

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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**NEWMARK**

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AKRON, OHIO

# 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



ziptie.com

ACUREN

E&T PLASTICS

Sileo  
FIRE & SECURITY

QUALITY  
POOL SUPPLY

GRAINGER

TUSKO  
SALES & SERVICE INC.

2823 GILCHRIST ROAD,  
AKRON, OHIO

NAPA  
AUTO PARTS

Total Distribution, Inc.

GP  
Georgia-Pacific

ASW

Rubbermaid

Armstrong

Rubbermaid

LASER SHIP  
LAST MILE DELIVERY



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

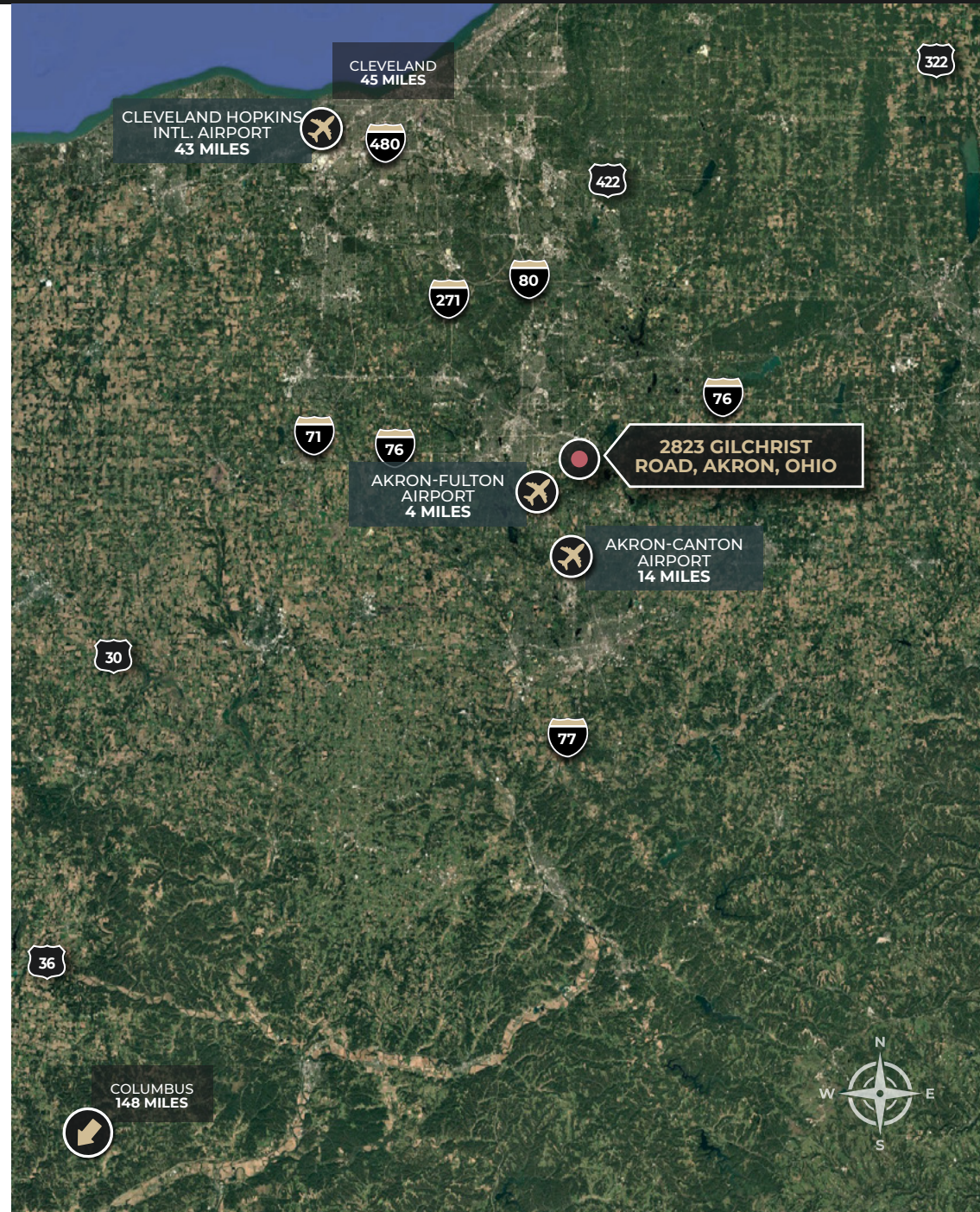


- » 12.9% or 45,969 employees
- » Manufacturing sector spans automotive, food, polymers and rubber, advanced manufacturing, metal production, and specialty products.
- » Top manufacturers include GOJO Industries and Goodyear Tire & Rubber Company

### 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.





POPULATION REACH

905,352  
30 Min

3,661,040  
60 Min

14,474,326  
3 Hr

61,163,773  
6 Hr

LABOR POOL

WAREHOUSE WORKERS



\$16.38

Avg Hourly Earnings

30 MIN

19,196

18%

-155

60 MIN

79,066

13%

3,669

2024 Resident Workers

Past 5-Year Growth

2024 Net Commuters\*

FORKLIFT DRIVERS



\$19.14

Avg Hourly Earnings

30 MIN

2,022

12%

-282

60 MIN

8,437

8%

163

2024 Resident Workers

Past 5-Year Growth

2024 Net Commuters\*

MANUFACTURERS & FABRICATORS



\$22.40

Avg Hourly Earnings

30 MIN

5,524

-1%

-597

60 MIN

24,837

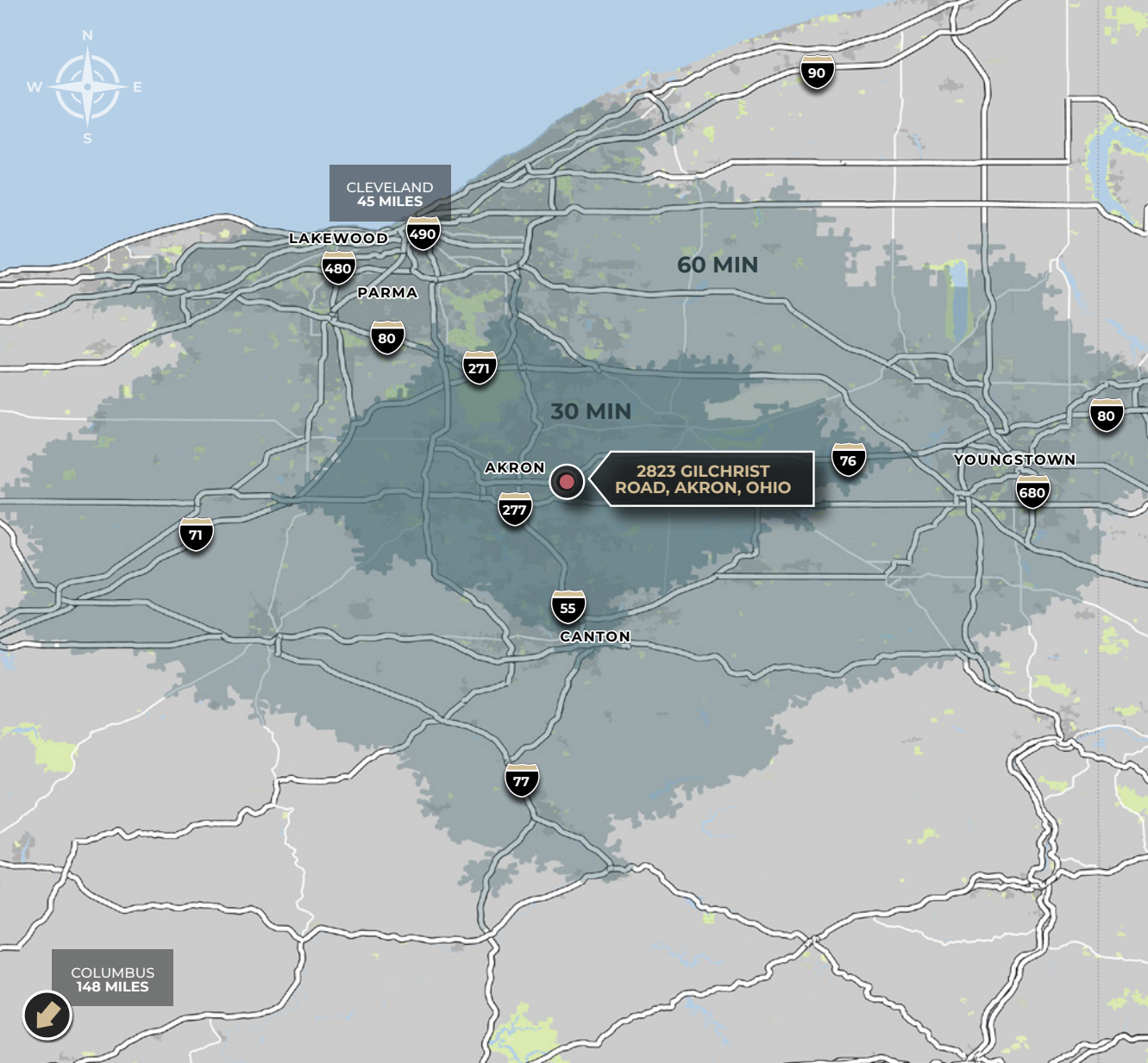
-2%

960

2024 Resident Workers

Past 5-Year Growth

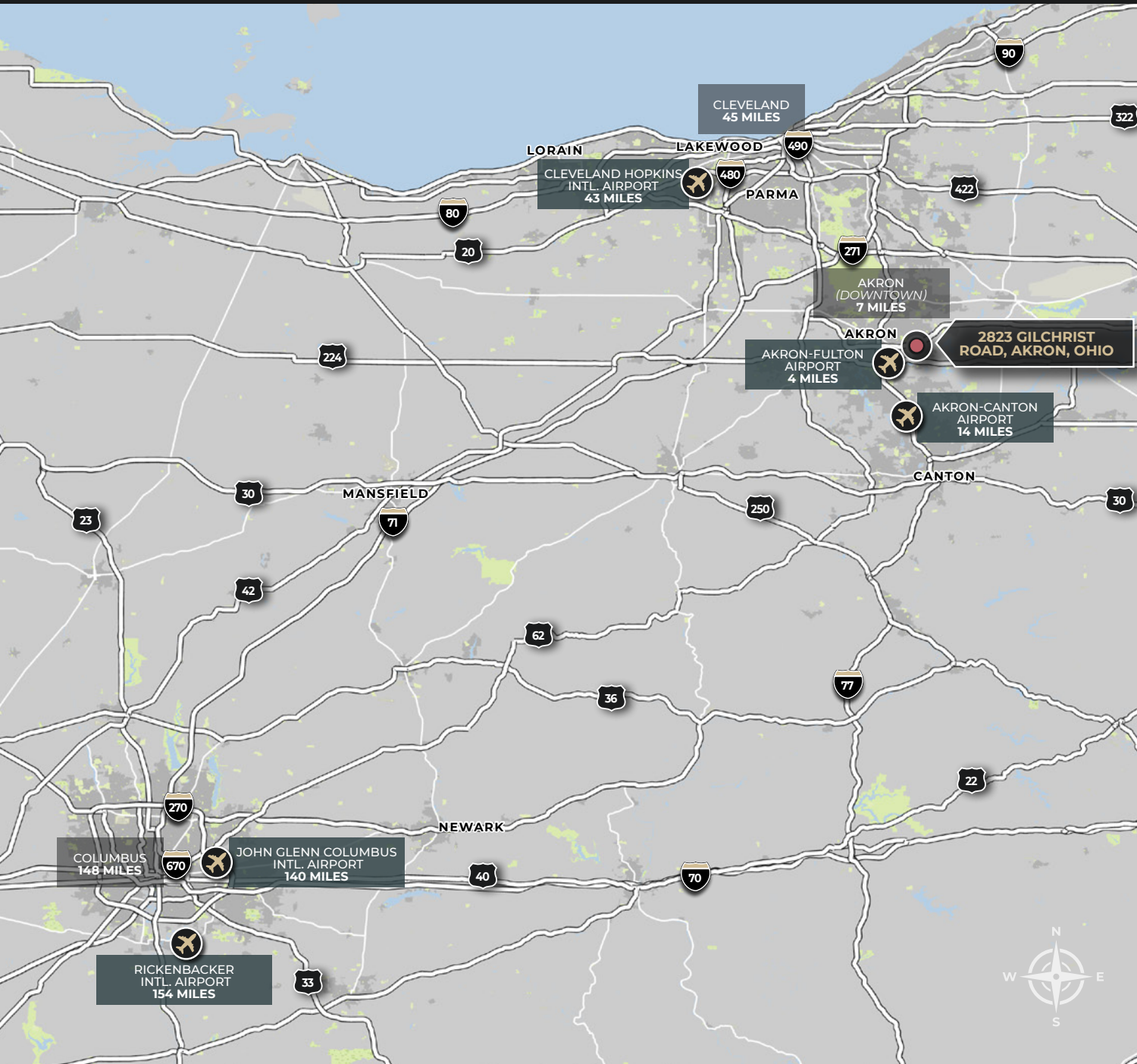
2024 Net Commuters\*



\*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 commute 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.

AKRON, OHIO

# Location Access



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