

FOR LEASE

1011 GORGE BLVD

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Akron, OH 44310

PRESENTED BY:

BRIAN FOSTER

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OH #SAL2019006700



PROPERTY SUMMARY



OFFERING SUMMARY

WAREHOUSE LEASE RATE:	\$4.00 SF/yr (Modified Gross)
LAYDOWN YARD LEASE RATE:	\$1.00 PSF
AVAILABLE SF:	6,653 SF
LOT SIZE:	5 Acres

PROPERTY DESCRIPTION

The Subject Property is a 6,270 SF industrial building with 5 garage bays. The building features 3 phase power and 12" clear height. Each garage door is 10'x18' and each bay is approximately 50'x25'. There is one office currently in the building. There are no restrooms in the building but plumbing is a negotiable item for a long term tenant.

The property features 5 acres of land which could be utilized for vehicle parking or outdoor storage for an industrial user. The main building is equipped with a 3,500 SF gymnasium with 17'8" clear height that could be utilized for additional industrial space. The gymnasium is equipped with a 14.5'x12' drive in door in the rear.

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SITE PLAN



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WAREHOUSE/LAND PHOTOS



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GYM PHOTOS



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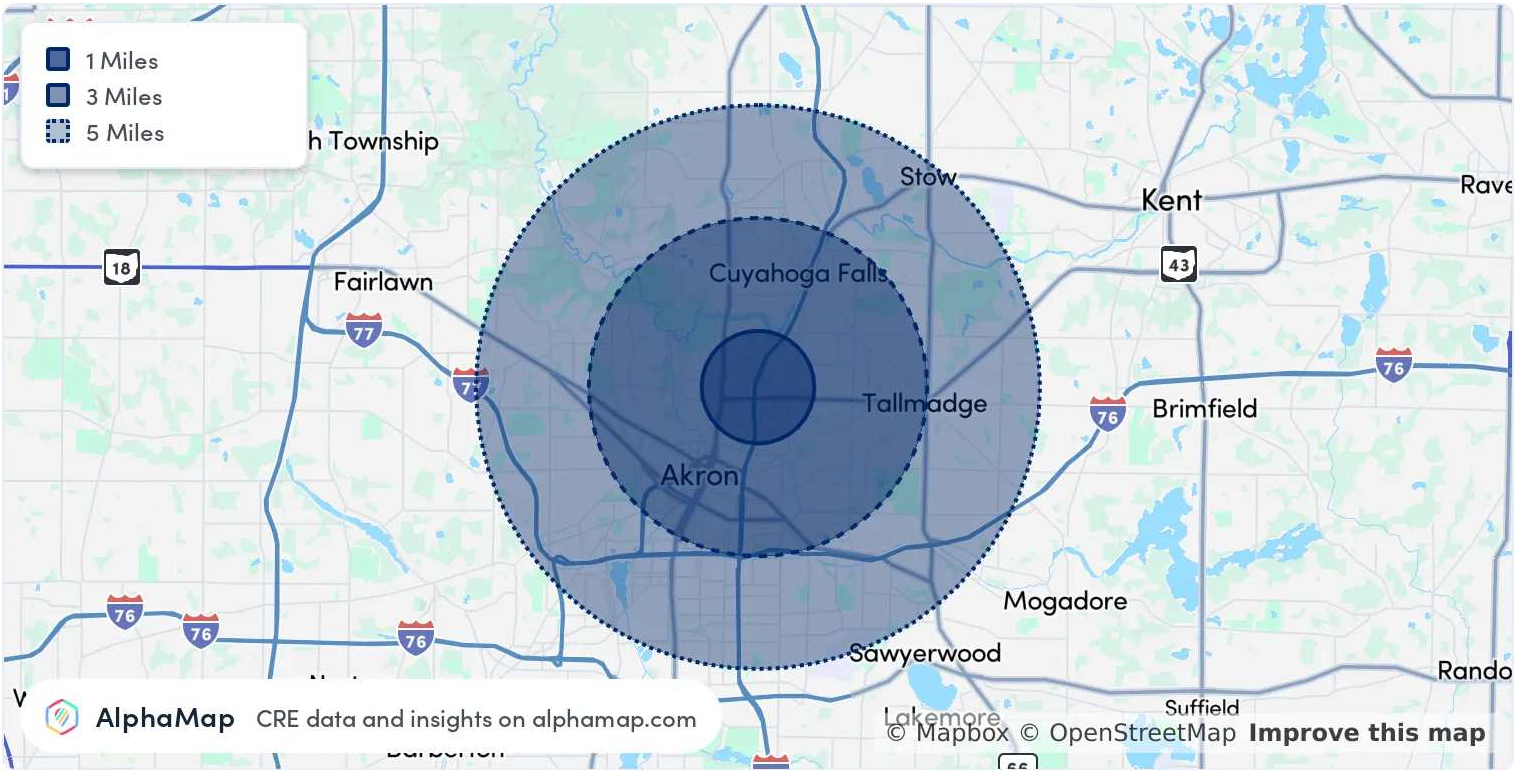
LOCATION MAP



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AREA ANALYTICS



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	15,996	98,985	231,185
AVERAGE AGE	37	40	40
AVERAGE AGE (MALE)	36	39	39
AVERAGE AGE (FEMALE)	38	40	42

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	5,990	43,452	101,915
PERSONS PER HH	2.7	2.3	2.3
AVERAGE HH INCOME	\$54,125	\$64,588	\$70,954
AVERAGE HOUSE VALUE	\$110,945	\$151,901	\$162,399
PER CAPITA INCOME	\$20,046	\$28,081	\$30,849

Map and demographics data derived from AlphaMap

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