

1210 Sweitzer Ave

1210 SWEITZER AVE, AKRON, OH 44301

FOR LEASE

Industrial Property



VIDEO

PROPERTY DESCRIPTION

Located at 1210 Sweitzer Ave in Akron, Ohio, this warehouse facility offers 32,864 sq ft of industrial space on 1.92 acres, zoned U-5 Ordinary Industrial. The property is available for lease at \$5.25 per square foot on a modified gross basis, with tenants responsible for utilities, snow removal, landscaping, and rubbish removal. The warehouse features three grade-level drive-in doors (2 oversized 10x14), plus four docks, and a ceiling height of 14 -16 feet, making it ideal for a variety of industrial uses such as manufacturing, storage, or distribution. Additionally, the facility is equipped with wet sprinklers, ensuring compliance with fire safety regulations. And lighting has been converted to LED. This property provides the perfect setting for businesses seeking substantial industrial space in a strategic location. For more information or to schedule a viewing, please contact Patrick Craig at 330-606-9459.

LOCATION DESCRIPTION

1210 Sweitzer Ave, Akron, Ohio, is located on two corners at the intersection of Sweitzer Avenue and Stanton Ave and the intersection of Sweitzer and Gregory Ave in an industrial zone just south of downtown Akron. The property is positioned near major highways, including I-77 and I-76, and US Route 224 providing excellent accessibility for transportation and logistics.

OFFERING SUMMARY

| | |
|----------------|-------------------|
| Lease Rate: | \$5.25 SF/yr (MG) |
| Available SF: | 32,864 SF |
| Lot Size: | 1.92 Acres |
| Building Size: | 32,864 SF |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|----------|
| Total Households | 127 | 939 | 4,570 |
| Total Population | 323 | 2,368 | 11,309 |
| Average HH Income | \$34,035 | \$40,855 | \$49,521 |



Patrick Craig
AGENT
330.606.9459
patrick.craig@sperrycga.com
OH #SAL.2023006201

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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| | |
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| Building Name | 1210 Sweitzer Ave |
| Property Type | Industrial |
| Property Subtype | Warehouse/Distribution |
| APN | 6717168 |
| Building Size | 32,864 SF |
| Lot Size | 1.92 Acres |
| Year Built | 1916 |
| Number of Floors | 1 |
| Number of Buildings | 1 |

- **Prime Industrial Location:** Situated in Akron's industrial hub on 1.92 acres.
- **Excellent Accessibility:** Easy access to major highways including I-76, I-77, and US Route 224, ensuring efficient transportation and distribution.
- **Close to Downtown Akron:** Just minutes from downtown, providing access to a skilled labor force and a range of amenities.
- **Proximity to Airports:** Conveniently near Akron-Canton Airport and Akron Fulton Airport for streamlined logistics.
- **Nearby Points of Interest:** Close to Akron's bustling business district and the University of Akron.
- **Strategic Market Advantage:** Ideal for companies looking to be closer to ship their products to customers in the Cleveland market
- **Key Distribution Hub:** Located in Northeast Ohio, a strategic area for distribution and logistics.



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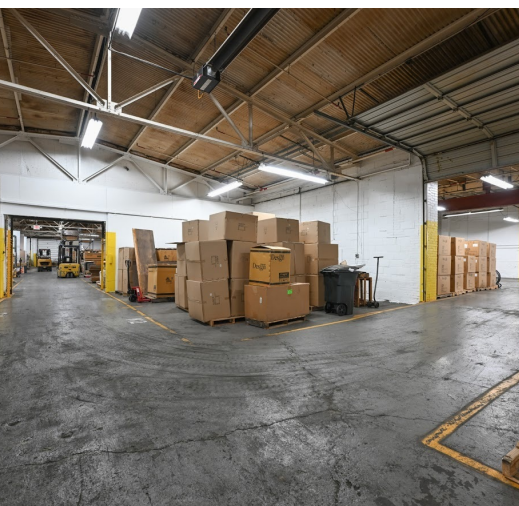
www.SperryCGA.com

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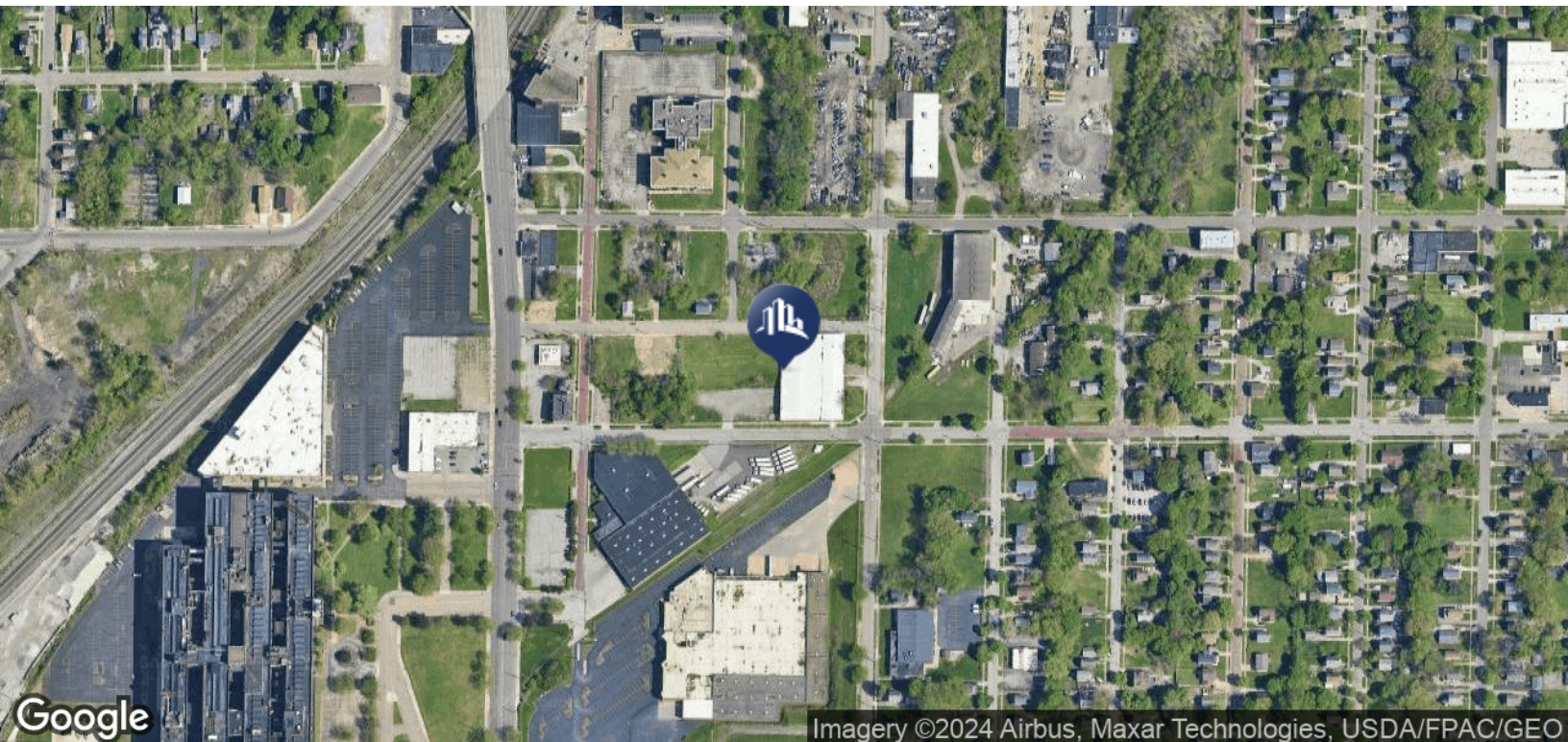
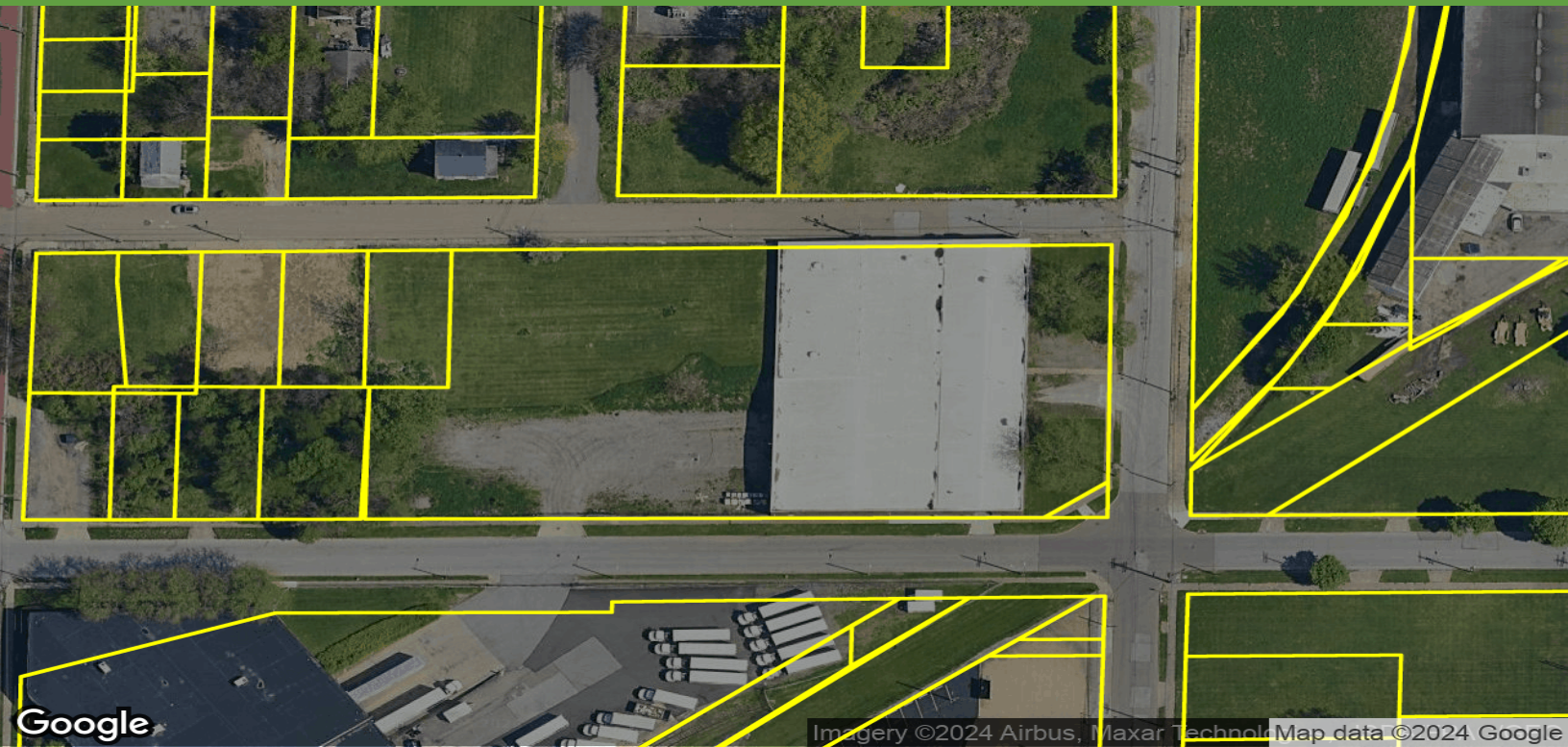
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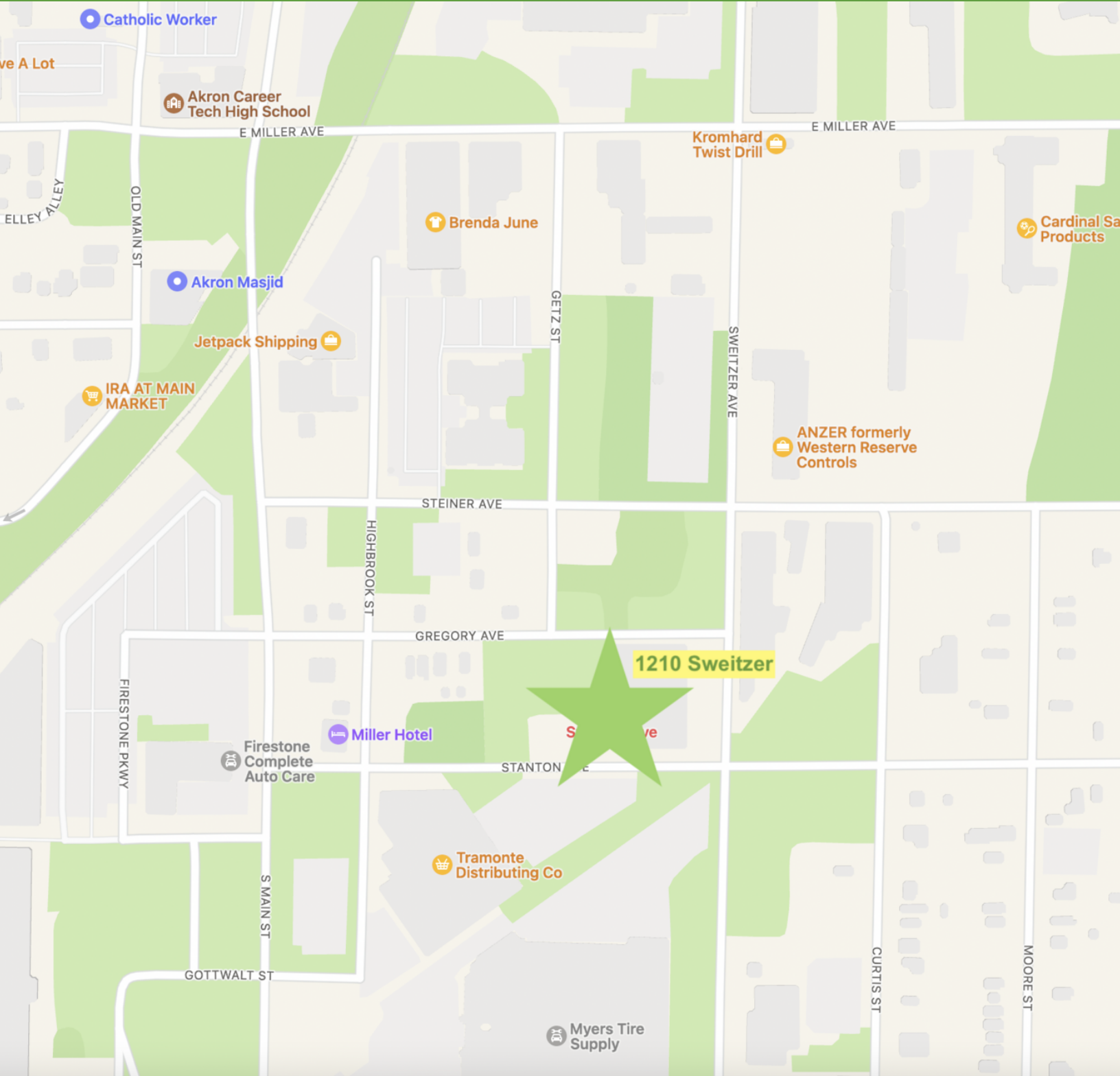
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