# FOR SALE/LEASE



### 33,200 SF Industrial Space on 3.00 Acres

SHIPPING/ DELIVERIES ONLY

**1090 W. Wilbeth Rd., Akron, OH 44310** David Stover / Mac Biggar



#### 1090 W. Wilbeth Road Akron, OH 44310

## **SPACE**

- 33,200 SF building • 3.00 AC

### **RATE OFFERED**

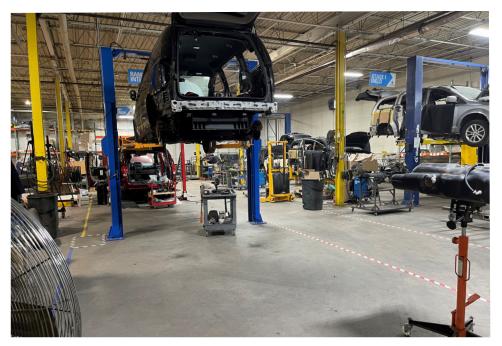
- Priced for Sale at \$1,195,000
- Offered for Lease at \$4.50 PSF. NET

## **PROPERTY INFORMATION**

- Masonry Construction built in 1967/1995 Located in an opportunity zone
- 300 plus car parking fenced lot
- 3 docks, 3 drive-in doors
- 18' clear height
- New roof in 2020

- 480 volt/600 amp/3 phase power
- Convenient access to I-77, I-76, I-277 & Route 8
- Property can be sold with adjacent property of 28,712SF on 3.70 Acres



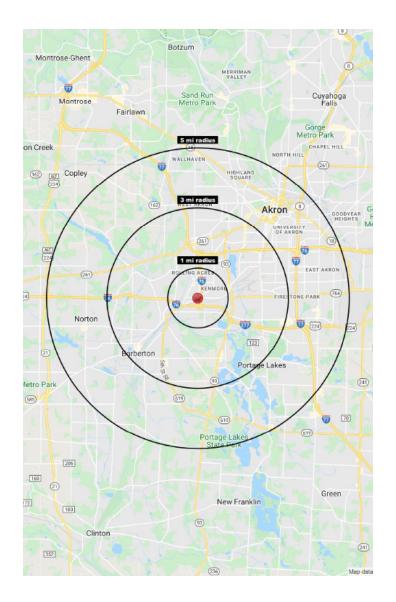


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The information submitted herein is not quaranteed. Although obtained from reliable resources, it is subject to errors, omissions, prior sale and withdrawal from the market without notice. Broker has made no investigation and makes no representation of the property.

#### **1090 W. Wilbeth Road** Akron, OH 44310





TOTAL POPULATION

163,613



TOTAL DAYTIME POPULATION

84,316



AVG. HH INCOME

\$59,433

2021 Population Summary	1 Mile	3 Miles	5 Miles
Total Population	11,458	66,804	163,613
Households	4,833	28,820	69,998
Daytime Population	3,661	28,519	84,316
2021 Houshold Income	1 Mile	3 Miles	5 Miles
			4
Average Income	\$59,544	\$53,597	\$59,433
Median Income	\$41,940	\$41,937	\$45,649

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