

# Core Redevelopment Opportunity

505 WEST WILBETH ROAD, AKRON, OHIO 44314



## Overview

505 W Wilbeth Road offers an extremely rare opportunity to control a large-scale industrial footprint within the City of Akron, combining existing manufacturing improvements with substantial adjacent expansion land. The property's location, minutes from Downtown Akron and directly connected to Route 8 and the I-76/I-77 interchange network—positions it as a functional site for regional distribution, contractor yards, light manufacturing, or multi-tenant industrial redevelopment. With full municipal utilities on site, established industrial zoning, and a size that is difficult to replicate within the urban core, this assemblage provides investors and owner-users the ability to build, expand, or reposition in one of Northeast Ohio's most supply-constrained industrial submarkets. The buyer or tenant will have broad support from the City of Akron, Summit County, and regional NGO's to facilitate tax abatement programs, job creation incentives, infrastructure improvement funding, expedited permitting, due diligence, etc.

## Highlights

- Join neighboring Firestone, Cargill, and a brand new (2027) 387,860 SF Amazon facility
- Phase 2 complete (2025) on industrial side of property. West half of property has historically been used for concrete crushing, and now clean fill dirt (est. 30k cubic yards on site)
- $\pm 9.11$ -acres improved industrial site plus  $\pm 13$  adjacent acres, offering a rare  $\pm 22$  acre contiguous footprint creating one of the largest contiguous industrial holdings within the City of Akron.
- Unique central location to Route 8, I-76, and I-77 & on site-rail access, providing direct north-south and east-west connectivity into Greater Cleveland, Canton, and the broader midwest region.

## Property Details

### Lot Size

- $\pm 22.0$  Acres

### Zoning

- U-5 Ordinary Industry

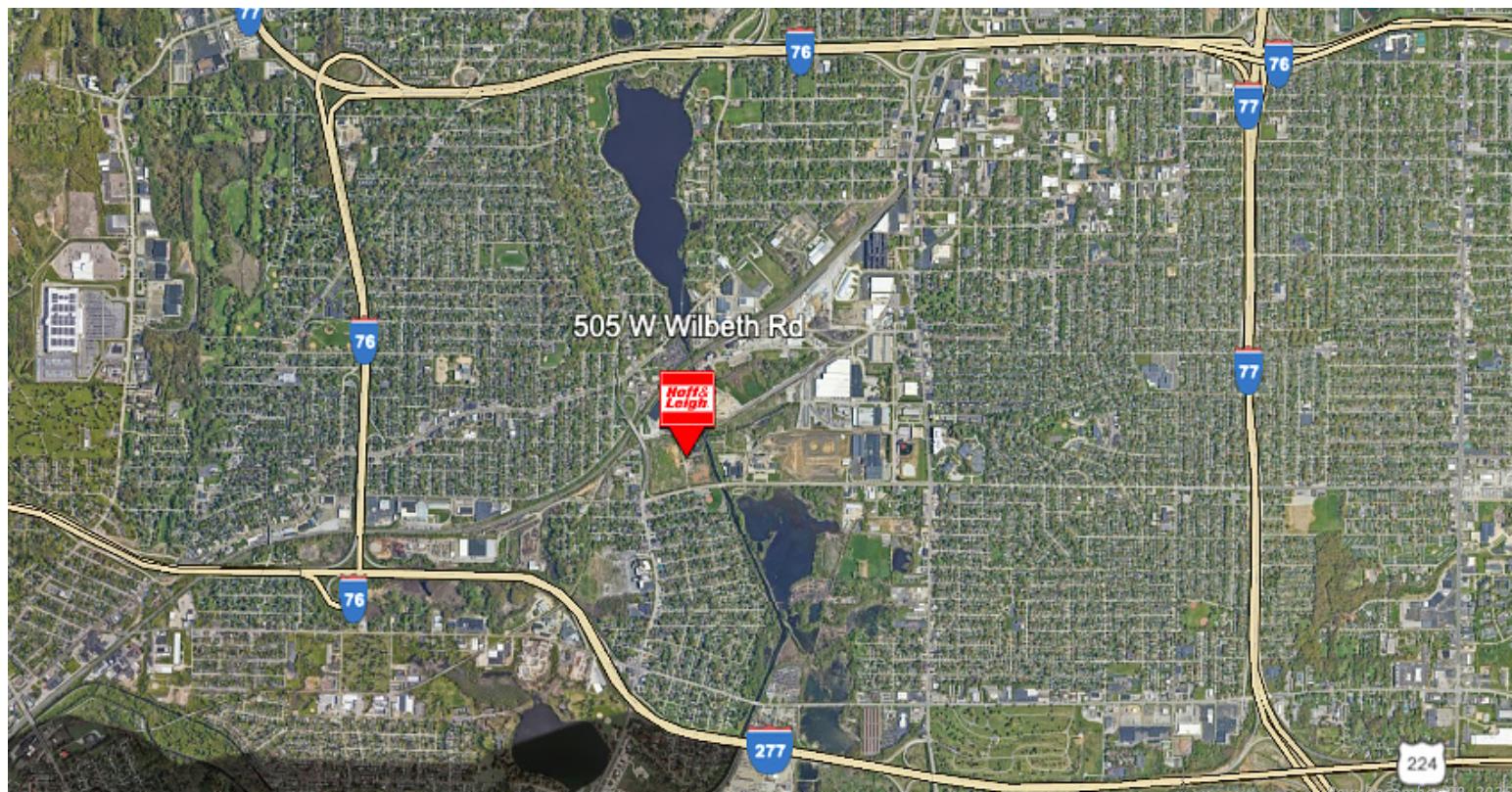
Rev: December 29, 2025

### 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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