

Industrial Complex For Sale or Lease

3417 E WATERLOO ROAD, AKRON, OHIO 44312



Incredible Opportunity - Priced to Sell or Lease

Industrial Complex with Fenced Yard(s)

- +/- 50,500 SF industrial complex is available for Sale or Lease Located in Springfield Twp
- +/- 2,000 SF of main office with additional mezzanine office space in warehouse
- Various warehouse areas with racking, garage area, kitchen, parts storage area w/ shelving and tool room
- 10 grade level doors plus 1 dock with leveler
- Hydraulic Press, 5,000 lb In-Floor Scale and Cranes (operational capability unknown), surveillance camera system all included
- Concrete steam-cleaning deck with concrete collection tank for soil, water, and grease removal
- Ceiling height varies between areas / 12' to 17.5'
- Rubber Membrane Roof in Sections
- Serviced by City Water and Septic System
- Built in 1952
- Real Estate Taxes: \$22,200 annual
- Additional 20 Acre Land Site just east of this Complex also available



Sales Price
\$1,750,000
(\$34.65 psf)



Lease Rate
\$5.00 SF/YR (MG)



Building Size
55,500 SF



Zoning
L1 - Light Industrial

Rev: November 7, 2025

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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Pressure Washer Deck with Oil Capturing Cistern



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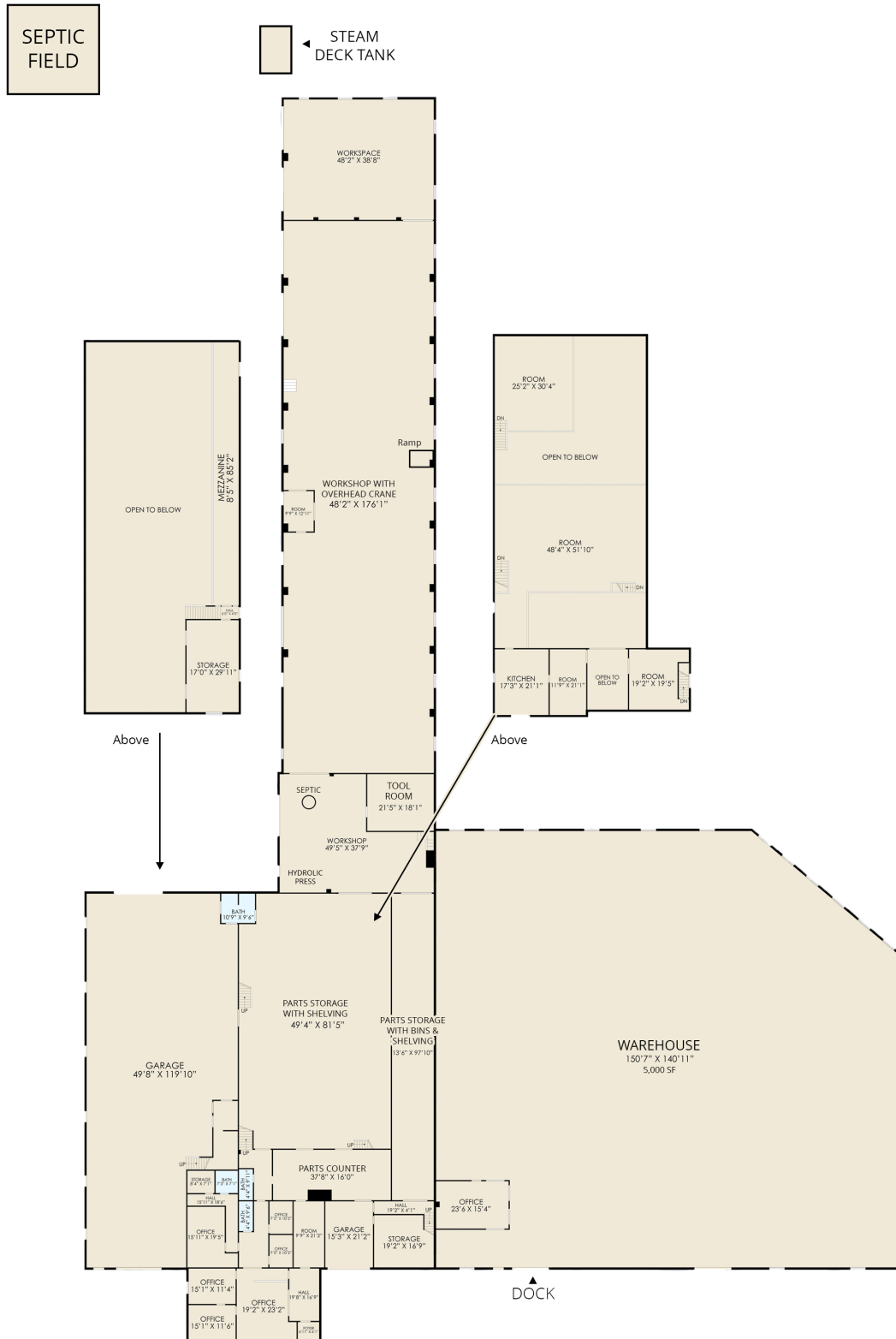
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