

FOR LEASE

# 45,540 SF Building Available

2823 Gilchrist Road, Akron, Ohio 44305



EXCELLENT  
HIGHWAY ACCESS

8 DOCK  
DOORS

.5 MILES  
TO I-76

7.03 ACRE  
LOT

1.5 MILES  
FROM SUBSTATION

FENCED OUTDOOR  
STORAGE

FULLY TEMPERATURE  
CONTROLLED WAREHOUSE

HEAVY  
POWER

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# Site Plan

**45,540 SF**  
Available

**24,600 SF**  
Industrial

**19,980 SF**  
Office

**8**  
Docks and  
Levelers

**3**  
Drive-Ins

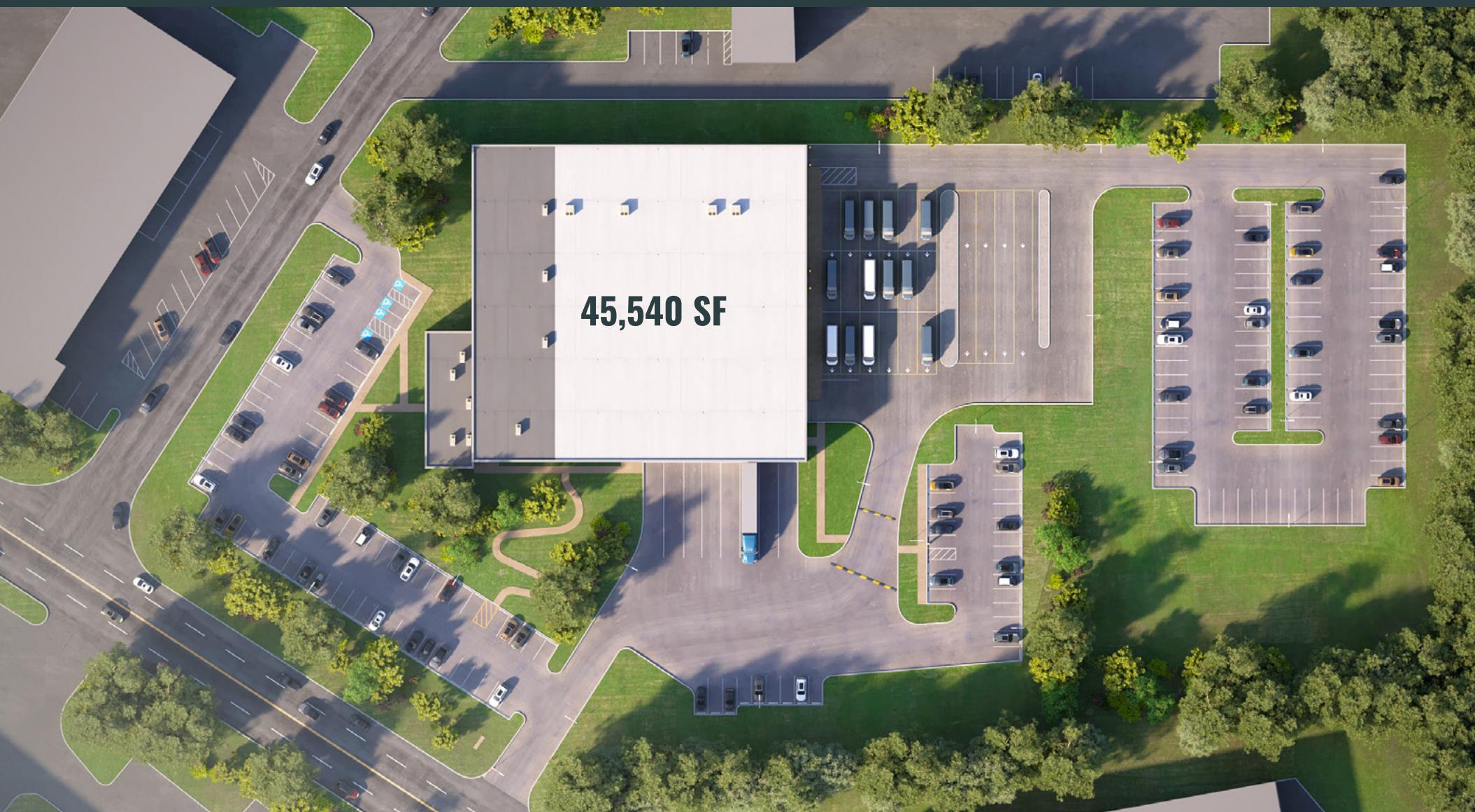
**277**  
Auto Spaces

**FLEXIBLE**  
Parking/Trailer  
Space

**2**  
Access Points  
(1 Truck Access Point)

**ESFR**  
Sprinklers

**21'**  
Clear  
Height



## Corporate Neighbors



# Access Map

Akron is located within a 10-hour drive of 43% of the country's population.

Top employment sectors in Akron are:



## WHOLESALE TRADE

- » 3.4% or 12,075 employees
- » Henry Schein is one of several groups with a large wholesale footprint in the Akron area.



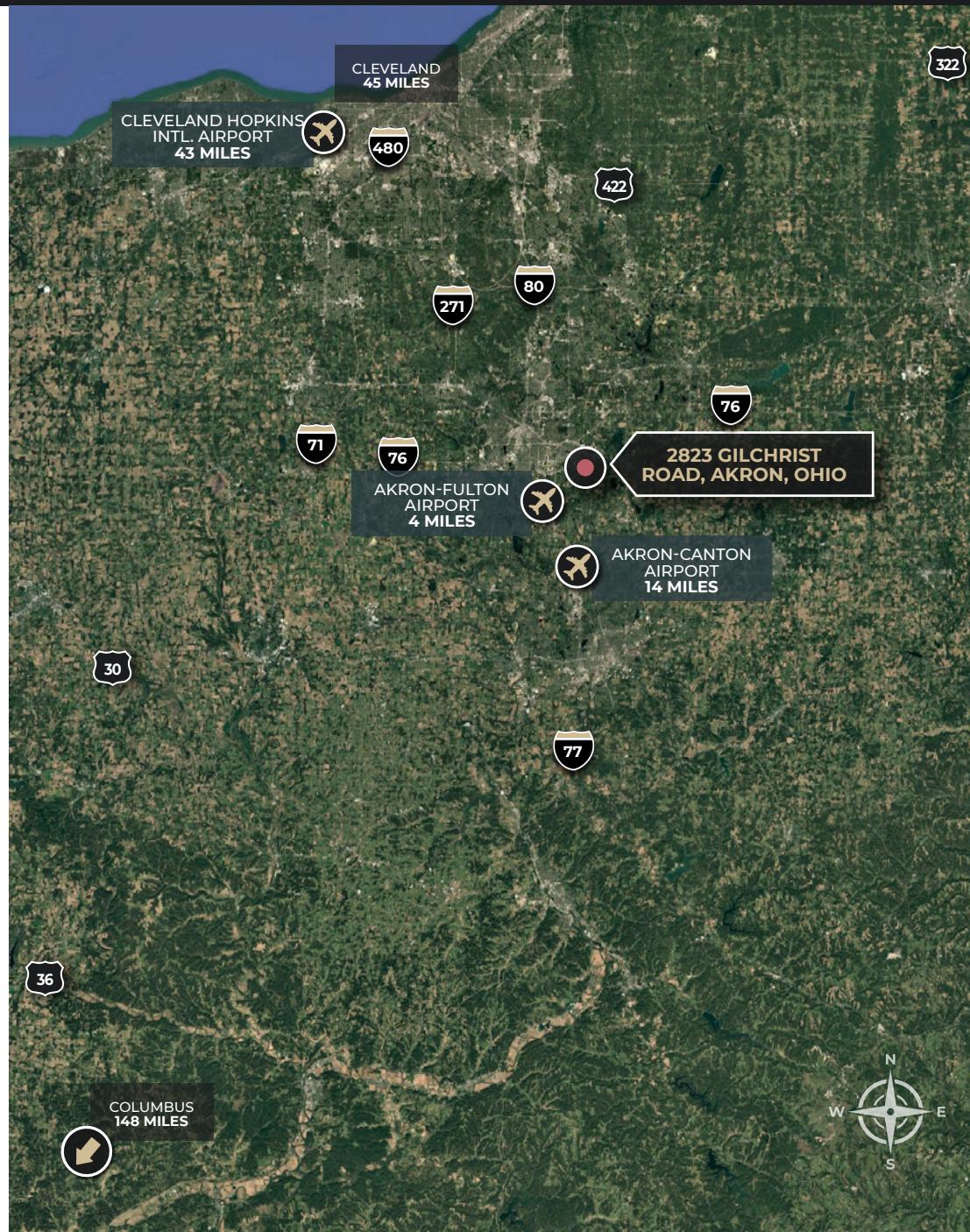
## MANUFACTURING

- » 12.9% or 45,969 employees
- » Manufacturing sector spans automotive, food, polymers and rubber, advanced manufacturing, metal production, and specialty products.
- » Top manufacturers include GOJO Industries and Goodyear Tire & Rubber Company



## CONSTRUCTION

- » 4.1% or 14,493 employees
- » Large Construction groups with footprints in Akron include GPD Group, Turner Construction & The Kenmore Construction Company
- » Additionally, the polymer investment positions Akron as a hub for advanced materials innovation, supported by \$31.25 million from the State of Ohio and an additional \$10.4 million from local partners. By fueling the Greater Akron Polymer Innovation Hub, it accelerates research, attracts high-tech companies, and strengthens Akron's market leadership in polymers and related industries.



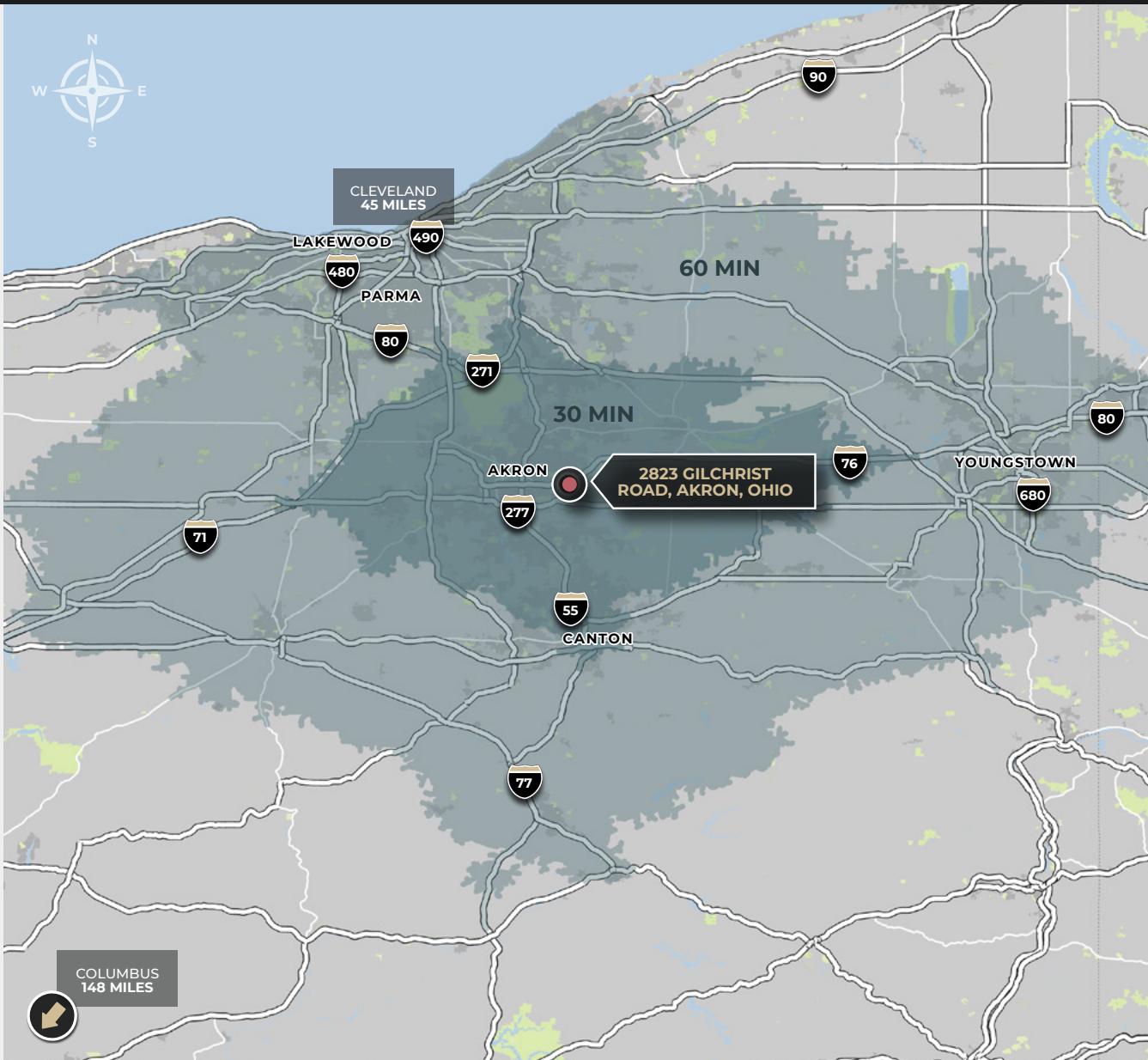
# Immediate Workforce

## POPULATION REACH

<b>905,352</b>	<b>3,661,040</b>
30 Min	60 Min
<b>14,474,326</b>	<b>61,163,773</b>
3 Hr	6 Hr

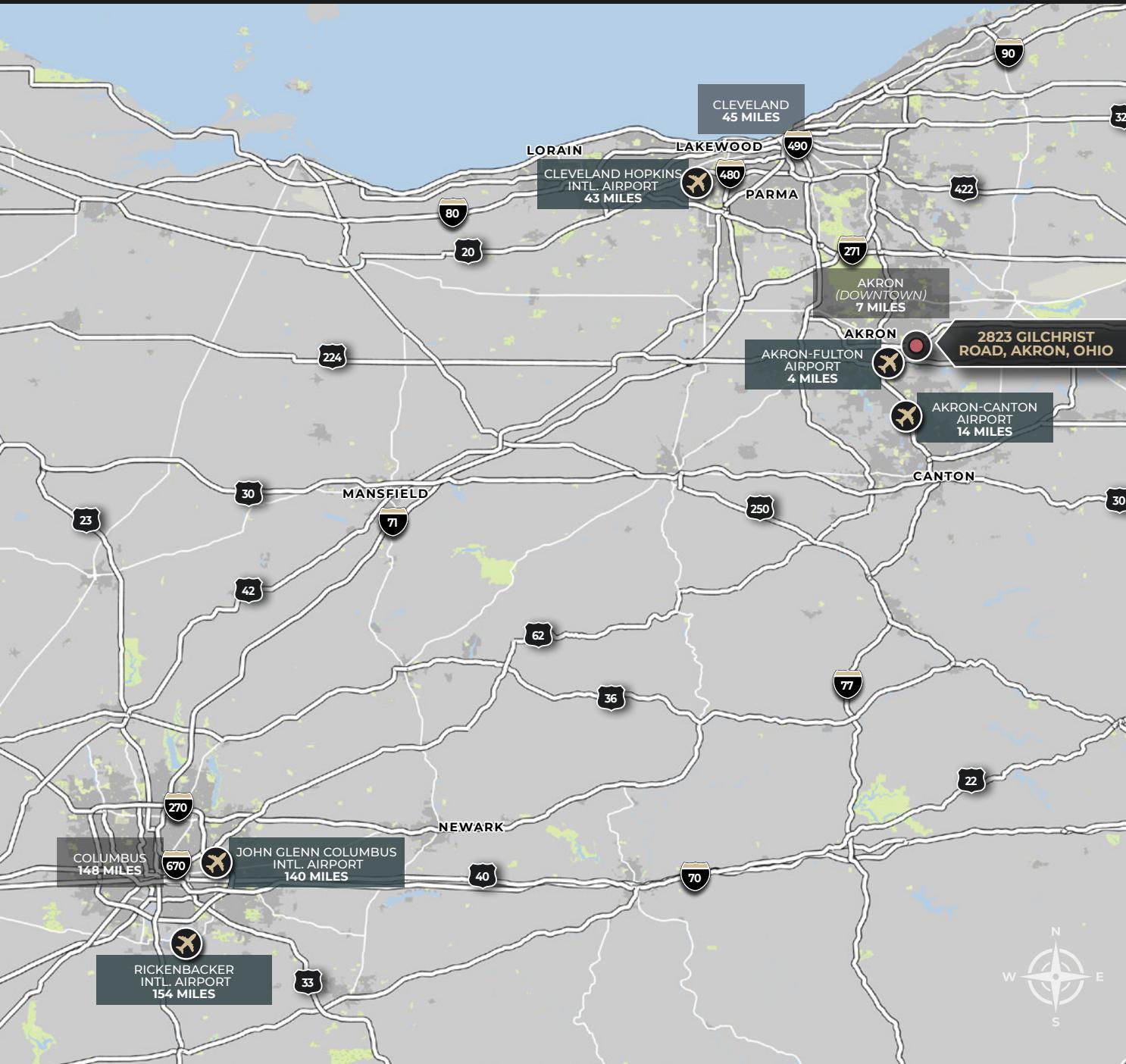
## LABOR POOL

	<b>30 MIN</b>	<b>60 MIN</b>	
<b>WAREHOUSE WORKERS</b>	<b>19,196</b>	<b>79,066</b>	2024 Resident Workers
	<b>18%</b>	<b>13%</b>	Past 5-Year Growth
<b>\$16.38</b>	<b>-155</b>	<b>3,669</b>	2024 Net Commuters*
Avg Hourly Earnings			
<b>FORKLIFT DRIVERS</b>	<b>2,022</b>	<b>8,437</b>	2024 Resident Workers
	<b>12%</b>	<b>8%</b>	Past 5-Year Growth
<b>\$19.14</b>	<b>-282</b>	<b>163</b>	2024 Net Commuters*
Avg Hourly Earnings			
<b>MANUFACTURERS &amp; FABRICATORS</b>	<b>5,524</b>	<b>24,837</b>	2024 Resident Workers
	<b>-1%</b>	<b>-2%</b>	Past 5-Year Growth
<b>\$22.40</b>	<b>-597</b>	<b>960</b>	2024 Net Commuters*
Avg Hourly Earnings			



\*Net commuters refer to the overall commuter flow in or out of a given area. It represents the difference between the number of people who commute into an area for work and those who leave the area to work elsewhere. A positive value indicates that more people commuting into a region for jobs than are leaving, while a negative value indicates that there are more resident workers leaving their communities for work than workers who commute in.

# Location Access



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