

995 HOME AVENUE

AKRON, OHIO 44310

FOR LEASE
OR SALE

±136,000 SF DISTRIBUTION WAREHOUSE



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CBRE, INC.

950 Main Avenue
Suite 200
Cleveland, Ohio 44113

CBRE

RANGE LIGHT
INVESTMENT PARTNERS

PROPERTY HIGHLIGHTS

- Renovations commencing October 2024 including: interior/exterior paint, LED lighting, and office upgrades
- Excellent access to major highways (Route 8, I-77/I-76 Interchange, Route 91, and I-277)

LEASE RATE
\$4.95/SF NNN

SALE PRICE
\$55.00/SF

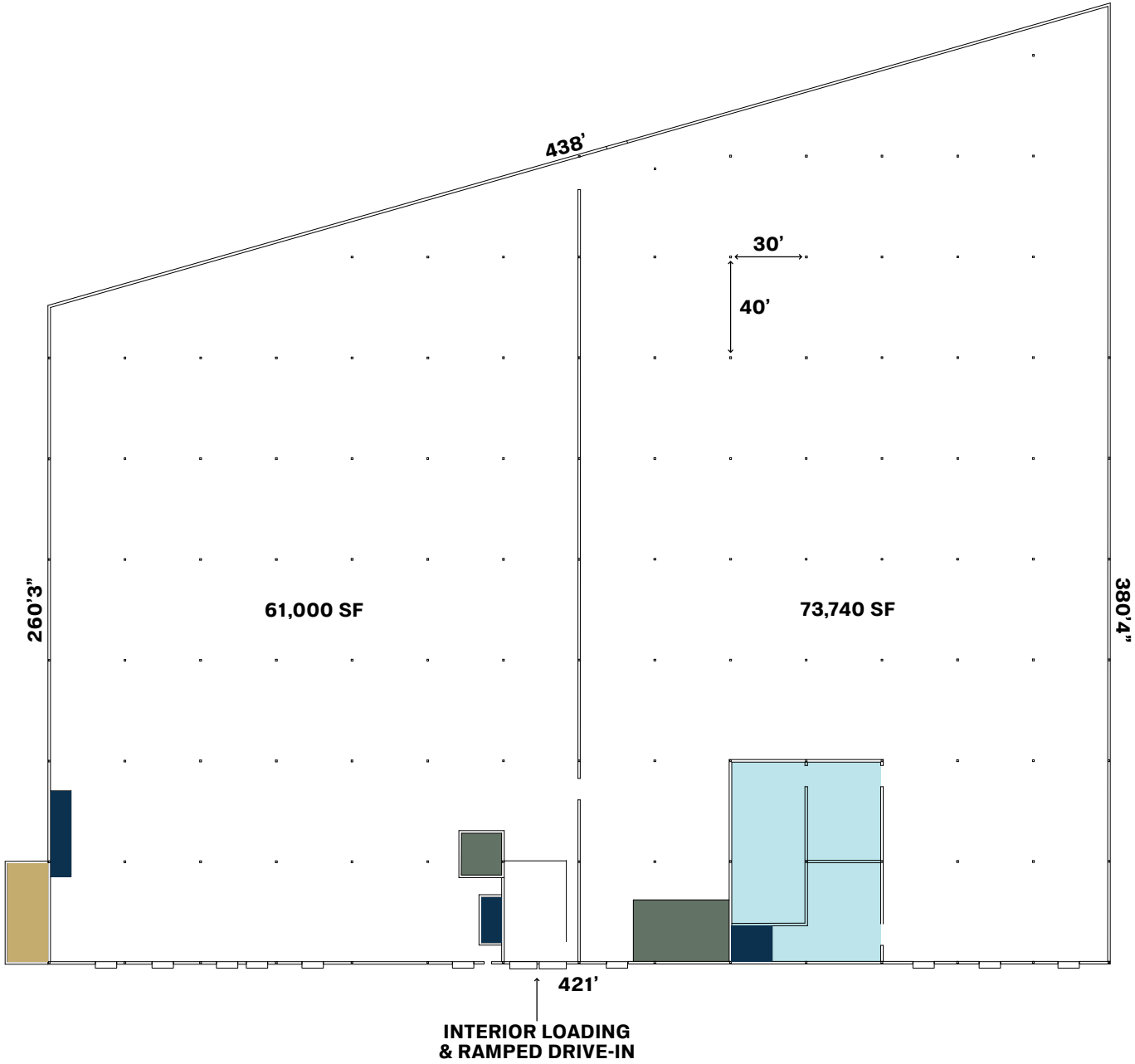
BUILDING SIZE	±136,000 SF (divisible) - 61,600 SF section has 6 exterior docks & 2 interior - 73,740 SF section has 4 exterior docks
LOT SIZE	±5.82 AC
OFFICE/BREAKROOM	±2,000 SF
TEMP CONTROLLED STORAGE	Two 65' x 30' contiguous storage areas with 12' clear, kept at 50 - 60 degrees F (minimum achievable temperature is unknown at this time)
CLEAR HEIGHT	21' - 22'
COLUMN SPACING	40' x 30'
FIRE SPRINKLERS	100% Wet
POWER	240V / 400A / 3PH*
DOCKS	10 standard (8' x 10') 2 recessed (12' x 14')
DRIVE-INS	Fork lift ramp adjacent to recessed docks. Additional drive-ins to-suit.
OUTDOOR STORAGE	Potential at south end of property



* Potential for Upgrade

FLOOR PLAN

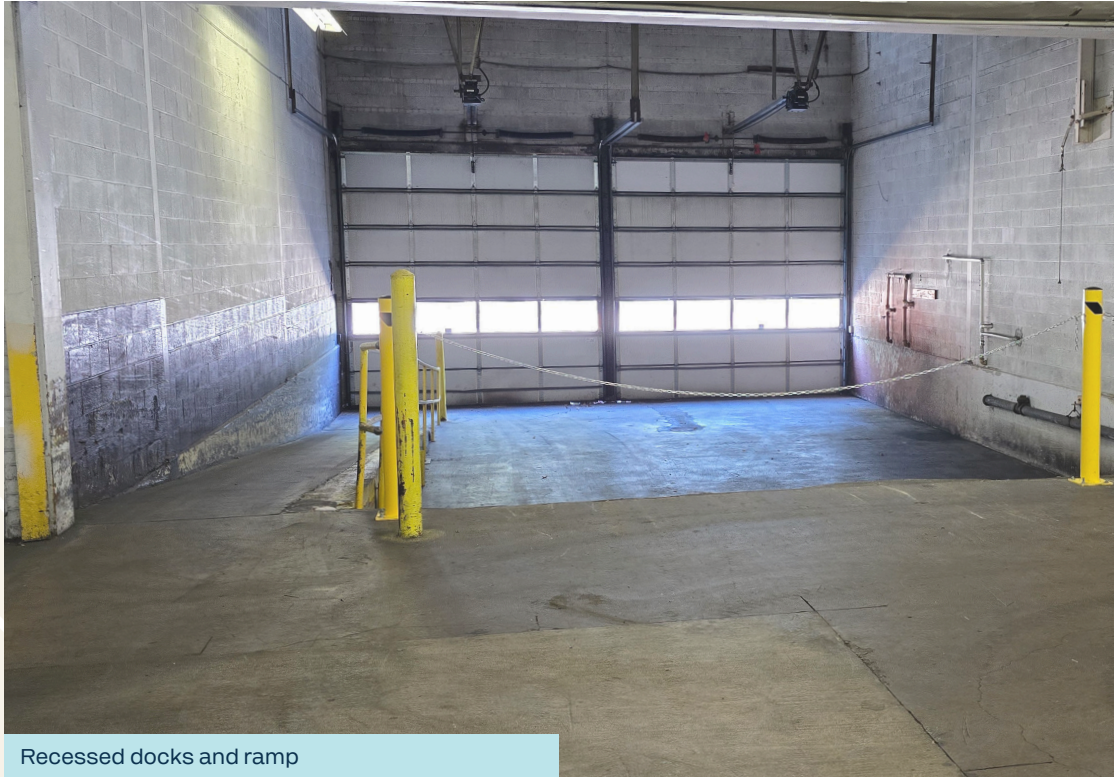
- OFFICE
- COLD STORAGE
- RESTROOMS
- BREAKROOM



INTERIOR PHOTOS



Breakroom



Recessed docks and ramp



Cold Storage

AREA OVERVIEW

DEMOGRAPHICS

5 MILE RADIUS | 2024



234,766
POPULATION



104,336
HOUSEHOLDS



\$71,328
AVG. HH INCOME

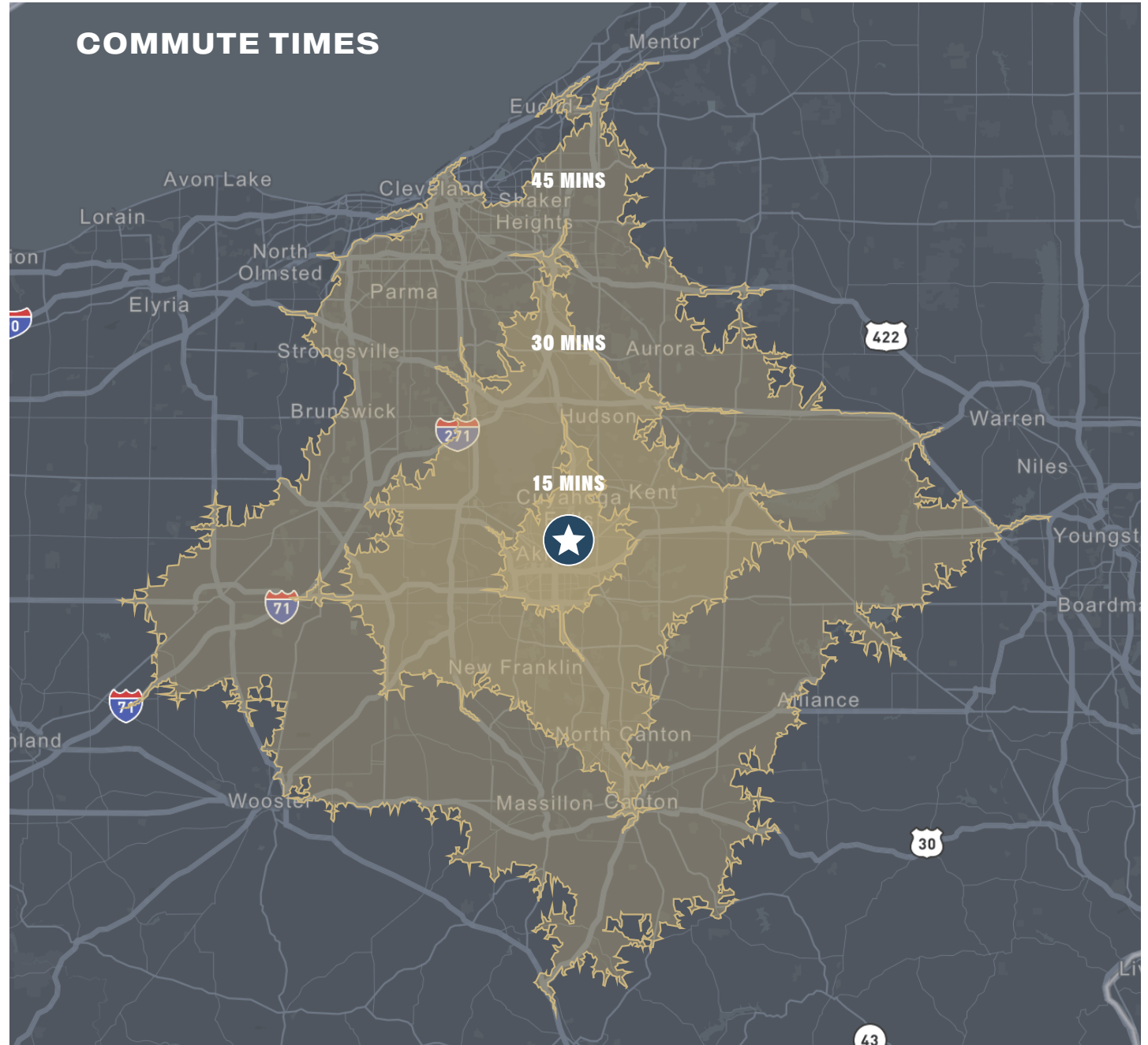


250,347
DAYTIME POPULATION



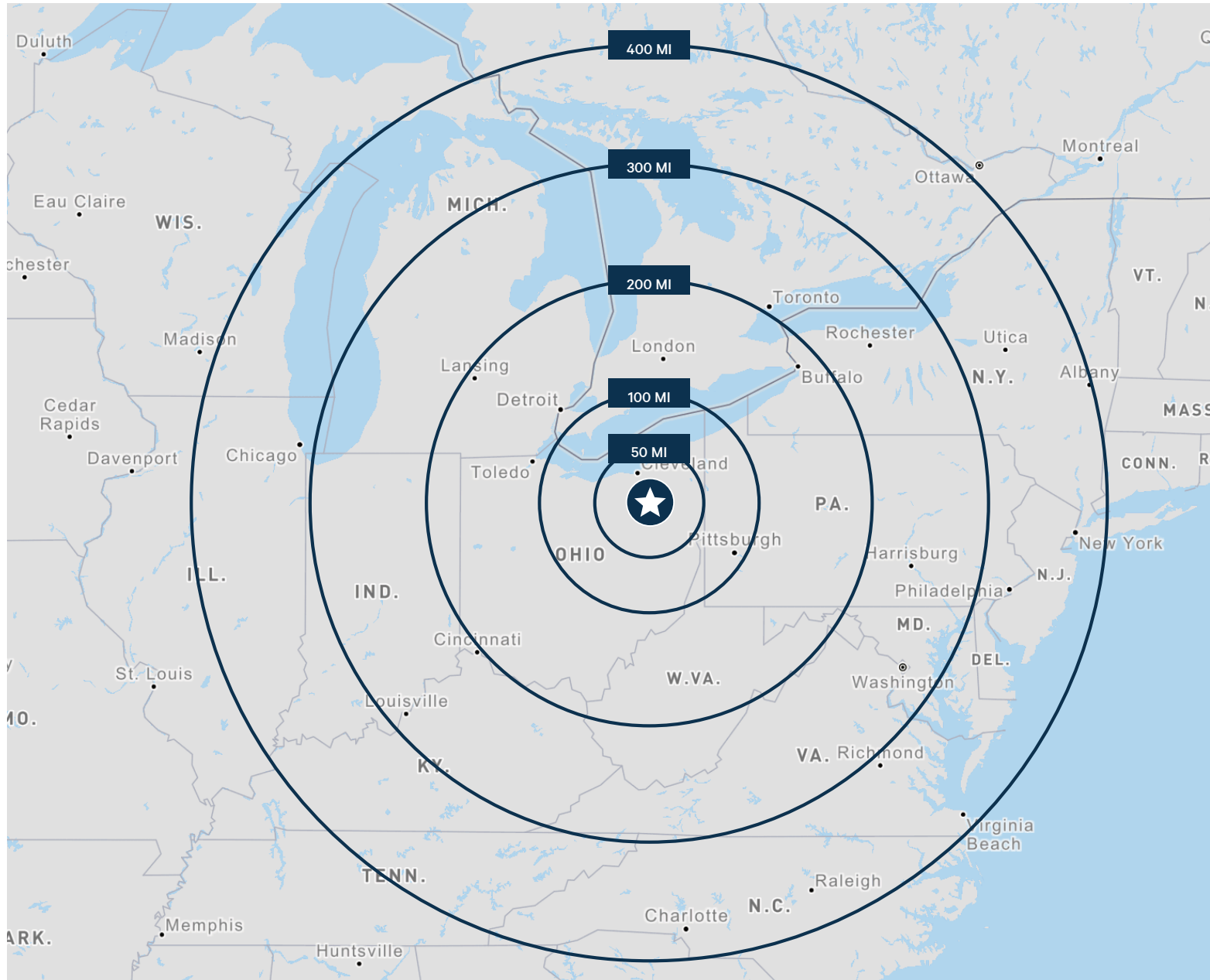
8,407
BUSINESSES

COMMUTE TIMES



LOCATION INFORMATION

DISTANCE TO MAJOR POPULATION CENTERS



WITHIN 50 MILES

Cleveland, OH
Canton, OH
Youngstown, OH

WITHIN 100 MILES

Columbus, OH
Pittsburgh, PA

WITHIN 200 MILES

Dayton, OH
Toledo, OH
Detroit, MI
Buffalo, NY
Hamilton, Canada

WITHIN 300 MILES

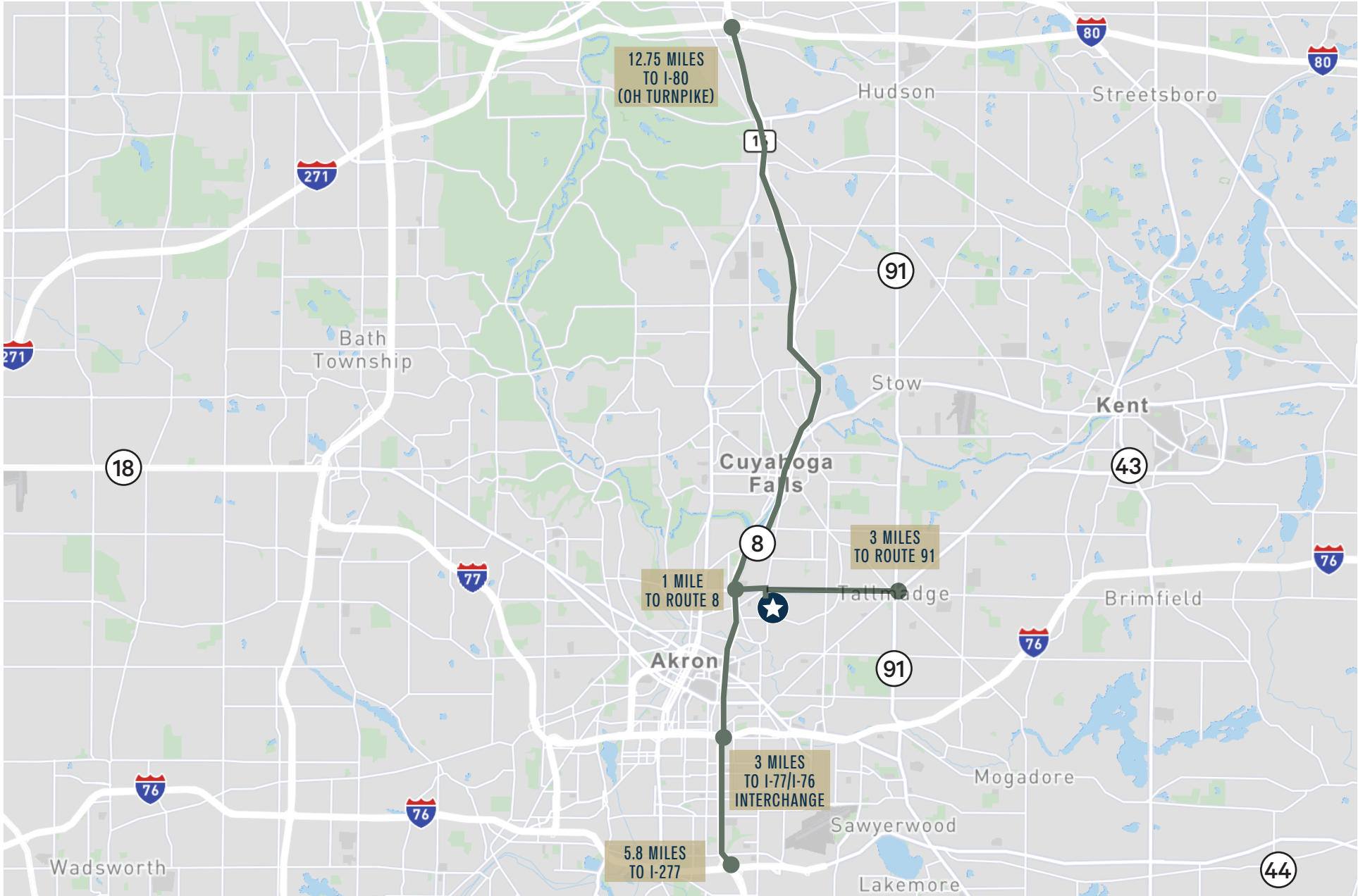
Cincinnati, OH
Lexington, KY
Louisville, KY
Indianapolis, IN
Toronto, Canada
Baltimore, MD
Washington, DC

WITHIN 400 MILES

Chicago, IL
Milwaukee, WI
New York City, NY
Philadelphia, PA
Raleigh, NC
Knoxville, TN

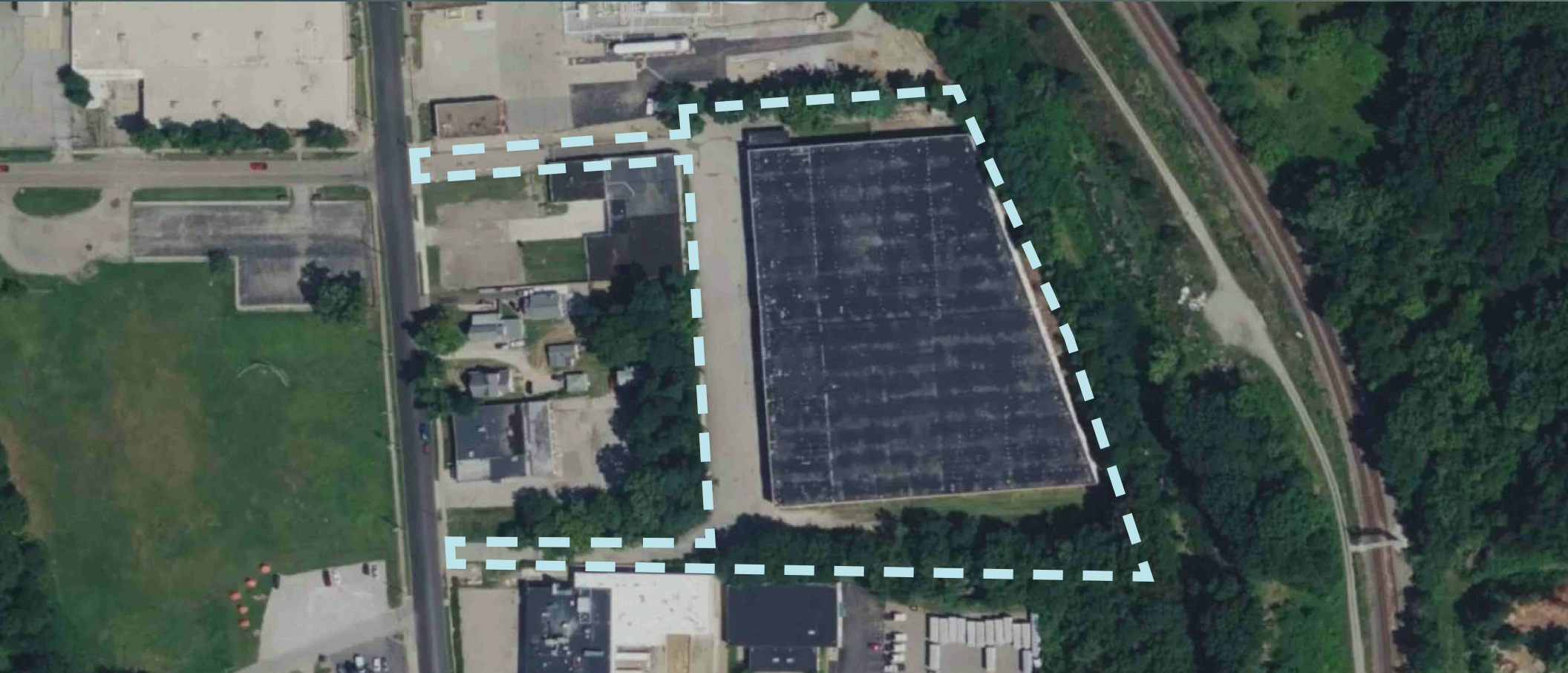
LOCATION INFORMATION

DISTANCE TO MAJOR HIGHWAYS



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