

FOR SALE / LEASE

2213 Romig Rd

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Akron, OH 44320

PRESENTED BY:

GRAYDON FOX

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OH #SAL2019006700

AARON DAVIS

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$2,990,000
LEASE RATE:	\$5.50 SF/yr (NNN)
CAM CHARGE:	\$1.20 PSF
MONTHLY RENT:	\$29,933.92
BUILDING SIZE:	53,613 SF
LOT SIZE:	4.31 Acres
YEAR BUILT:	1986
RENOVATED:	2009
ZONING:	Industrial
APN:	6854386

PROPERTY OVERVIEW

The Subject Property is a 53,613 SF industrial building ideally suited for warehouse/distribution. The property is located in Akron in close proximity to Interstate 76 and Interstate 77. The warehouse is 41,918 SF featuring 26,022 SF (191' x 132') of 18'11" - 21' of high bay and 15,896 of 9'10" low bay storage below the mezzanine.

The facility is fully air conditioned and is equipped with a wet sprinkler system. The building features two 8x8 exterior docks, 3 phase power (800 amps/480 volts), two 8x8 overhead doors, an intercom speaker system, electric drops, and motion LED lighting. The column spacing in the warehouse is 49' - 45' - 49'. The lower level features a set of restrooms, storage areas, a locker room, and a break-room.

The upper level features 4,000 SF of mezzanine storage (7'2") with an ADA chairlift to access the top level. The mezzanine office is 7,695 SF equipped with a break-room, private offices, a newly remodeled conference room, restrooms, and an open storage area. The roof was replaced in 2010 and was just patched in September 2023. The property features security gates, lights, and barriers.

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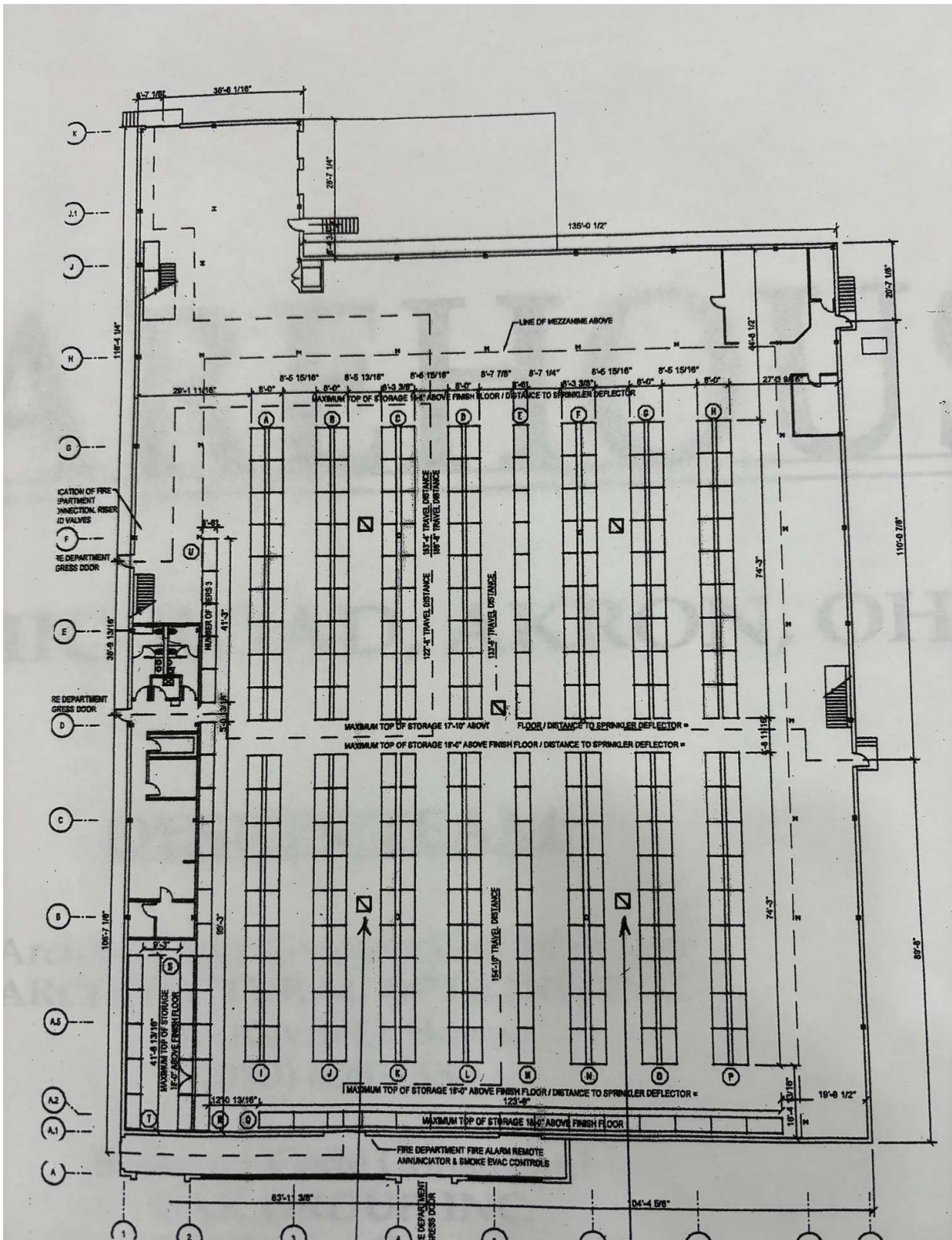
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FLOORPLAN



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EXTERIOR PHOTOS



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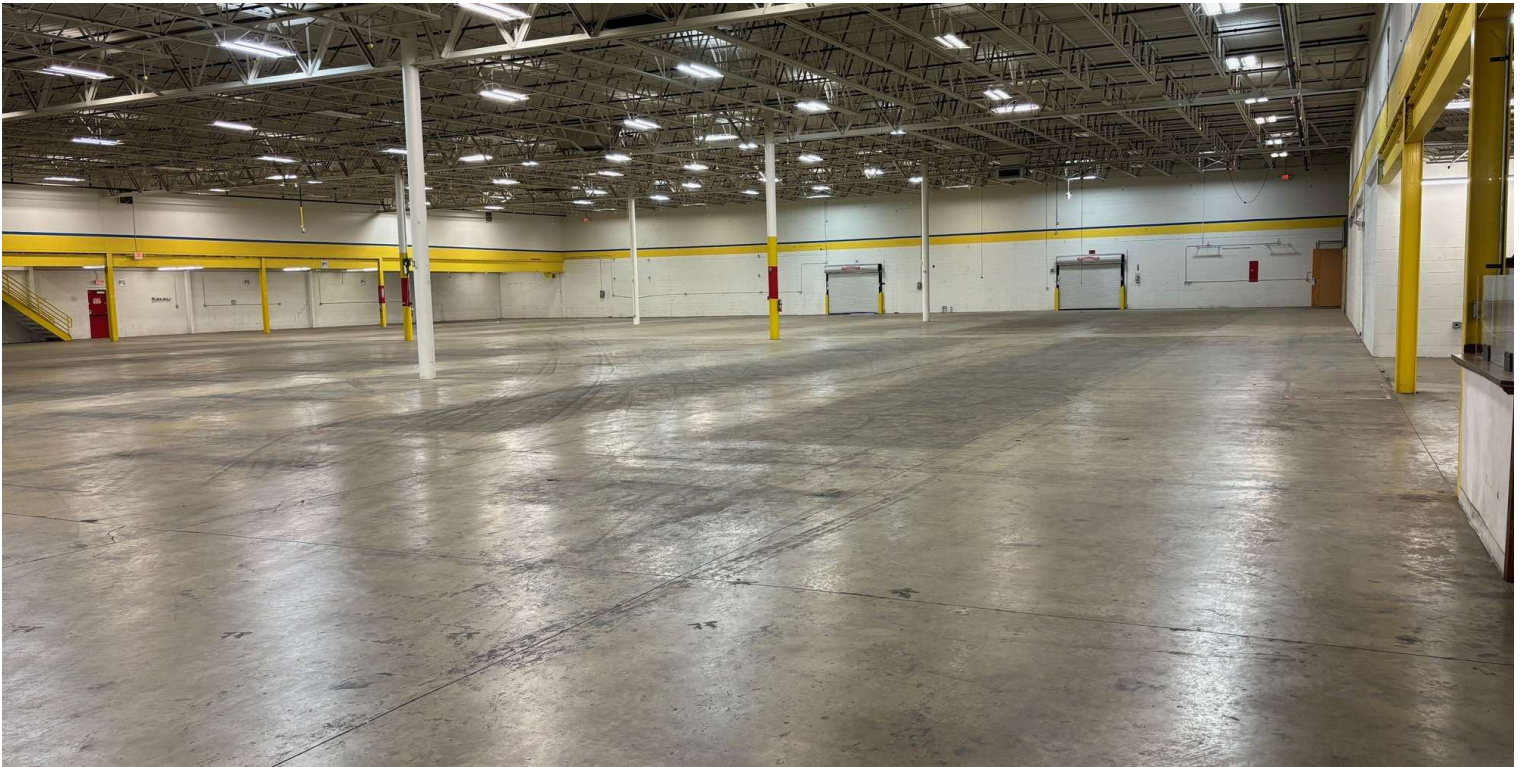
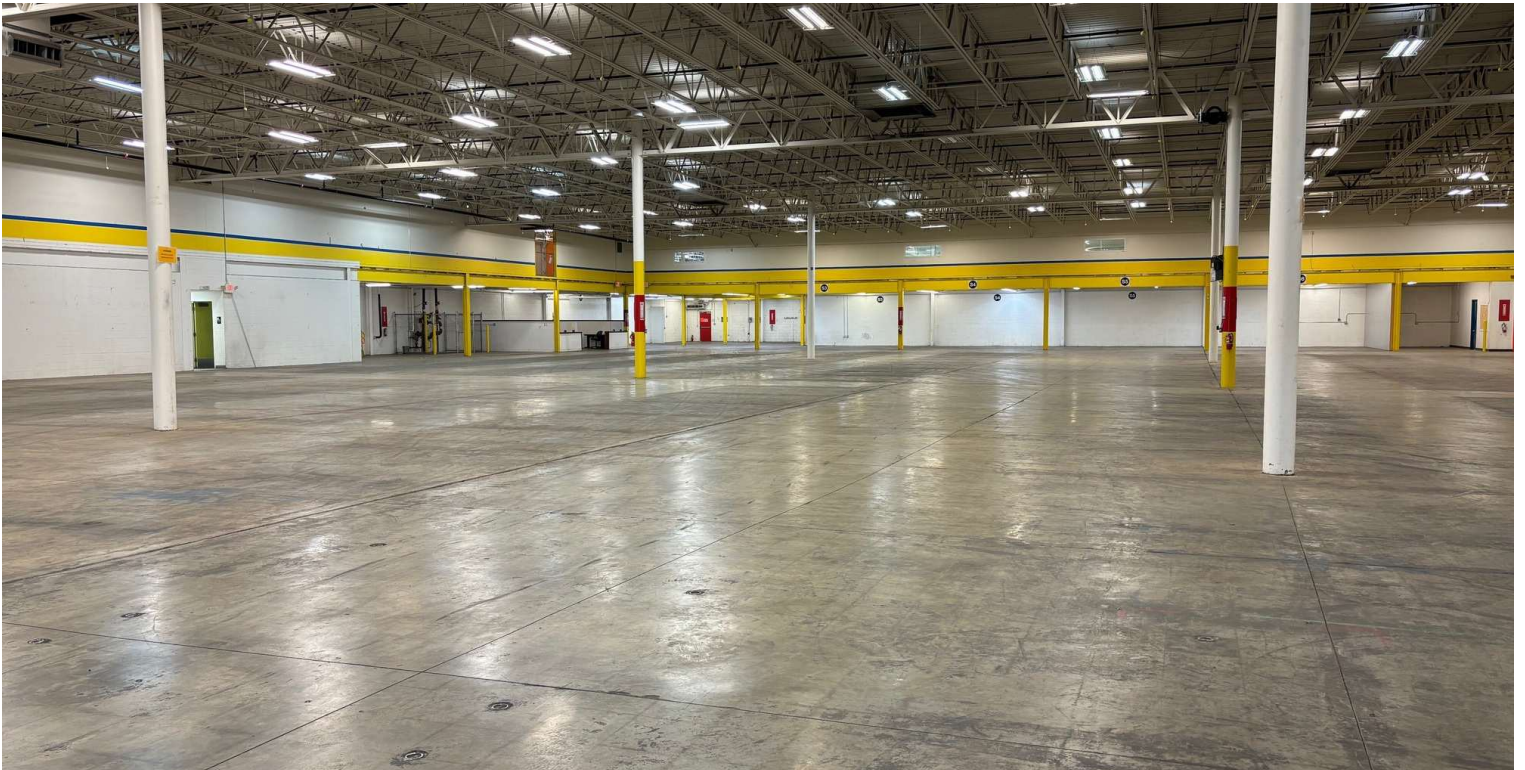
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VACANT WAREHOUSE PHOTOS



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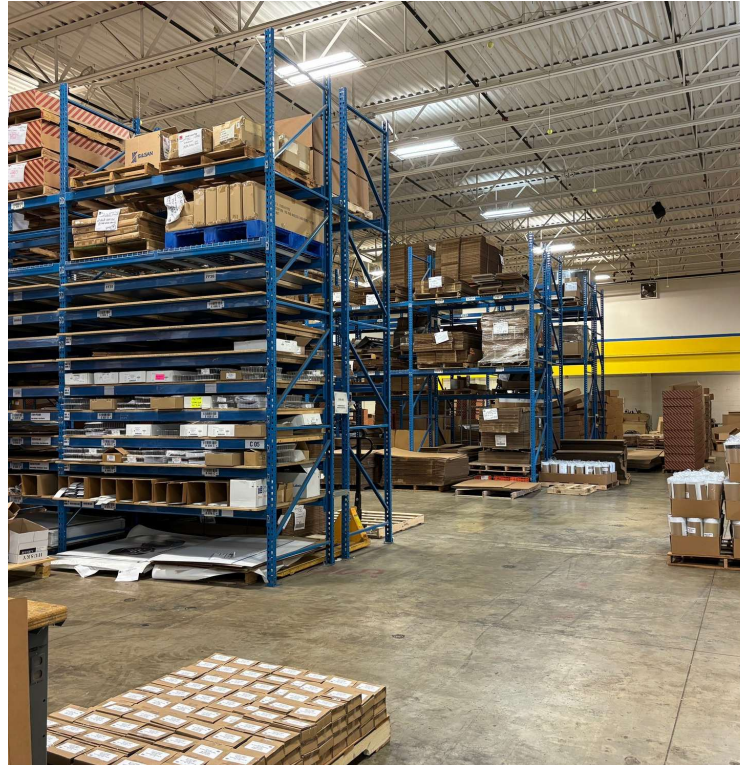
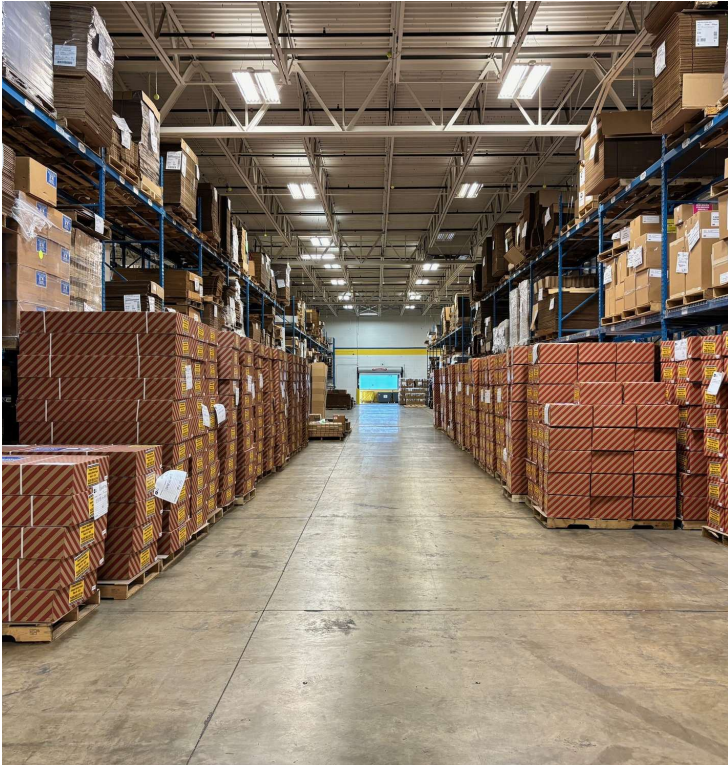
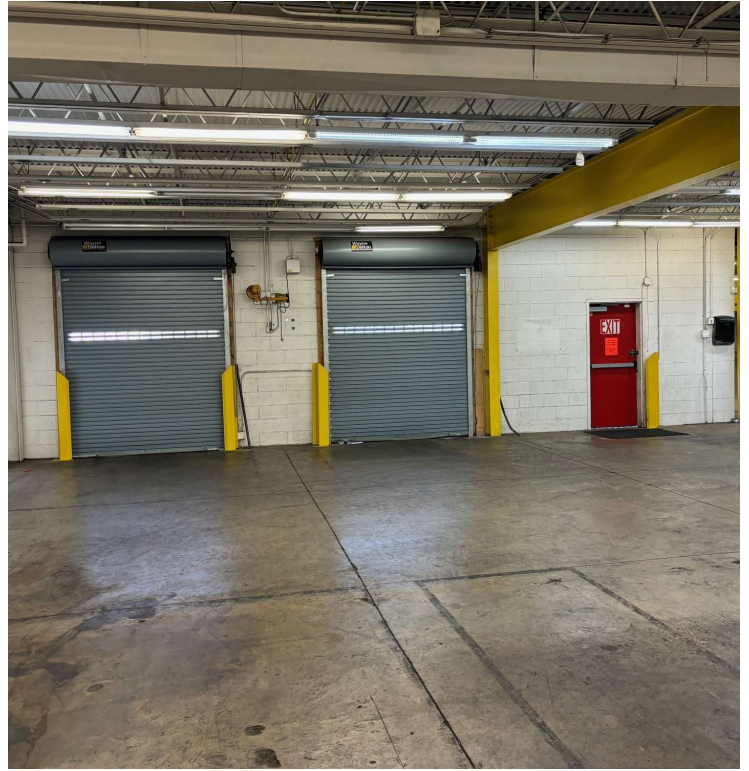
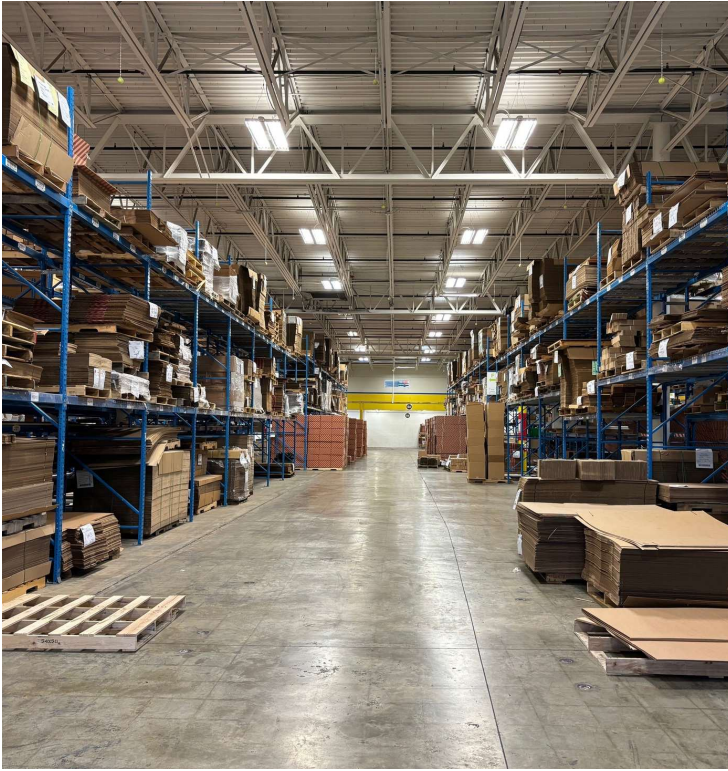
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OCCUPIED WAREHOUSE PHOTOS



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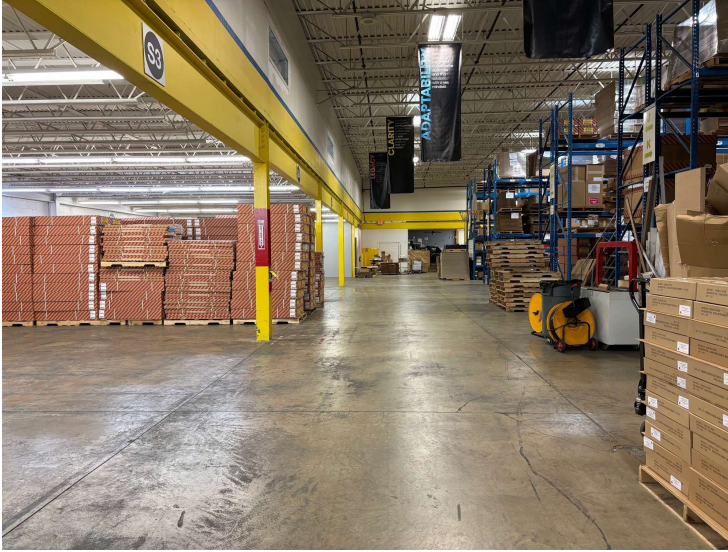
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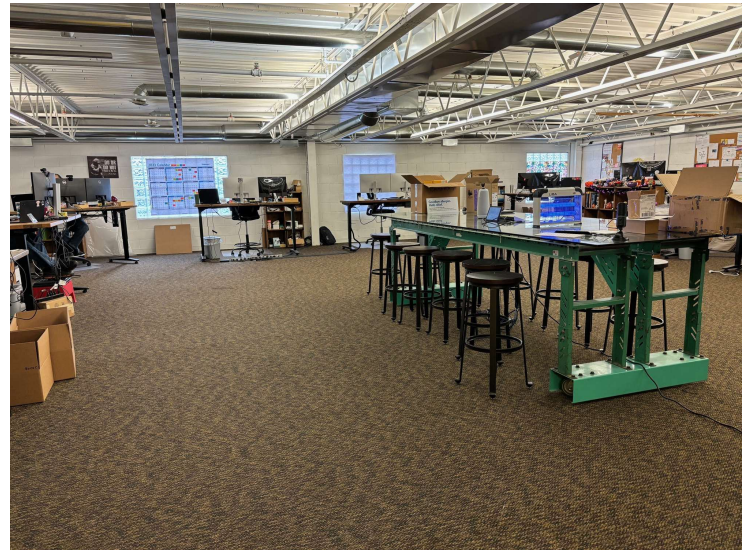
ADDITIONAL PHOTOS



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OFFICE PHOTOS



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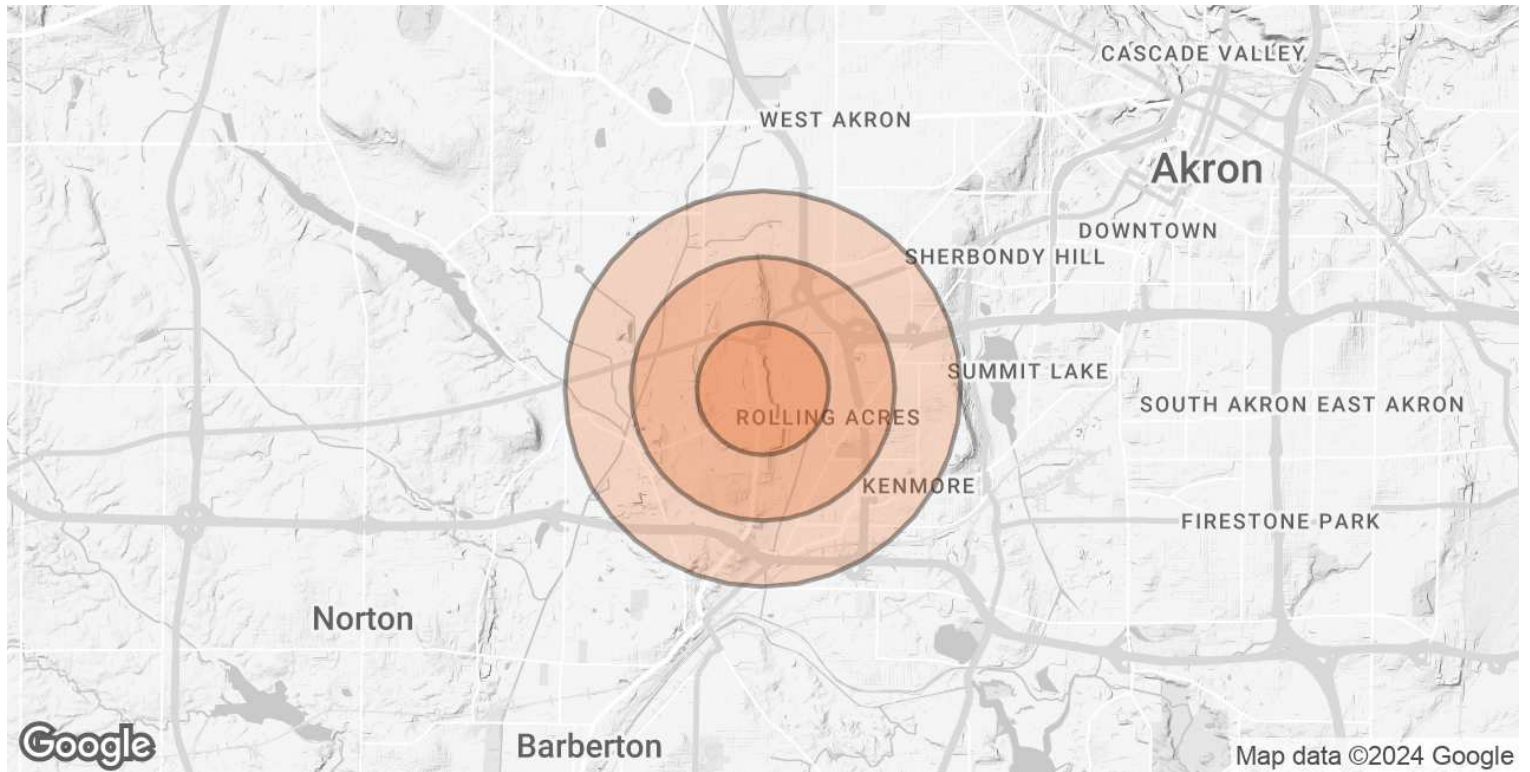
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	983	5,132	15,163
AVERAGE AGE	32.1	36.9	37.3
AVERAGE AGE (MALE)	42.7	38.9	36.9
AVERAGE AGE (FEMALE)	33.7	40.8	39.7
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	568	2,694	7,846
# OF PERSONS PER HH	1.7	1.9	1.9
AVERAGE HH INCOME	\$47,662	\$48,339	\$44,057
AVERAGE HOUSE VALUE	\$78,682	\$71,119	\$66,590

2020 American Community Survey (ACS)

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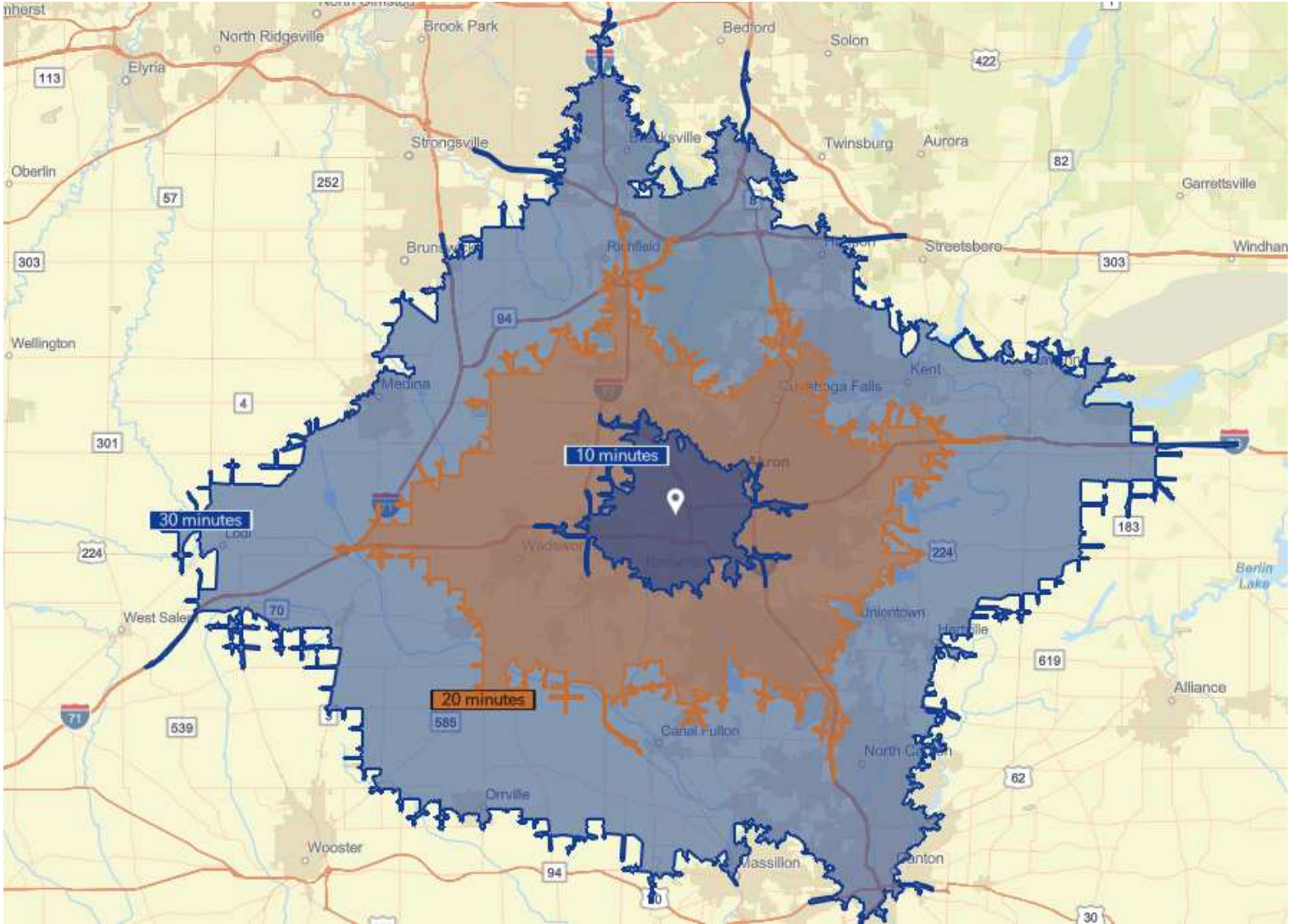
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DRIVE TIME MAP



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