

LEASE

120-122 EAST  
TUSCARAWAS AVE

BARBERTON, OH 44203



Presented By:

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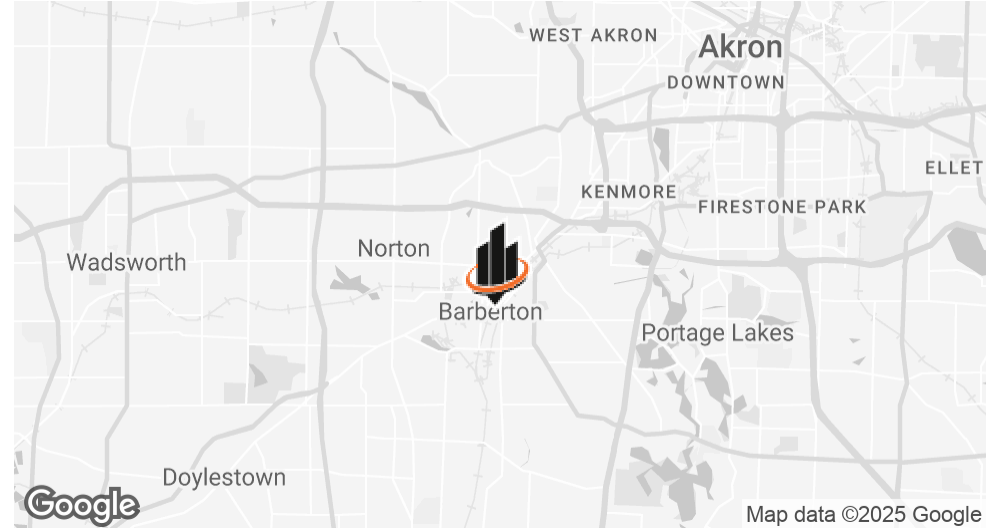
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SVN Summit Commercial Real Estate Advisors  
3029 Smith Road, Suite 25  
Akron, Ohio 44333



## PROPERTY SUMMARY



## OFFERING SUMMARY

LEASE RATE:	\$3.50 SF/yr (NNN)
AVAILABLE SF:	11,520 - 29,088 SF
TOTAL AVAILABLE SPACE:	29,088 SF
BUILDING 1 SIZE:	19,008 SF
BUILDING 2 SIZE:	11,520 SF
ZONING:	I-2
APN:	0110854, 0110853, 0110852

## PROPERTY DESCRIPTION

This 29,088 SF industrial manufacturing, warehouse, and office facility offers versatile space zoned I-2, with two buildings available for lease together or separately. The first building features 1,320 SF of office space and 17,688 SF of warehouse space, equipped with a 10' x 8' drive-in door and an 8' x 8' dock. The second building includes 1,440 SF of office space and 10,080 SF of warehouse space, featuring two 12' x 12' drive-in doors and a 10' x 8' dock, providing flexible solutions for industrial and commercial operations.

## PROPERTY HIGHLIGHTS

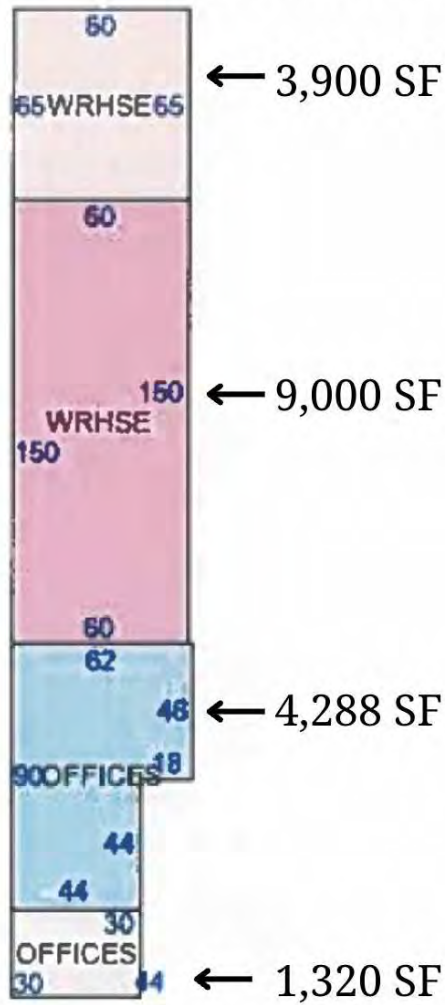
- 29,088 SF industrial manufacturing, warehouse, and office facility
- Zoned I-2 for versatile industrial and commercial use
- Two buildings available for lease together or separately
- Building 1: 1,320 SF of office space, 17,688 SF of warehouse space, One 10' x 8' drive-in door, One 8' x 8' dock
- Building 2: 1,440 SF of office space, 10,080 SF of warehouse space, Two 12' x 12' drive-in doors, One 10' x 8' dock
- Flexible leasing options to accommodate various industrial and commercial operations

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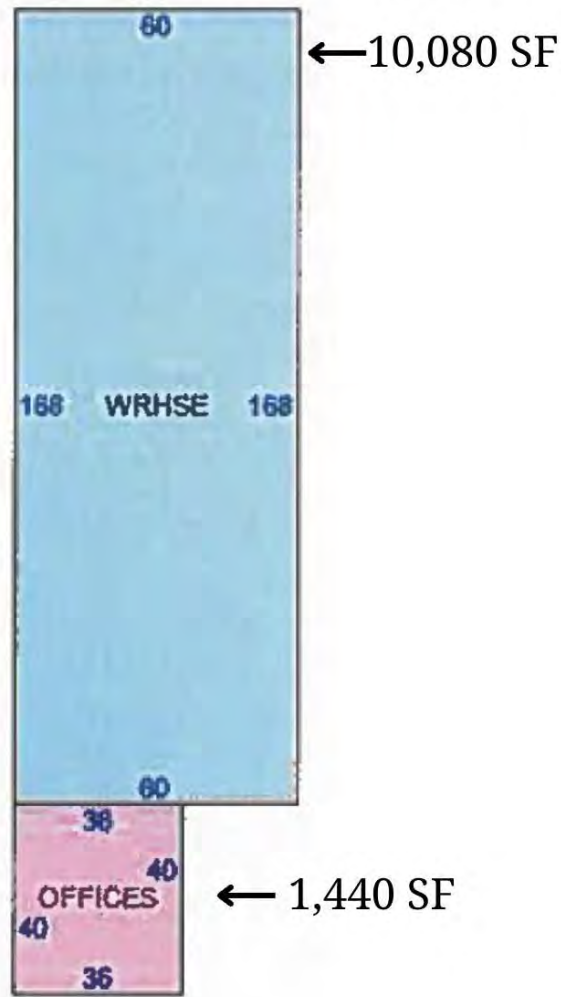
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LEASE SPACES

122 East Tuscarawas Avenue



120 East Tuscarawas Avenue



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LEASE SPACES

LEASE INFORMATION

LEASE TYPE:	NNN	LEASE TERM:	36 months
TOTAL SPACE:	11,520 - 29,088 SF	LEASE RATE:	\$3.50 SF/yr

AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
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122 East Tuscarawas Avenue	19,008 SF	NNN	\$3.50 SF/yr	This 19,008 SF industrial manufacturing and office facility, originally built in 1929 and updated in 2015, offers a versatile space zoned I-2. The property includes 1,320 SF of office space and 17,688 SF of warehouse space with one 10X8 drive-in door and one 8x8 dock. Additionally, an 11,520 SF warehouse office space on the property is available for lease, providing expanded operational potential.
120 East Tuscarawas Avenue	11,520 SF	NNN	\$3.50 SF/yr	This 11,520 SF warehouse and office facility, built in 1988 offers a versatile space zoned I-2. The property includes 1,440 SF of office space and 10,080 SF of warehouse space with two 12x12 drive-in doors and one 10x8 dock. Additionally, an 19,008 SF industrial manufacturing and office space on the property is available for lease, providing expanded operational potential.
Total	29,088 SF	NNN	\$3.50 SF/yr	This 29,088 SF industrial manufacturing, warehouse, and office facility offers versatile space zoned I-2, with two buildings available for lease together or separately. The first building features 1,320 SF of office space and 17,688 SF of warehouse space, equipped with a 10' x 8' drive-in door and an 8' x 8' dock. The second building includes 1,440 SF of office space and 10,080 SF of warehouse space, featuring two 12' x 12' drive-in doors and a 10' x 8' dock, providing flexible solutions for industrial and commercial operations.

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## ADDITIONAL PHOTOS



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## ADDITIONAL PHOTOS

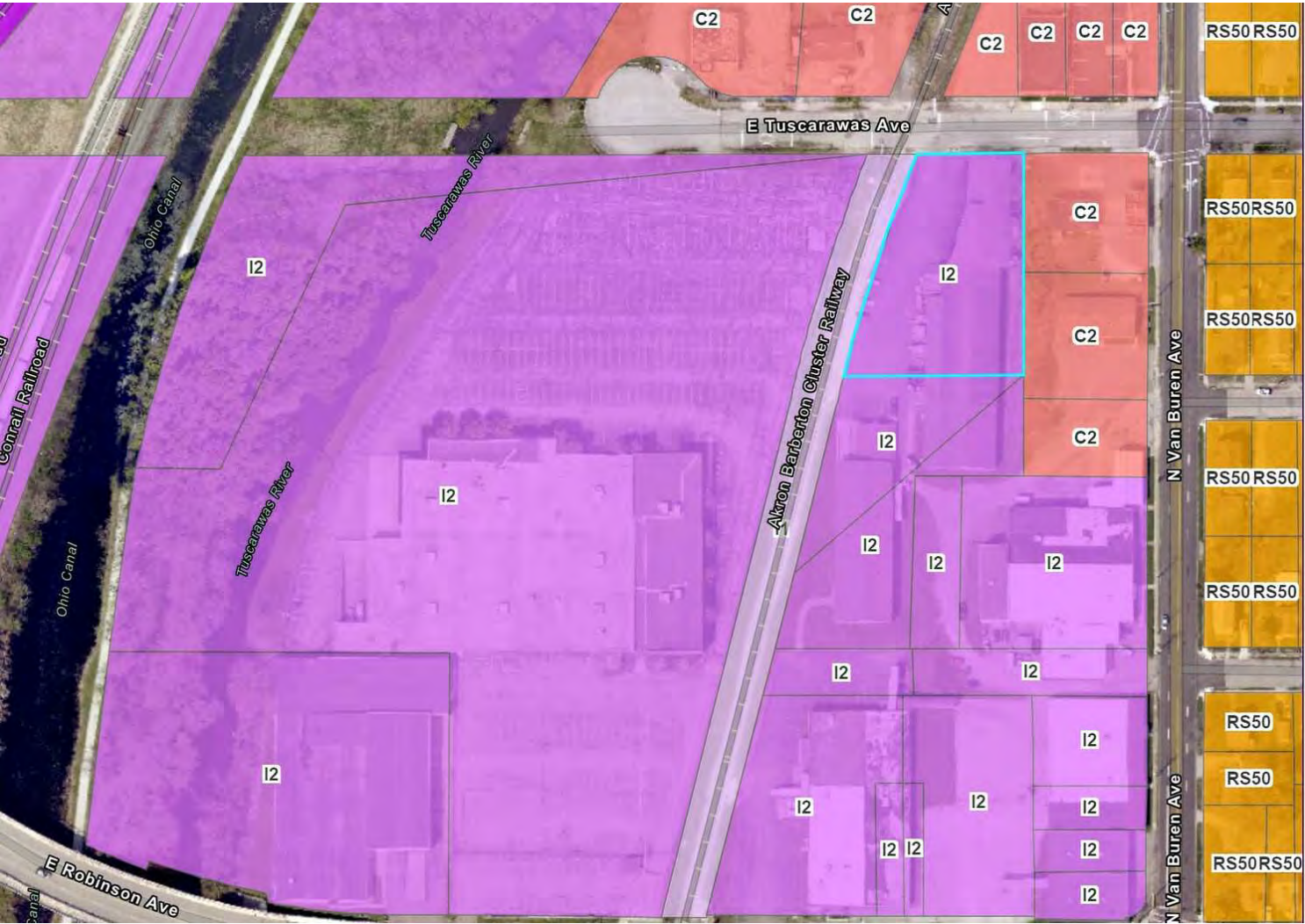


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ZONING INFORMATION



The current zoning for this parcel is

I2	
Zoning	I2
General Use	Industrial/Manufacturing
Parcel Number	0110854
Address	122 E TUSCARAWAS AVE
Acres	0.85
Owner 1	DOWNING WILLIAM R
Owner 2	
Owner Address 1	C/O JOHN DOW INDUSTRIES
Owner Address 2	151 SNYDER AVE
Owner Address 3	
Owner Zipcode 1	44203
Owner Zipcode 2	
Owner City	BARBERTON
Owner State	OH

Contact the City of Barberton for any zoning questions at 330-848-6729

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PARCEL MAP

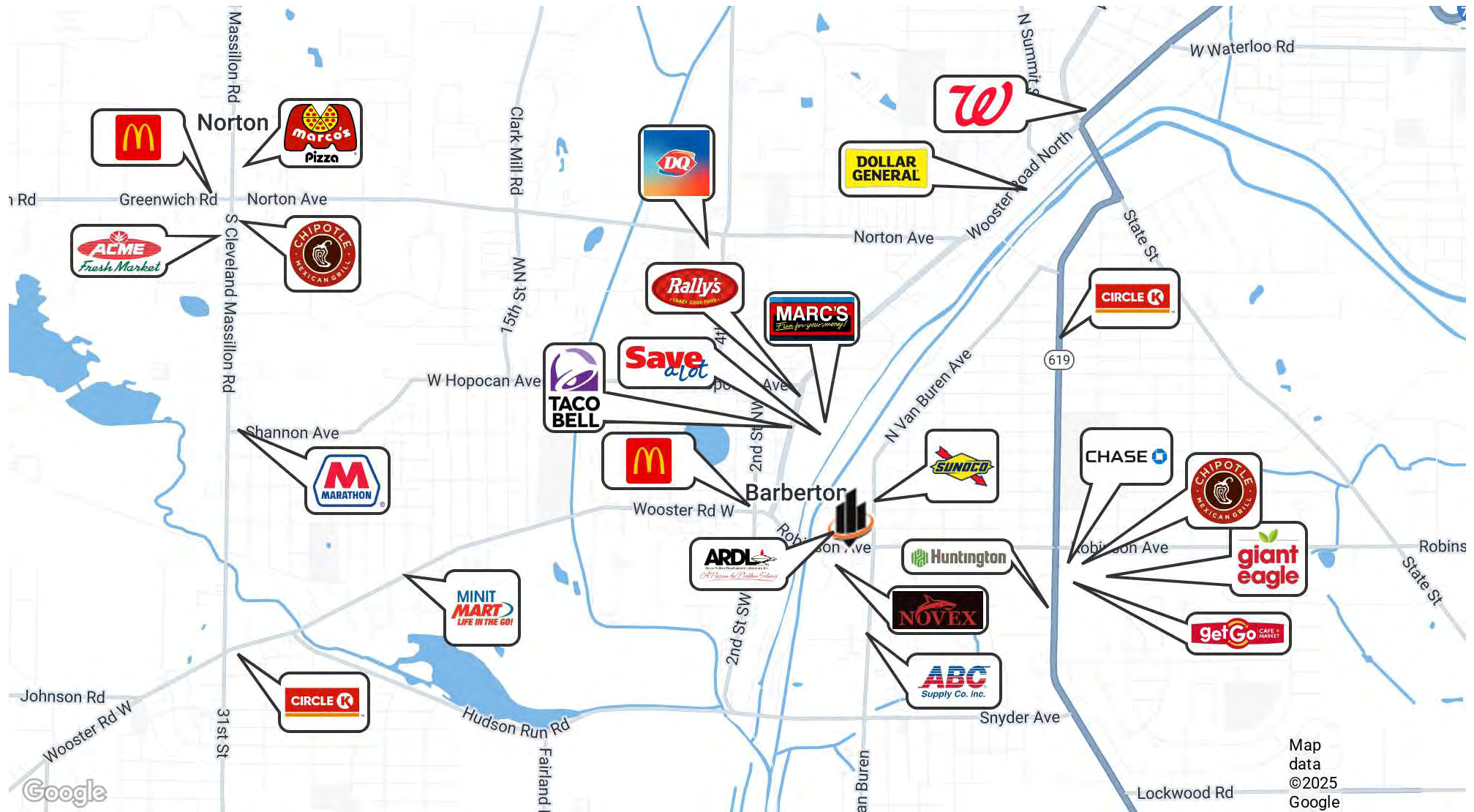


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## RETAILER MAP



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# DEMOGRAPHICS MAP & REPORT

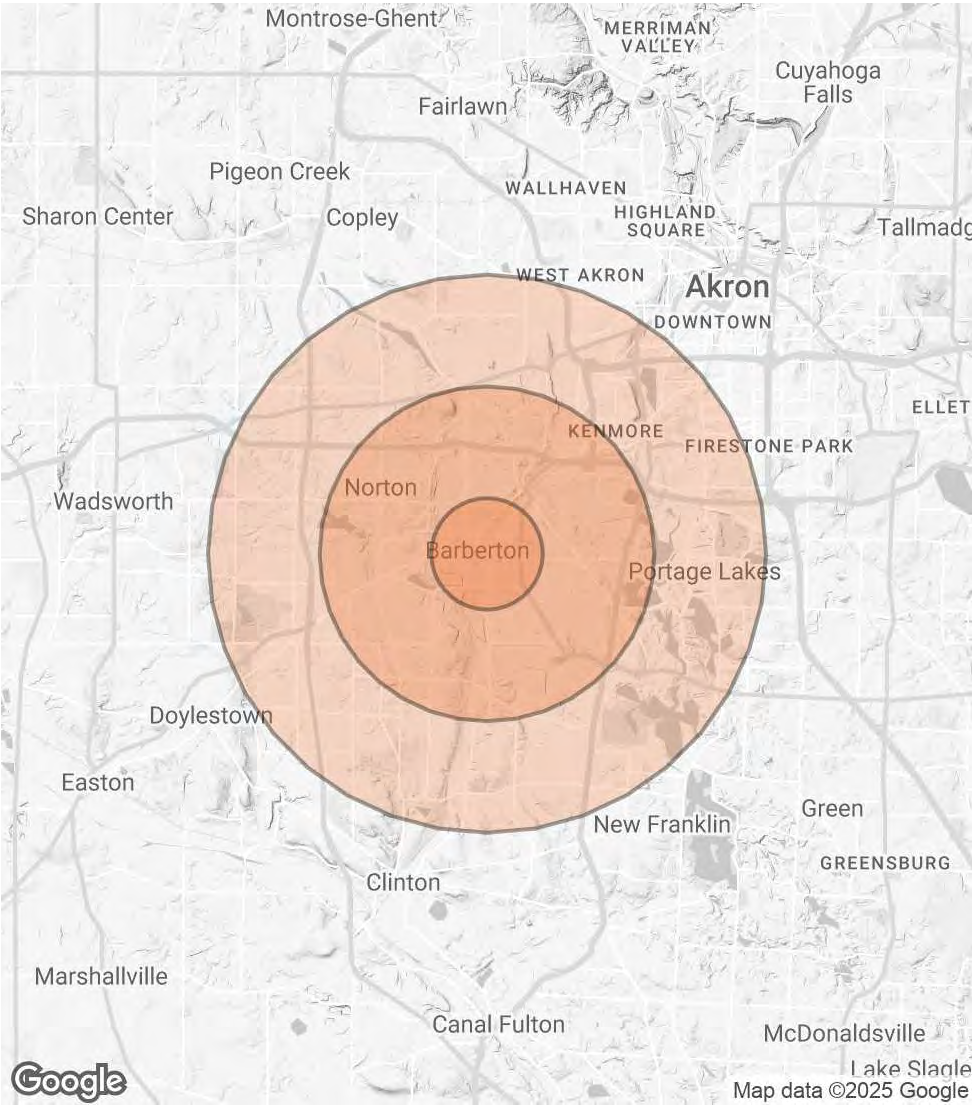
## POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,185	41,732	86,742
AVERAGE AGE	42	43	43
AVERAGE AGE (MALE)	40	42	42
AVERAGE AGE (FEMALE)	44	44	44

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,047	18,324	38,075
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$54,403	\$71,327	\$73,824
AVERAGE HOUSE VALUE	\$137,816	\$151,026	\$163,476

Demographics data derived from AlphaMap



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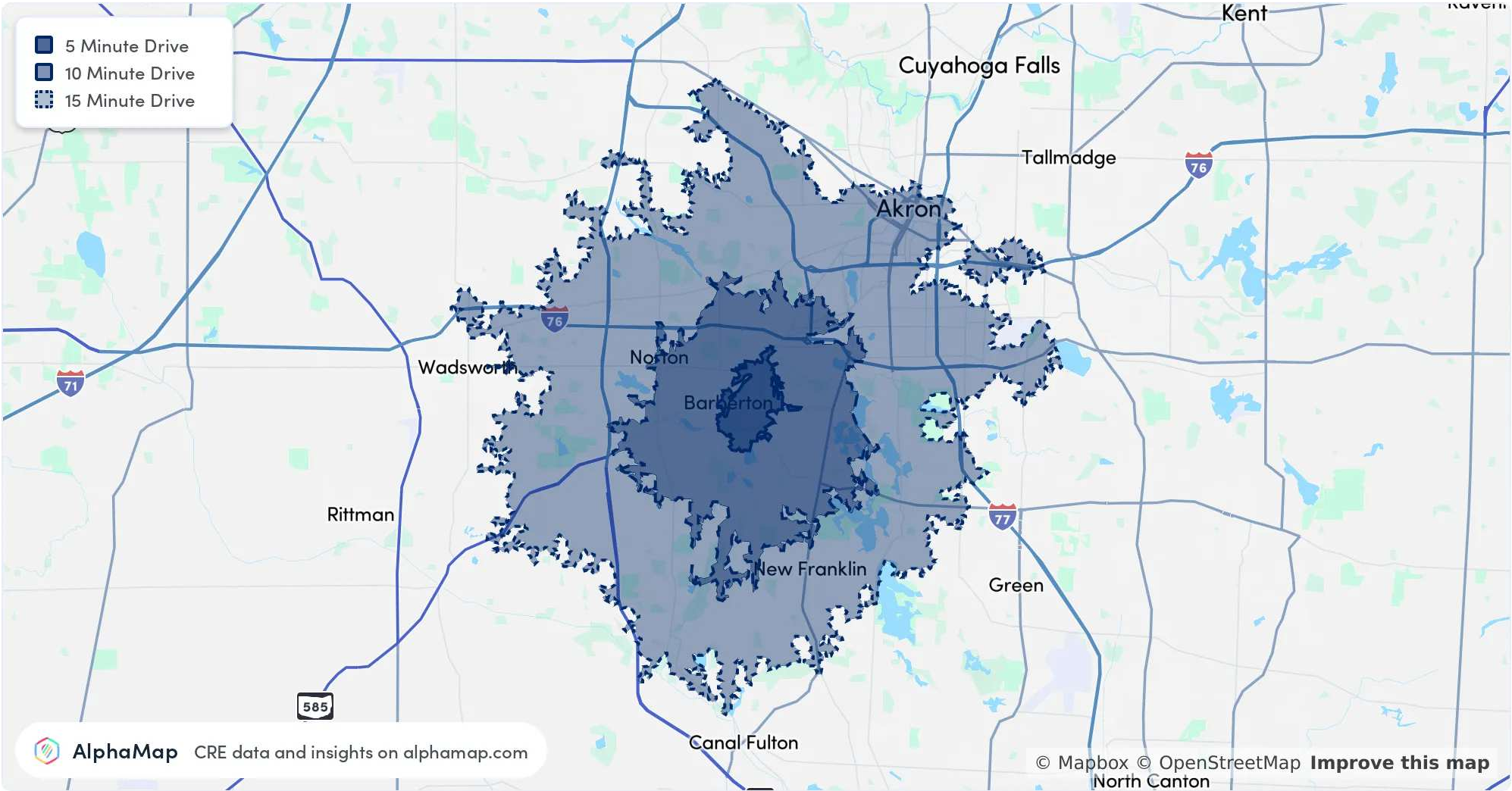
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AREA ANALYTICS



Map and demographics data derived from AlphaMap

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