

12,700 SF Office Building



2542 S. Arlington
Akron, OH 44319

***Possible Rent
Incentives***

Property Details

- Sale Price: \$365,000
- Available Space: 12,700 SF
- Lease Price: \$7.50 Mod Net
- Lease Term: 3-5 years
- Parcel #: 2200747
- Acres: 0.92
- Parking: Paved, 25+/- spaces
- Zoned: B-3 Business
- Interchange / Distance: I-77 / 1/2 mile

Property Description

South Arlington - Free standing office building For Lease / Sale. Two floors totaling 12,700 square feet (6,350 per floor). Ownership is offering below market rent to attract tenants. Low rent incentives, possible free rent negotiable to offset remodel expenses. Ample parking and only 1/2 mile from the Arlington / I-77 interchange.

Bob Raskow, SIOR
330 697 6818
braskow@naipvc.com

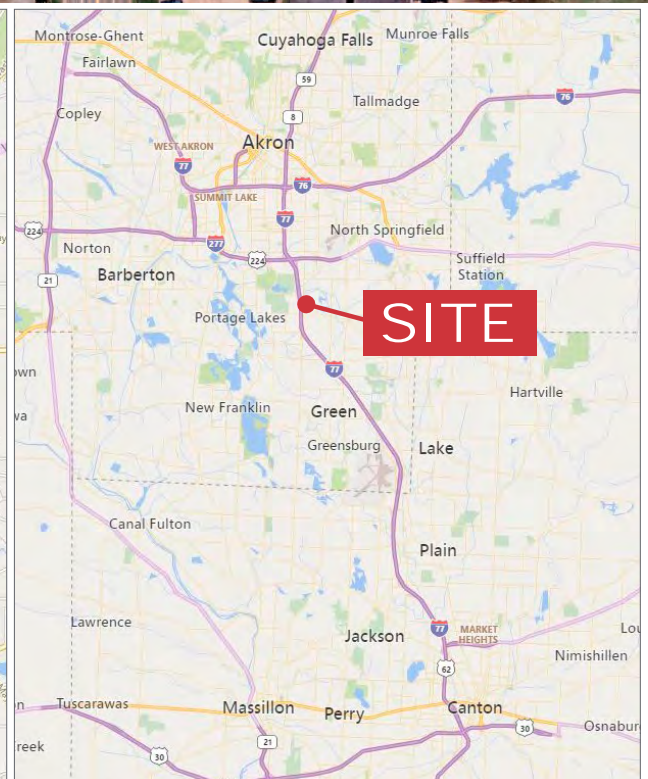
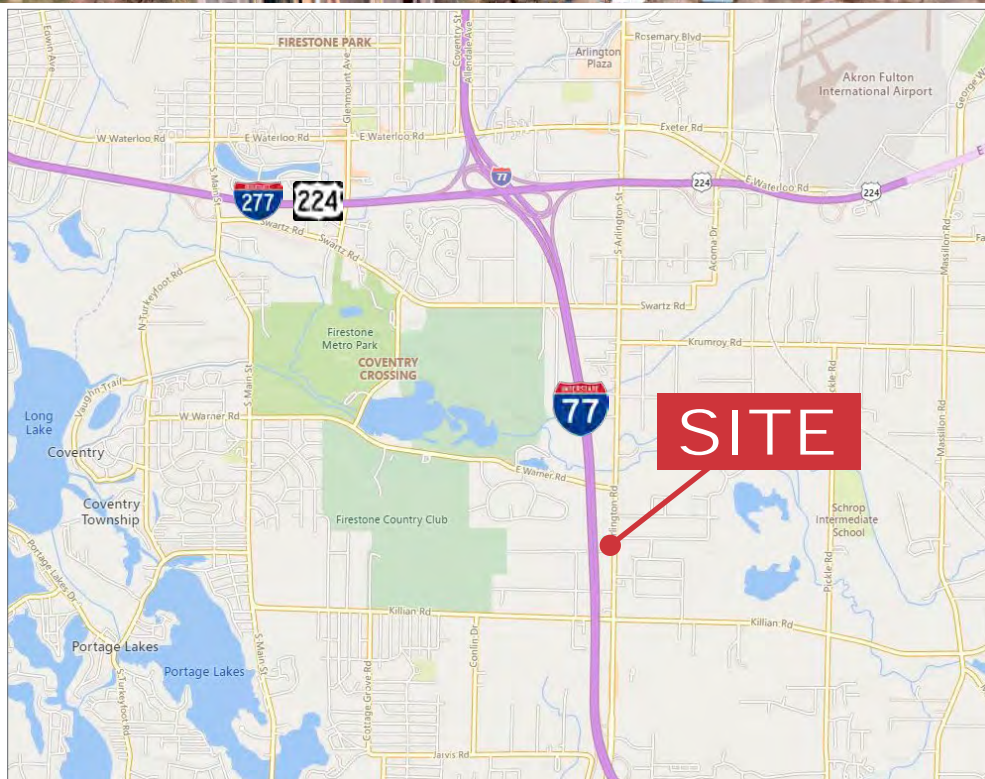
Scott Raskow
330 608 5172
sraskow@naipvc.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

540 White Pond Drive | Suite A
Akron, Ohio 44320
330 535 2661
naipvc.com

2542 S. Arlington
Akron, OH 44319

FOR SALE
OR LEASE



Bob Raskow, SIOR
330 697 6818
braskow@naipvc.com

Scott Raskow
330 608 5172
sraskow@naipvc.com

NAIPleasant Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

540 White Pond Drive | Suite A
Akron, Ohio 44320
330 535 2661
naipvc.com

2542 S. Arlington

Akron, OH 44319

FOR SALE OR LEASE

Price Details

| | |
|-------------|----------------|
| SALE PRICE: | \$365,000 |
| LEASE RATE: | \$7.50 Mod Net |
| LEASE TERM: | 3-5 Years |

**POSSIBLE
RENT
INCENTIVES**

Property Details

| | |
|-------------------------|---------------------|
| GROSS BUILDING SPACE: | 12,700 SF |
| AVAILABLE SPACE: | 6,350 to 12,700 SF |
| STORIES: | 2 |
| FLOOR SIZE: | 6,350 SF / floor |
| SINGLE OR MULTI-TENANT: | Multi-tenant |
| YEAR BUILT: | 1960 |
| ACRES: | 0.92 |
| PARCEL #: | 2200747 |
| FRONTAGE / DEPTH: | 127' / 254' |
| PARKING: | Paved on-site 25+/- |
| RESTROOMS: | 2 per floor |
| ZONING: | B-3 - Business |
| HVAC: | 100% |
| HEAT: | Gas F/A |
| GAS: | Enbridge |
| ELECTRIC: | First Energy |
| HANDICAP ACCESSIBLE: | No |
| BUS AVAILABLE: | Yes |

Location Details

| | |
|-------------------------|----------------------------|
| INTERCHANGE / DISTANCE: | I-77 / 1/2 mile |
| LOCATED: | Just North of Killian Road |

Notes

Free standing office building For Lease / Sale. Ownership is offering below market rent to attract tenants. Low rent incentives, possible free rent negotiable to offset remodel expenses. Ample parking and only 1/2 mile from the Arlington / I-77 interchange.

Bob Raskow, SIOR
330 697 6818
braskow@naipvc.com

Scott Raskow
330 608 5172
sraskow@naipvc.com

NAIPleasant Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

540 White Pond Drive | Suite A
Akron, Ohio 44320
330 535 2661
naipvc.com