



**119 Ghent Road
Fairlawn, Ohio 44333
Office: 330-374-5414**

ADDRESS: 103 Western Avenue

LOCATION: Akron, Ohio 44313

Located one block north of West Market Street (near Pershing) at intersection of Saddlewood and Western Avenues

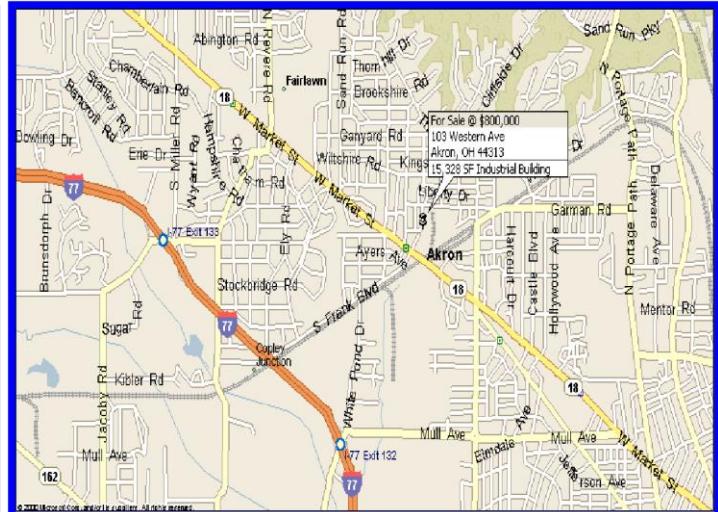
CONTACT: Eric D. McGrew or Justine M. Fiehn

PHONE: Office: (330) 374-5414 Eric Mobile: (330) 283-6363 Justine Mobile: (330) 283-2831

**NEW LISTING!
INDUSTRIAL PROPERTY
FOR SALE OR LEASE**

SITE INFORMATION	IMPROVEMENT INFORMATION	SALES INFORMATION
<p>Area: 1.36 acres Frontage: 239' +/- Depth: 240' +/- Zoning: ULB Limited Business with conditional approval for offices and distribution. Gas: Dominion Sewer: Akron Water: Akron Electric: FirstEnergy Topography: Level Survey Available: No Nearest Highway: I-77/White Pond Distance: 1.5 miles Bus Line: Approx. 1,000' away. Restrictions: Zoning & as of record. H & B Use: Office and warehouse. Previous Use: Office and warehouse. Office layout: Offices were built in 1989 and include 6 private offices, conference room, reception, waiting area, open office area, storage, and separate restrooms (warehouse has their own).</p>	<p>Building Size: 15,328 square feet plus 3,910 square foot mezzanine. No. Units: One No. Floors: One plus mezzanine. Age of Building: 1980 & 1989 Sprinklers: None Ceiling Height: Approx. 18' clear in whse. Docks: None Drive-in Doors: 2 – 16' overhead doors and 1 – 8' overhead door. Warehouse: 12,288 SF (16,198 SF when mezzanine is included). Office Space: 3,040 Square Feet Air Conditioning: Offices Type Heat: Gas Forced Air Power Available: 600 amp, 3 Phase On-Site Parking: Approx. 28 spaces Plans Available: Yes Construction: Offices (1989) are masonry block, warehouse (1980) has precast concrete walls and ceiling.</p>	<p>Sale Price: \$1,250,000.00 Lease Rate: \$14/\$8 = \$11,735.33/MO, NNN Taxes: \$7,986.66 per ½ year Assessments: \$422.45 per ½ Yr. (included in total taxes above). Occupancy: The property will be vacant 9/15 Financing: Conventional Warehouse Layout: Warehouse has some windows and includes a plant office, tool room, lunch room, storage, separate restrooms and a secured shipping/receiving area with a wash bay.</p> <p>Some Highlights:</p> <ul style="list-style-type: none"> ① All precast concrete and masonry block (long life - low maintenance). ① Meticulously maintained. ① Superior construction. ① Close to I-77 (Approx. 1.5 miles).

The information contained herein is from sources reliable but no warranty or representation is made to the accuracy thereof.





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Aerial View of the Property

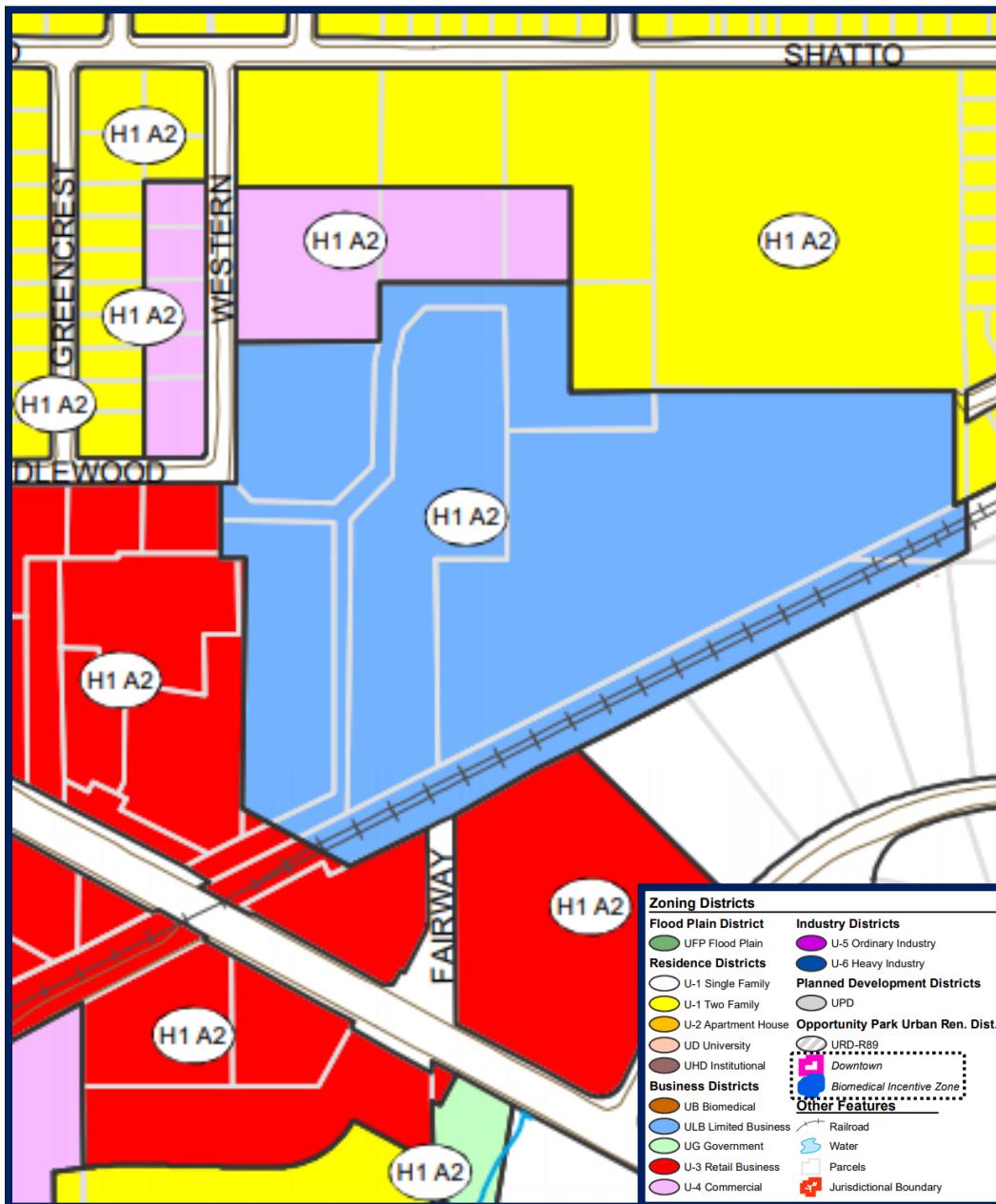


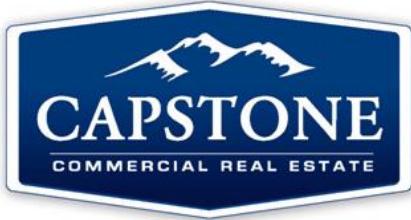


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Local Zoning Map

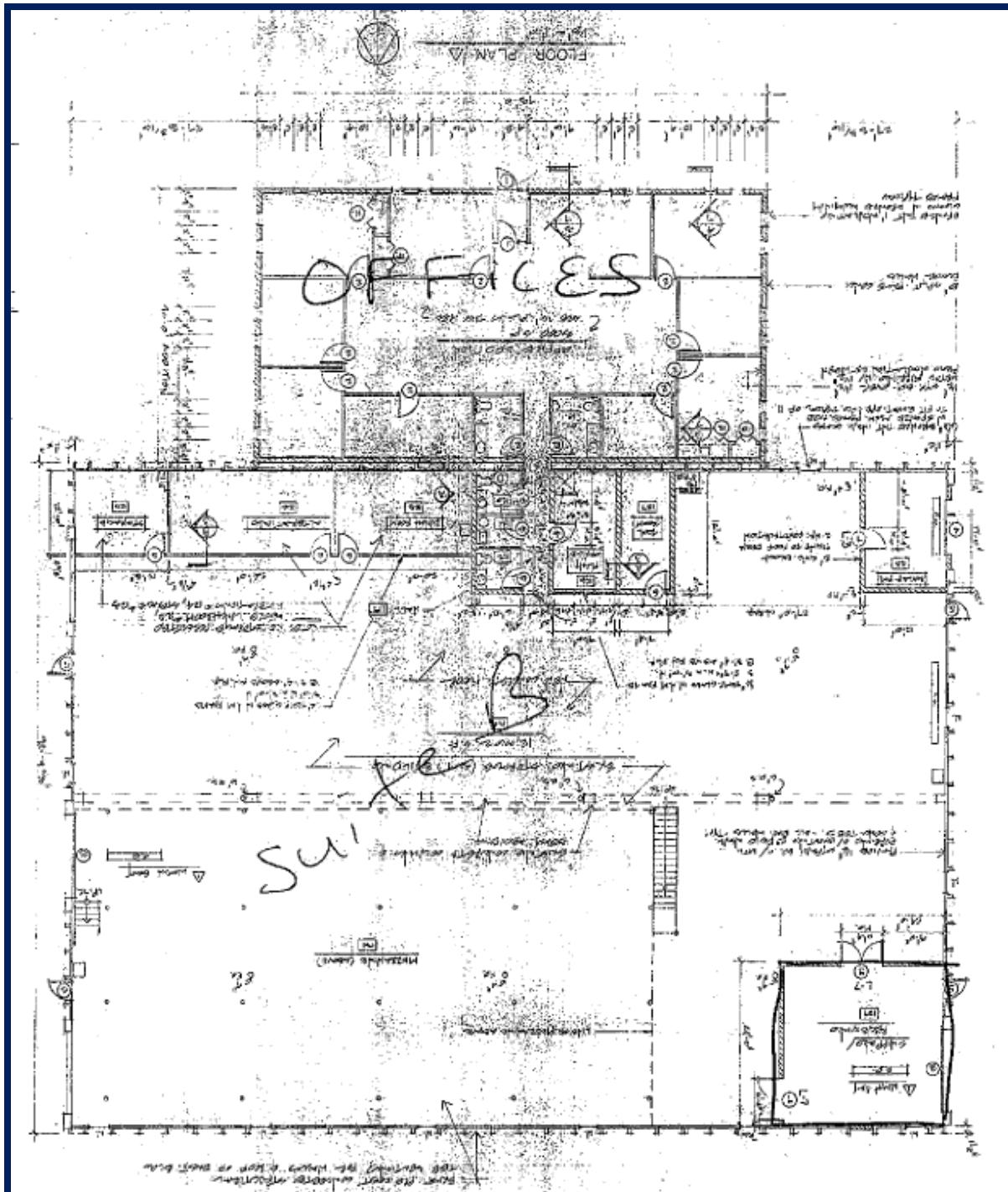
ULB Limited Business District



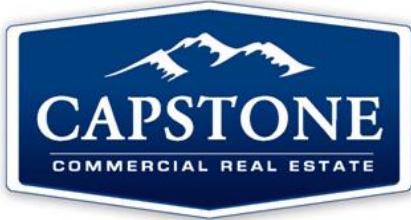


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Prior Floorplan Sketch of Building



This Floorplan is Not Accurate - 2 rooms in the warehouse have been removed.



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ALTA Survey Site Sketch of Property

