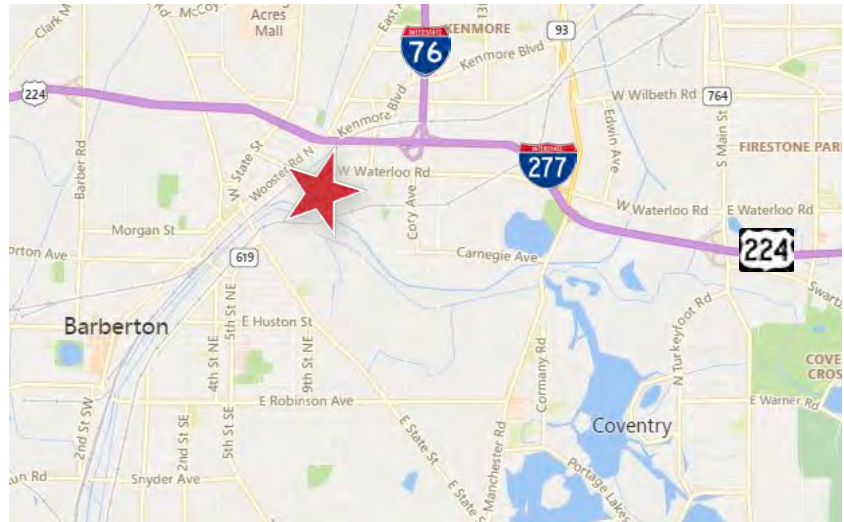




1050-1056 Eagon St.
Barberton, Ohio 44203

Property Details

- Available: 17,298 SF
- Office: 1,888 SF / Warehouse: 15,410 SF
- Sale: \$480,000 (PSF: \$27.75)
- Lease: \$4.25 PSF (MG)
- Zoning: I-2 Industrial
- Restrooms: (2) Office (2) Shop
- Acres: 0.91
- Frontage: 433'
- Power: 3phase, 480/208 volt, 800 amps
- Clear Height: 14' 16' 22'
- Drive-in Doors:
 - (1) 16' x 18'
 - (1) 12' x 16'
 - (2) 10' x 10'
- Cranes:
 - (2) 5 Ton with 18' under hook
 - (2) 2 Ton with 10' under hook
- Interchange / Distance: I-76 / 0.75 mile



Bob Raskow, SIOR
330 697 6818
braskow@naipvc.com

Scott Raskow
330 608 5172
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Property Description

For Sale: 17,298 SF, manufacturing facility w/ 1,888 SF, office and 15,410 SF manufacturing warehouse.; 800 AMP-480/208 3 PH; Cranes: (2) 5 Ton (2) 2 Ton. Ceiling heights from 14'-22'. Multiple drive-in doors. New roof (2009) and new radiant tube heating in warehouse manufacturing areas. New LED lighting (2023) all cranes inspected and OSHA approved.

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NAIPleasant Valley

For Lease or Sale
17,298 SF
Office/Warehouse

1 mile

3 miles

5 miles

KEY FACTS

9,583

Population



2.4

Average Household Size

41.2

Median Age

\$40,845

Median Household Income

EDUCATION

14%

No High School Diploma



45%

High School Graduate



28%

Some College



14%

Bachelor's/Grad/Pr of Degree

BUSINESS



190

Total Businesses



2,597

Total Employees

EMPLOYMENT



51%

White Collar



33%

Blue Collar



15%

Services

4.7%

Unemployment Rate

KEY FACTS

58,740

Population



2.3

Average Household Size

40.5

Median Age

\$39,613

Median Household Income

EDUCATION

13%

No High School Diploma



42%

High School Graduate



29%

Some College



16%

Bachelor's/Grad/Pr of Degree

BUSINESS



1,668

Total Businesses



22,206

Total Employees

EMPLOYMENT



59%

White Collar



29%

Blue Collar



13%

Services

6.5%

Unemployment Rate

KEY FACTS

155,560

Population



2.3

Average Household Size

39.0

Median Age

\$39,178

Median Household Income

EDUCATION

12%

No High School Diploma



37%

High School Graduate



32%

Some College



19%

Bachelor's/Grad/Pr of Degree

BUSINESS



4,722

Total Businesses



88,711

Total Employees

EMPLOYMENT



62%

White Collar



25%

Blue Collar



13%

Services

7.4%

Unemployment Rate

INCOME



\$40,845

Median Household Income



\$21,119

Per Capita Income



\$76,342

Median Net Worth

INCOME



\$39,613

Median Household Income



\$22,175

Per Capita Income



\$55,087

Median Net Worth

INCOME



\$39,178

Median Household Income



\$22,476

Per Capita Income



\$49,244

Median Net Worth

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SPACE AVAILABLE:	17,298
WAREHOUSE AREA:	15,410
OFFICE AREA:	1,888
CONSTRUCTION:	Masonry
YEAR BUILT:	1957
LAND AREA (ACRES):	0.91
ZONING:	I-2 Industrial
CEILING HEIGHT:	14' - 22'
DRIVE-IN DOORS:	(1) 16' x 18' (1) 12' x 16' (2) 10' x 10'
CRANES:	(2) 5 Ton (18' under hook) (2) 2 Ton (10' under hook)
HEAT:	Radiant, Tube
WATER:	City
SEWER:	City
ELECTRIC POWER:	3ph, 800A, 480/208V
PURCHASE PRICE:	\$480,000 (\$27.75)
TAXES:	\$8,785.84 / year (2024)
LEASE RATE:	\$4.25 PSF (MG)

COMMENTS:

For Lease or Sale: 17,298 SF, manufacturing facility w/ 1,888 SF, office and 15,410 SF manufacturing warehouse.; 800 AMP-480/208 3 PH; Cranes: (2) 5 Ton (2) 2 Ton. Ceiling heights from 14'-22'. Multiple drive-in doors. New roof (2009) and new radiant tube heating in warehouse manufacturing areas. New LED lighting (2023) all cranes inspected and OSHA approved.

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