  - Plus CAM \$200/month
- Available Space: 5,000 SF
- Office Space: 1,000 SF
- Warehouse Space: 4,000 SF
- Year Built: 2000
- Sprinklers: High Density
- Lighting: New LED
- Clearance Height: 20'
- Drive-in Doors: (1) 12' x 14'
- Interchange: I-277 / I-77
- Distance: 0.75 mile(s)
- Location: 0.25 mile(s) North of SR-224 and Kelly Avenue Exit

**Bob Raskow, SIOR**  
330 697 6818  
braskow@naipvc.com

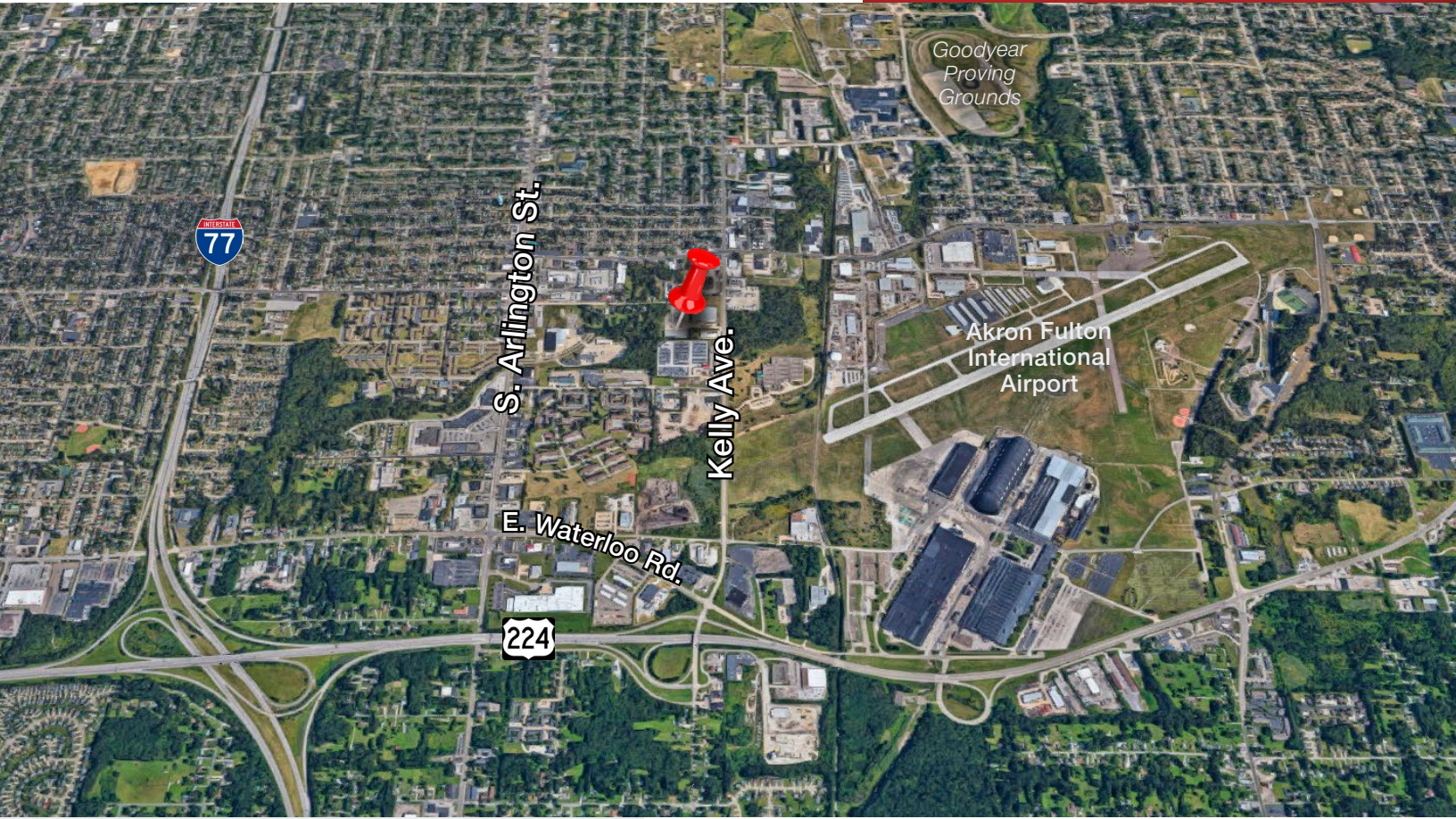
**Scott Raskow**  
330 608 5172  
sraskow@naipvc.com





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FOR LEASE



### Property Note

Great highway access off Kelly Ave and State Route 224 Exit. 5,000 SF with 1,000 SF of office space, and 4,000 SF of warehouse space. 12' x 14' Overhead door, fully sprinklered, new LED lighting, 20' ceiling.

For more information:

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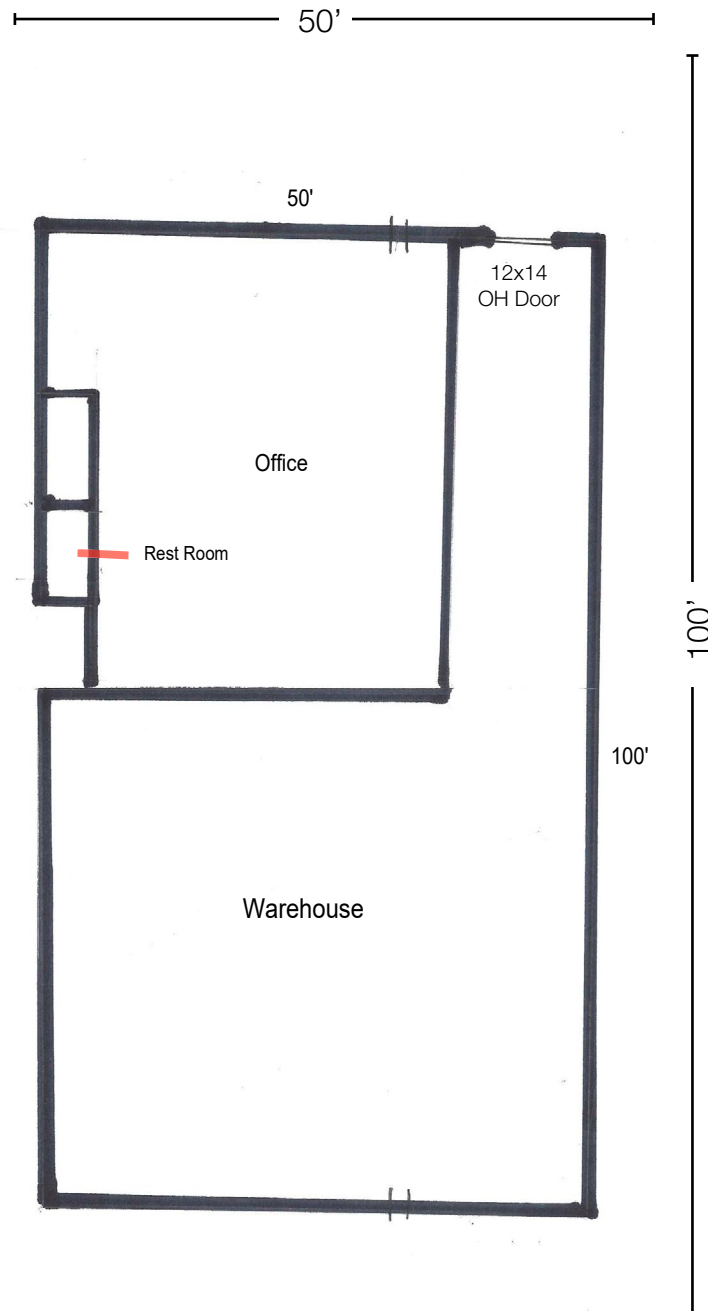
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FLOORPLAN



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FOR LEASE

SPACE AVAILABLE:	5,000 SF
WAREHOUSE AREA:	4,000 SF
OFFICE AREA:	1,000 SF
PROPERTY SUB-TYPE:	Office /Flex Warehouse
INTERCHANGE / DISTANCE:	I-277 & I-77 / 3/4 Mile
CONDITION:	Excellent
CONSTRUCTION:	Masonry/Metal
YEAR BUILT:	2000
LIGHTING:	New LED
SPRINKLERED:	High Density
ZONING:	U4 Commercial Industrial
SINGLE OR MULTI-TENANT:	Multi-Tenant
CEILING HEIGHT:	20'
DRIVE-IN DOORS:	(1) 12' x 14'
RESTROOMS:	2
PARKING:	Ample
HVAC:	Offices
HEAT:	Forced Air, Reznor, Gas
WATER:	City
SEWER:	City
ELECTRIC POWER:	200A / 208V / 3 Phase
LEASE PER MONTH:	\$2,950 per month + CAM (CAM is \$200 per month)
LEASE TERM:	3-5 Years
LOCATION:	1/4 mile North of 244 and Kelly Ave Exit

**COMMENTS:** Great highway access off Kelly Ave and State Route 224 Exit. 5,000 SF with 1,000 SF of office space, and 4,000 Sf of warehouse space. 12' x 14' Overhead door, fully sprinklered, new LED lighting, 20' ceiling. Contact Bob or Scott Raskow.

For more information:

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braskow@naipvc.com

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