

995 HOME AVENUE

AKRON, OHIO 44310

FOR LEASE OR SALE

±136,000 SF INDUSTRIAL BUILDING WITH UPGRADED POWER

IDEAL FOR DISTRIBUTION, WAREHOUSING, OR LIGHT MANUFACTURING



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CBRE, INC.

950 Main Avenue
Suite 800
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CBRE

RANGE LIGHT
INVESTMENT PARTNERS

PROPERTY HIGHLIGHTS

RENOVATIONS COMPLETED IN 2025

Interior/Exterior Paint, LED Lighting, Office Upgrades,
and Heating Units Replaced As Needed

- Upcoming Power Upgrade to 480V / 1200A / 3PH with Estimated Completion of October 2025
- Excellent access to major highways (Route 8, I-77/I-76 Interchange, Route 91, and I-277)

LEASE RATE

\$4.95/SF NNN

SALE PRICE

\$5,984,000

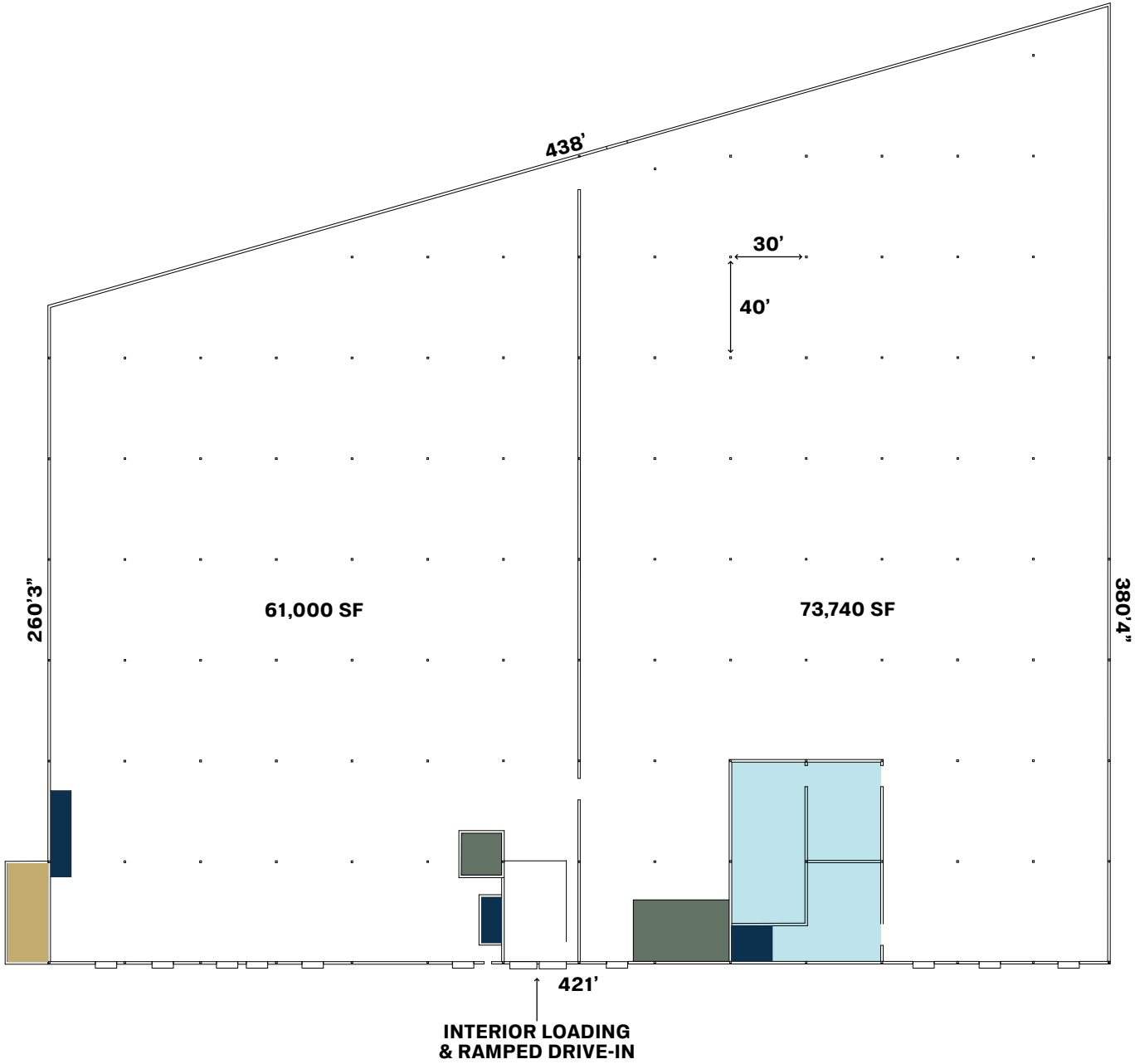
PER SF: \$44.00

BUILDING SIZE	25,000 SF – 136,000 SF – 61,600 SF section has 6 exterior docks & 2 interior – 73,740 SF section has 4 exterior docks
LOT SIZE	±5.82 AC
OFFICE/BREAKROOM	±2,000 SF
TEMP CONTROLLED STORAGE	Two 65' x 30' contiguous storage areas with 12' clear, kept at 50 – 60 degrees F (minimum achievable temperature is unknown at this time)
CLEAR HEIGHT	21' – 22'
COLUMN SPACING	40' x 30'
FIRE SPRINKLERS	100% Wet
POWER	480V / 1200A / 3PH
DOCKS	10 standard (8' x 10') 2 recessed (12' x 14')
DRIVE-INS	Fork lift ramp adjacent to recessed docks. Additional drive-ins to-suit.
OUTDOOR STORAGE	Potential at south end of property



FLOOR PLAN

- OFFICE
- COLD STORAGE
- RESTROOMS
- BREAKROOM



PROPERTY PHOTOS



AREA OVERVIEW

DEMOGRAPHICS

5 MILE RADIUS | 2024



234,766
POPULATION



104,336
HOUSEHOLDS



\$71,328
AVG. HH INCOME

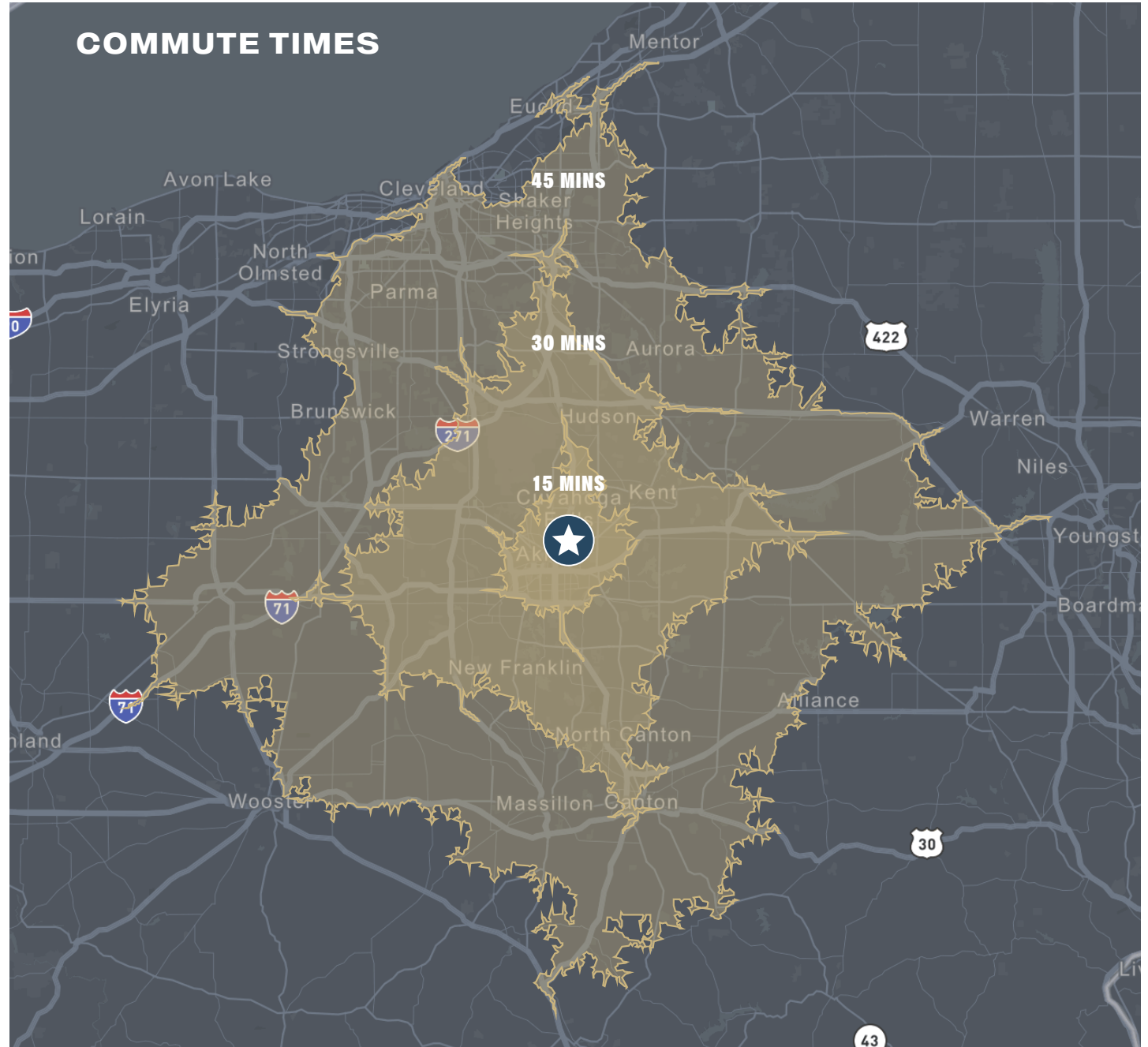


250,347
DAYTIME POPULATION



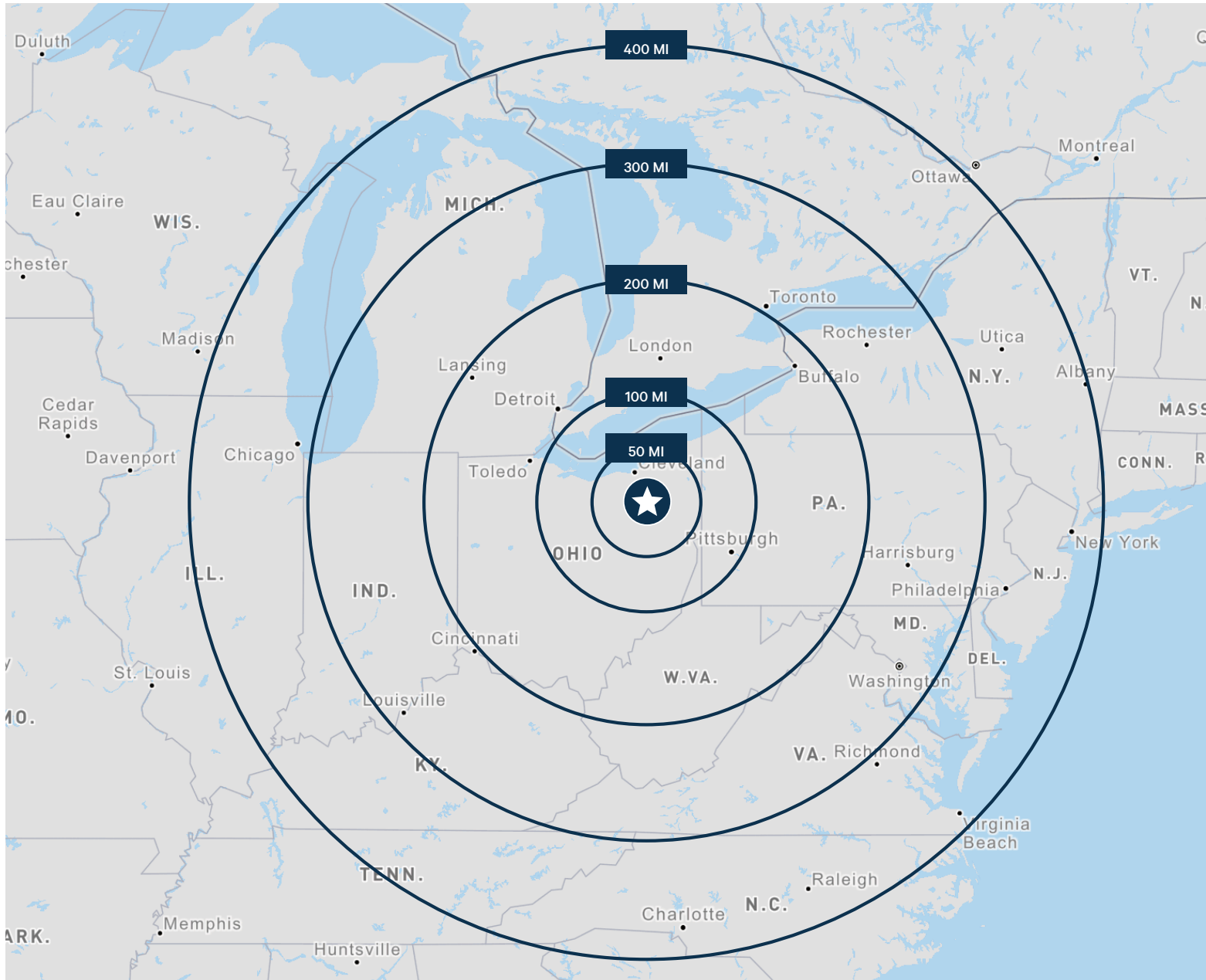
8,407
BUSINESSES

COMMUTE TIMES



LOCATION INFORMATION

DISTANCE TO MAJOR POPULATION CENTERS



WITHIN 50 MILES

Cleveland, OH
Canton, OH
Youngstown, OH

WITHIN 100 MILES

Columbus, OH
Pittsburgh, PA

WITHIN 200 MILES

Dayton, OH
Toledo, OH
Detroit, MI
Buffalo, NY
Hamilton, Canada

WITHIN 300 MILES

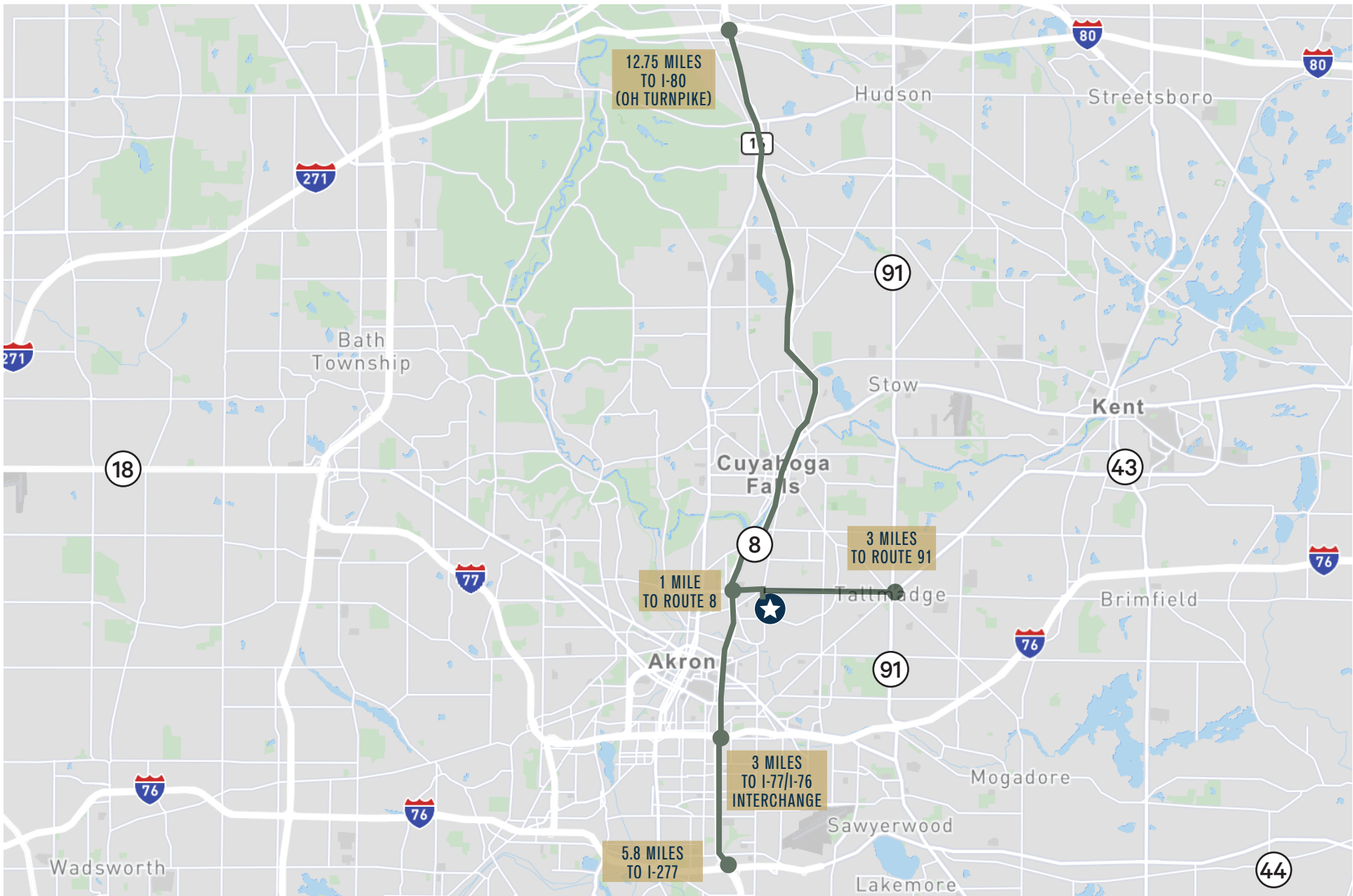
Cincinnati, OH
Lexington, KY
Louisville, KY
Indianapolis, IN
Toronto, Canada
Baltimore, MD
Washington, DC

WITHIN 400 MILES

Chicago, IL
Milwaukee, WI
New York City, NY
Philadelphia, PA
Raleigh, NC
Knoxville, TN

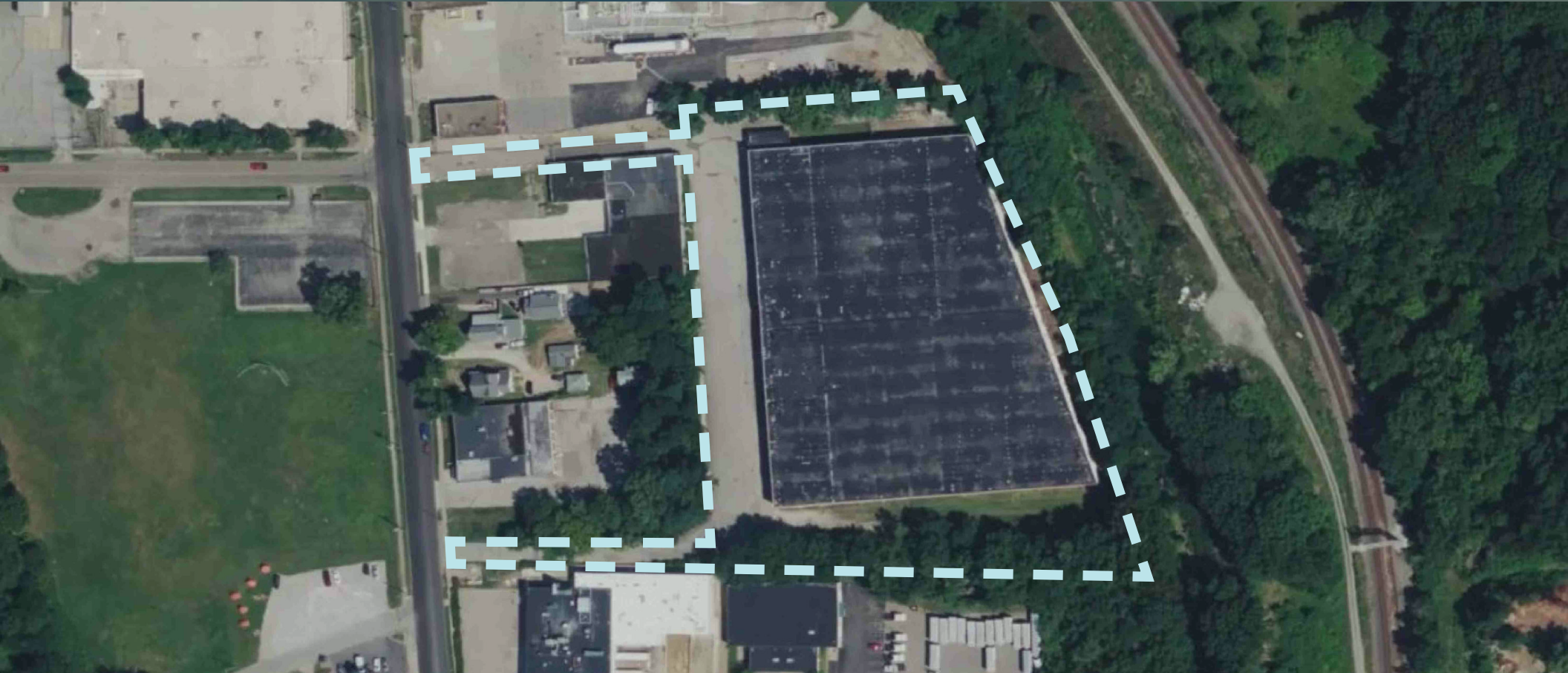
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DISTANCE TO MAJOR HIGHWAYS



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