



**RATE REDUCTION!
Owner is motivated!**

1413 Main St.

Cuyahoga Falls, OH 44221

Property Features

- Available Space: 8,535 SF
- Warehouse Space: 7,535 SF
- Office Space: 1,000 SF
- **REDUCED RATE: \$4.95 PSF**
- Year Renovated: 2018
- Ceiling Height: 12'
- Power: 1200 amp, 480/277, 3 ph
- Zoning: E-1
- Interchange / Distance: SR-8 / 1/2 mile



For more information:

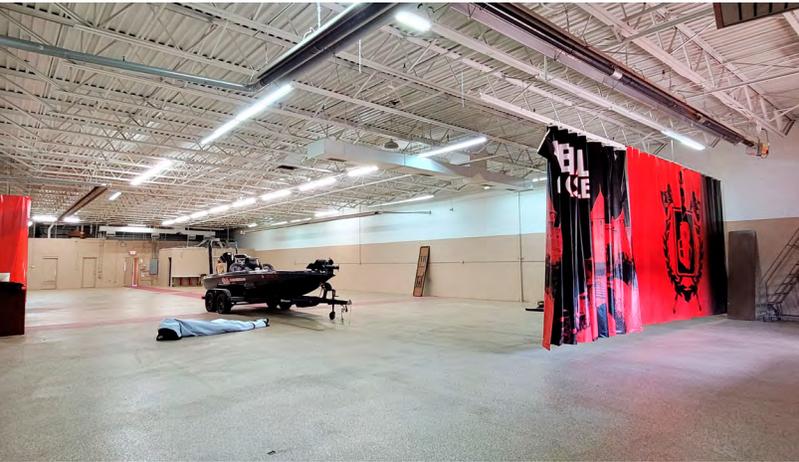
Bob Raskow, SIOR

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Scott Raskow

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For Lease
8,535 SF
Flex/Retail Space



540 White Pond Dr., Suite A
Akron, Ohio 44320
330 535 2661
naipvc.com

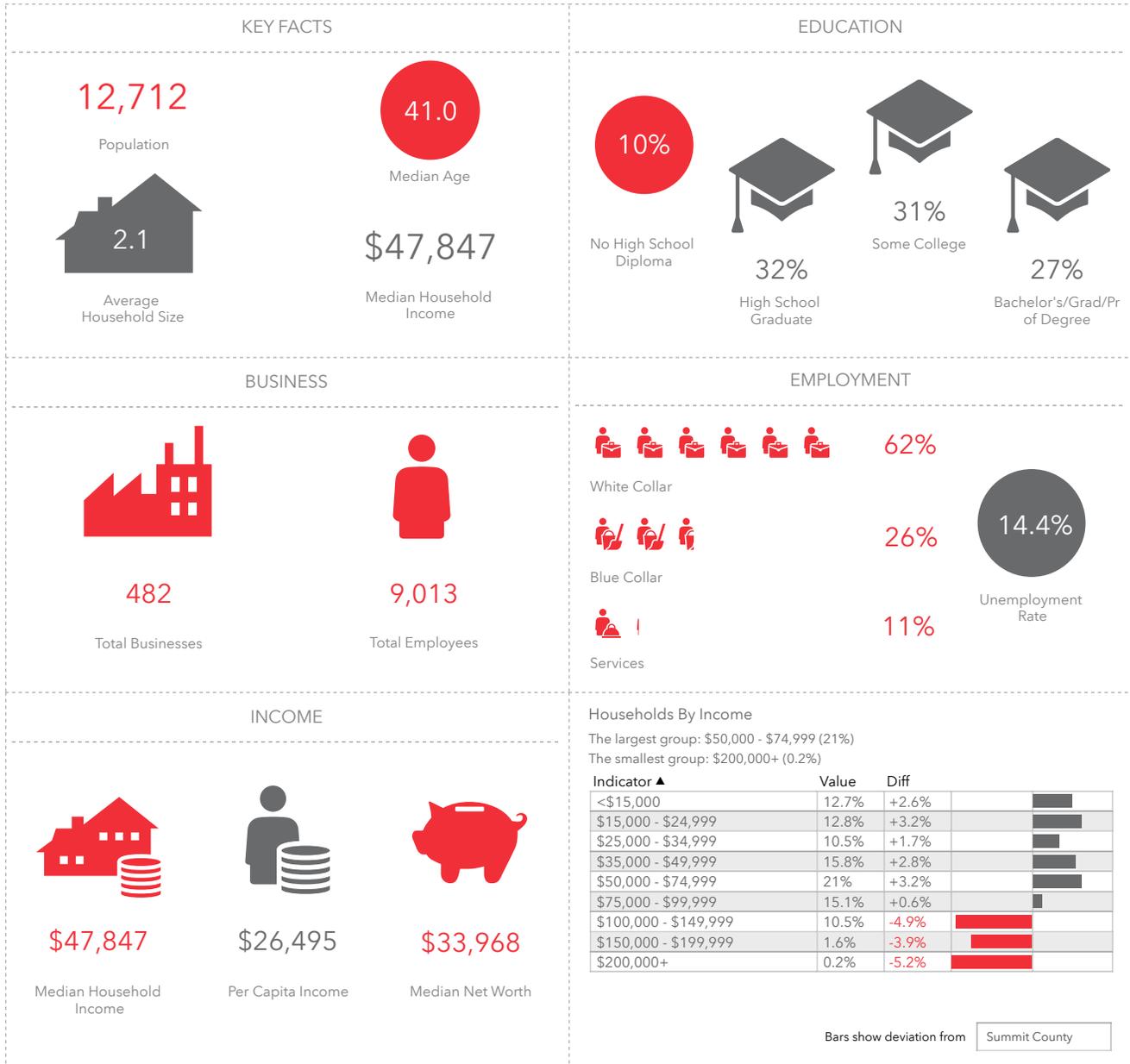
NAPleasant Valley

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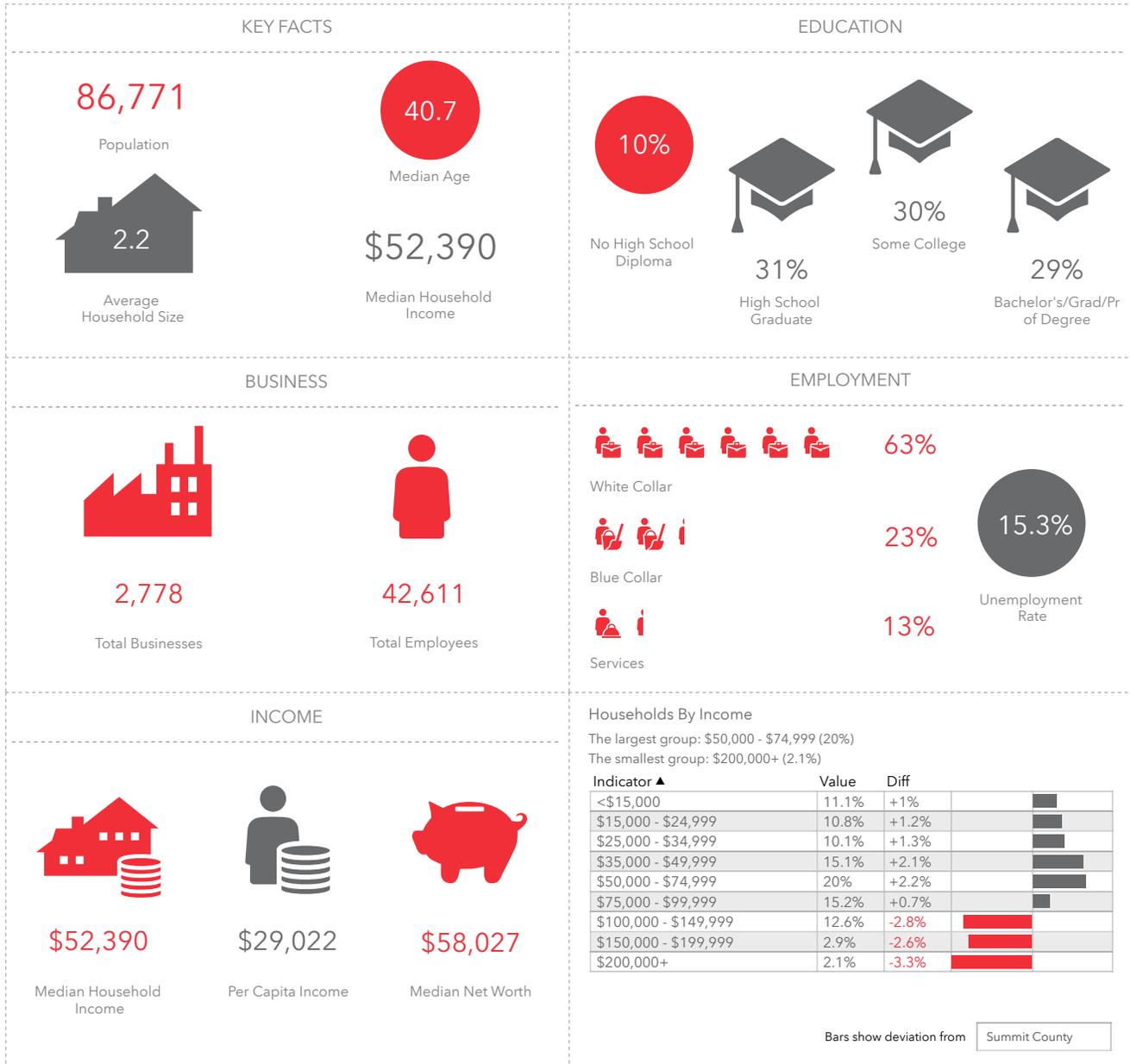
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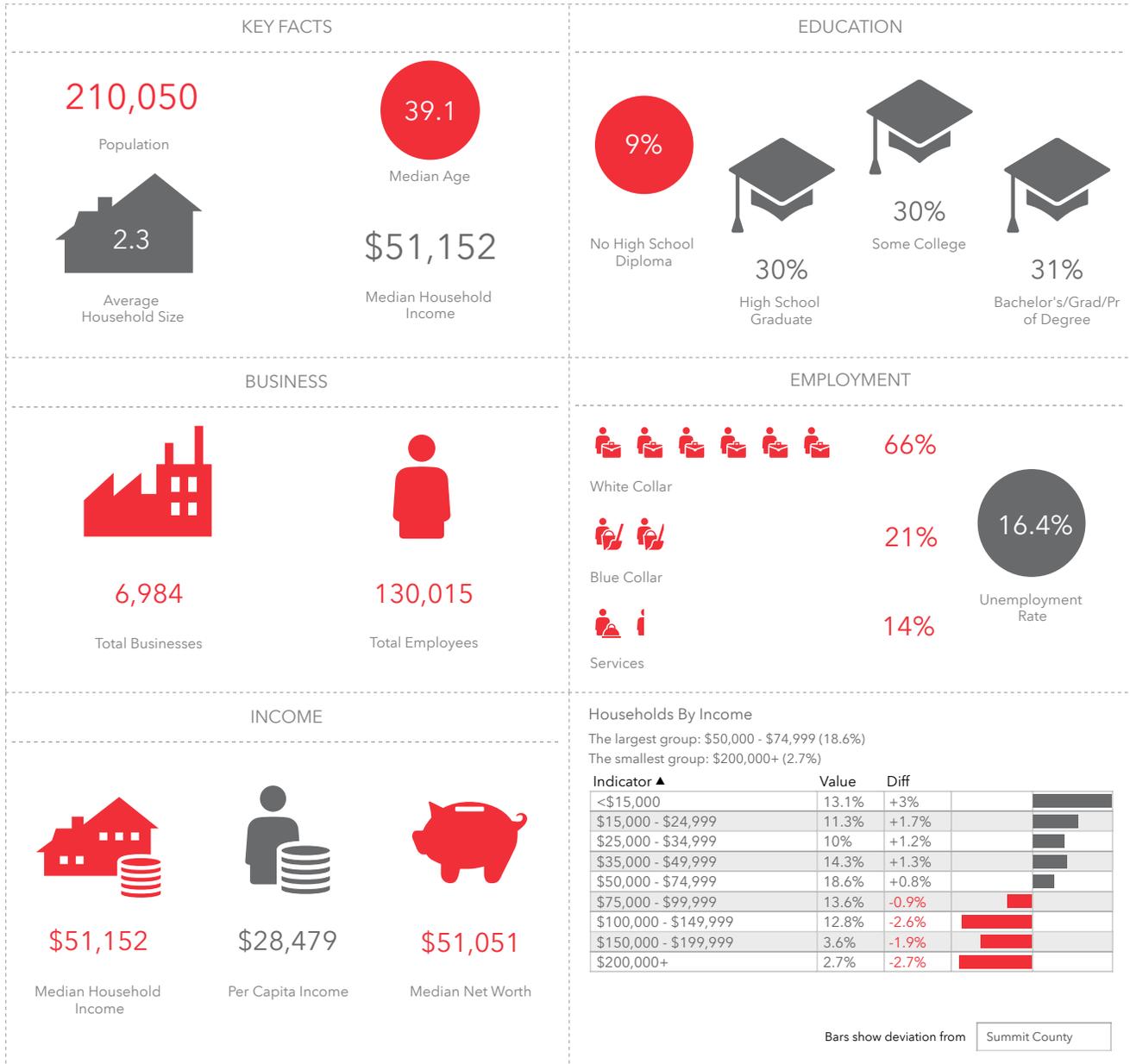
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Property Details

REDUCED RATE:	\$4.95 SF
SPACE AVAILABLE:	8,535 SF
WAREHOUSE AREA:	7,535 SF
OFFICE AREA:	1,000 SF
CONSTRUCTION:	Masonry
YEAR RENOVATED:	2018
ZONING:	E-1
CEILING HEIGHT:	12'
DRIVE-IN DOORS:	1
SPRINKLERED:	Yes
RESTROOMS:	2
HVAC:	Office
HEAT:	Radiant Tube
GAS:	Dominion
ELECTRIC:	Cuyahoga Falls
WATER/SEWER:	City
PHONE/CABLE:	AT&T/Spectrum
POWER:	1200 Amp / 480/277 Volt / 3 Phase
BUS AVAILABLE:	Yes

COMMENTS: Owner is motivated. Excellent opportunity to lease just off Howe Rd corridor. This unit is perfect for a variety of uses, including retail, contractor services, and more. The office space has been recently renovated and is ready to move in. Additional parking in the rear. Tenant responsible for snow removal/lawn care around their building. Contact agents for details.

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