

FOR LEASE

**4670 ALLEN ROAD
STOW, OHIO 44224**



PROPERTY INFORMATION

PROPERTY HIGHLIGHTS

- Convenient access to State Route 8, Interstate 76, Interstate 80, and Interstate 271
- The 33,778 SF space includes 4 docks and 2 drive-in doors and up to 24' clear height making it most well-suited for warehousing users
- General Industrial zoning supports broad range of manufacturing, warehouses, and distribution uses
- Access to labor pools throughout Akron, Stow, Kent, Hudson, Twinsburg, and surrounding communities

LEASE RATE: \$5.50/SF NNN

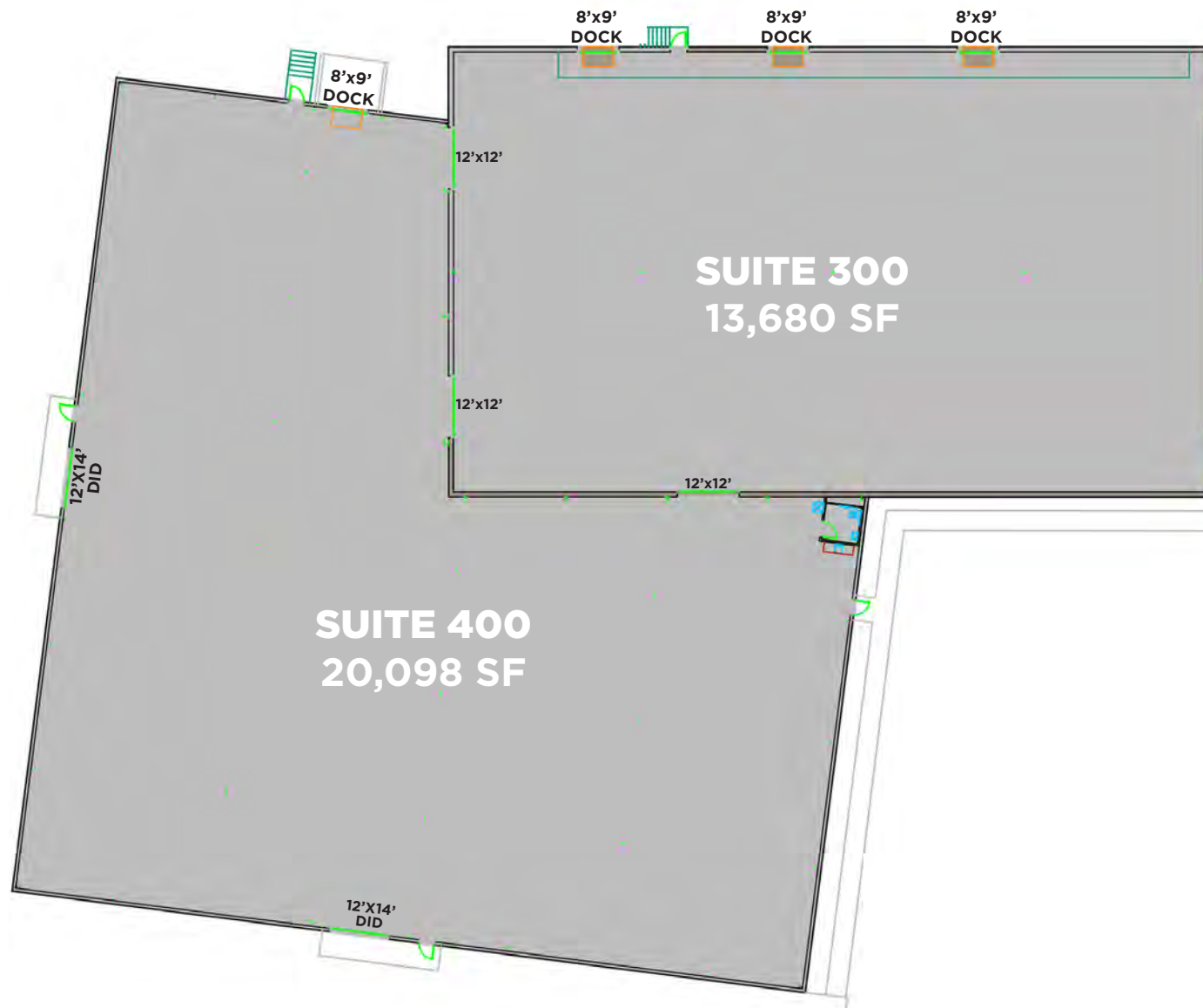
SITE AVAILABILITY

UNIT #	TOTAL SF	OFFICE SF	WAREHOUSE SF	MIN DIVISIBLE	DOCKS	DID	CLEAR HEIGHT
300	13,680 SF	-	13,680 SF	33,778 SF	3 (10' x 9')	-	19'
400	20,098 SF	-	20,098 SF	33,778 SF	1 (10' x 12')	2	21'6"-24'

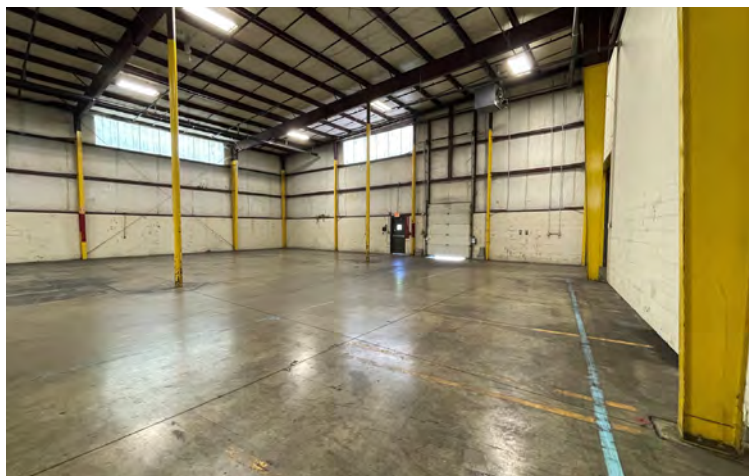
QUICK STATS

Total Building Size:	81,281 SF 54,083 SF (Industrial) 27,198 SF (Office)
Total Land Area:	4 AC
Constructed:	1973
Clear Height:	19' (Suite 300) 21'6" - 24' (Suite 400)
Column Spacing:	44' x 38' (Suite 300) 25' x 40' (Suite 400)
Docks:	Four (4) - 8' x 9'
Drive-In Doors:	Two (2) - 12' x 14'
Power:	480V / 600A / 3P
Roof:	Standing Seam
Lighting:	Fluorescent
Heat:	Overhead Gas Unit
Sprinkler:	100% Wet

FLOOR PLAN



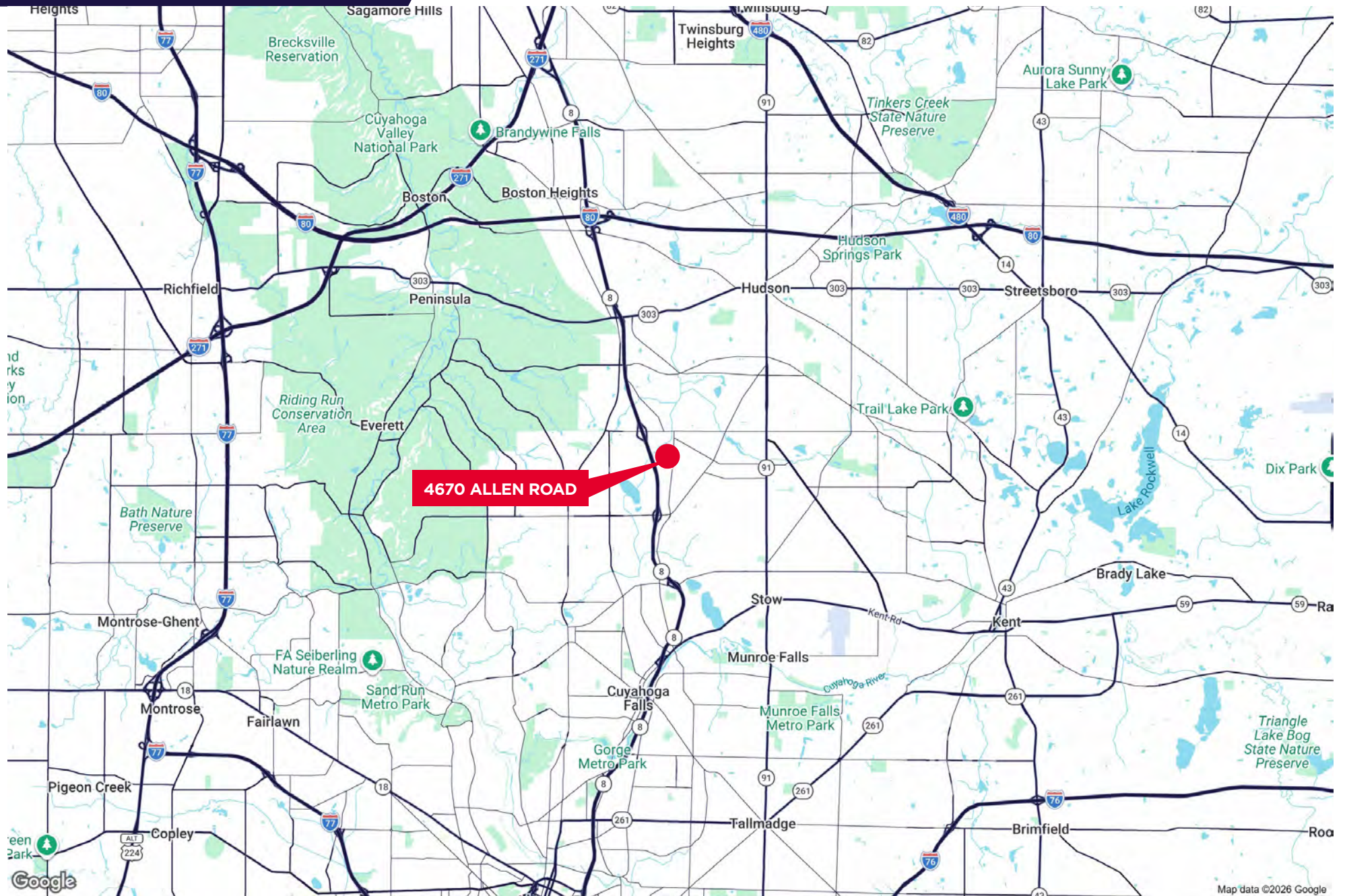
PROPERTY PHOTOS



AERIAL PHOTO



AREA HIGHWAY MAP





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