



For Lease

1217-1227 Norton Road, Hudson OH

1217-1227 Norton Road, Hudson, OH 44224



PROPERTY SUMMARY

Located in the heart of Hudson's industrial corridor, 1217-1227 Norton Road offers functional, small-bay warehouse space with direct access to SR-8, I-480, and the region's east-west logistics network. Ideal for last-mile distributors, light industrial users, and service companies seeking a strategic hub between Akron and Cleveland.

Tenants benefit from flexible demising options (5,000 - 20,000 SF), a combination of docks and drive-in access, generous parking, quick highway connectivity and ability to expand into contiguous space. The property supports growing firms and established operators looking for efficient, cost-effective space in a high-income, business-friendly market.

PROPERTY HIGHLIGHTS

- Flexible 5,000-20,000 SF floor plates with expansion capability
- Combination of dock-high and drive-in loading
- Efficient layout for warehousing, light manufacturing, and last-mile use
- Minutes to SR-8, I-480, and SR-303 — quick access to Akron, Cleveland, and I-77/I-271 interchange
- Ample parking and easy truck circulation
- Clean, functional space with heating in warehouse and HVAC in office areas
- Competitive small-bay industrial option in supply-constrained Hudson market

Lease Rate	\$7.50 SF (NNN)
Available SF	5,000-20,000
Building Size	39,000 SF
Doors	Dock / Overhead

Power	3-PH 400 AMP
Clear Height	14.6 - 15.6
Zoning	Dist 8: Industrial/ Business Park



Aaron Davis
Senior Advisor
C: 330.221.7297
aaron.davis@svn.com



Nichole Booker, PhD
Senior Advisor
C: 330.475.5500
nichole.booker@svn.com

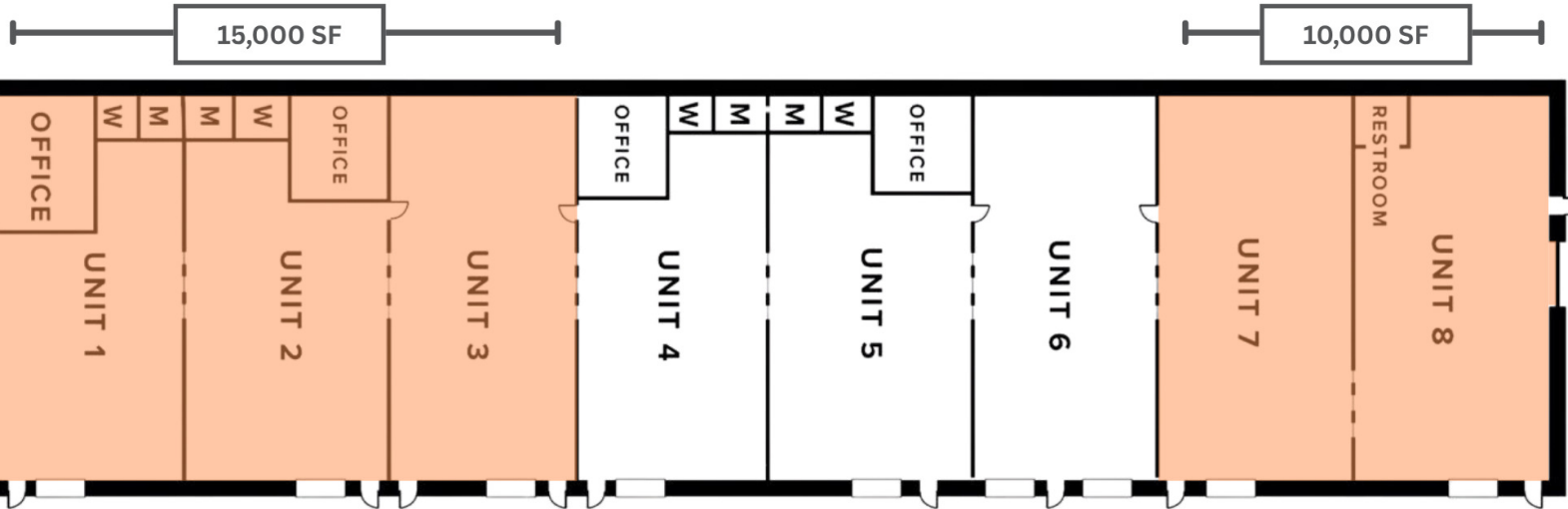




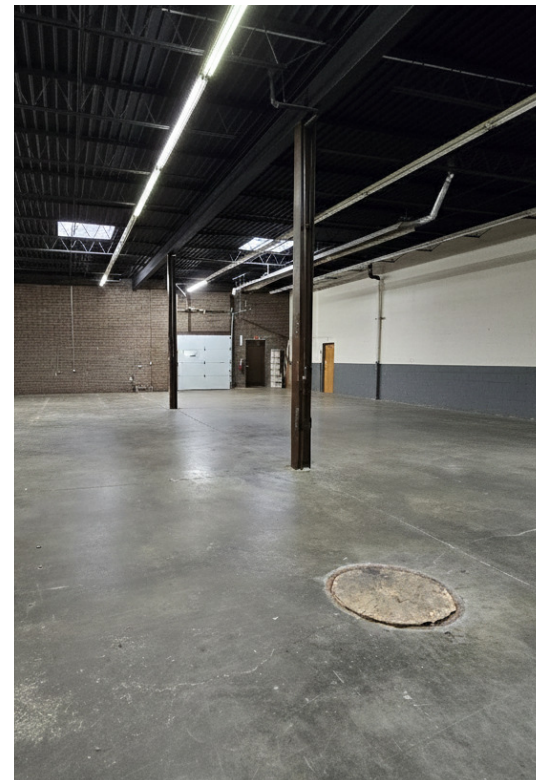
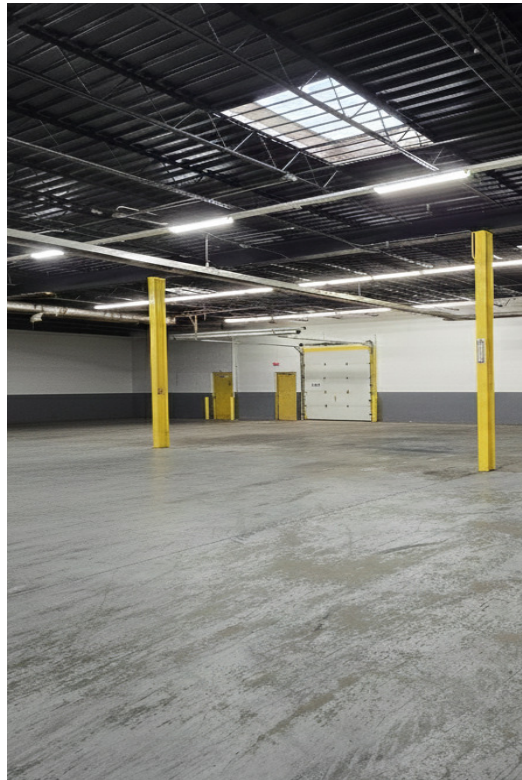
For Lease

1217-1227 Norton Road, Hudson OH

1217-1227 Norton Road, Hudson, OH 44224



NOTE: Flexibility to deliver up to 20,000 SF contiguous



Aaron Davis
Senior Advisor
C: 330.221.7297
aaron.davis@svn.com



Nichole Booker, PhD
Senior Advisor
C: 330.475.5500
nichole.booker@svn.com

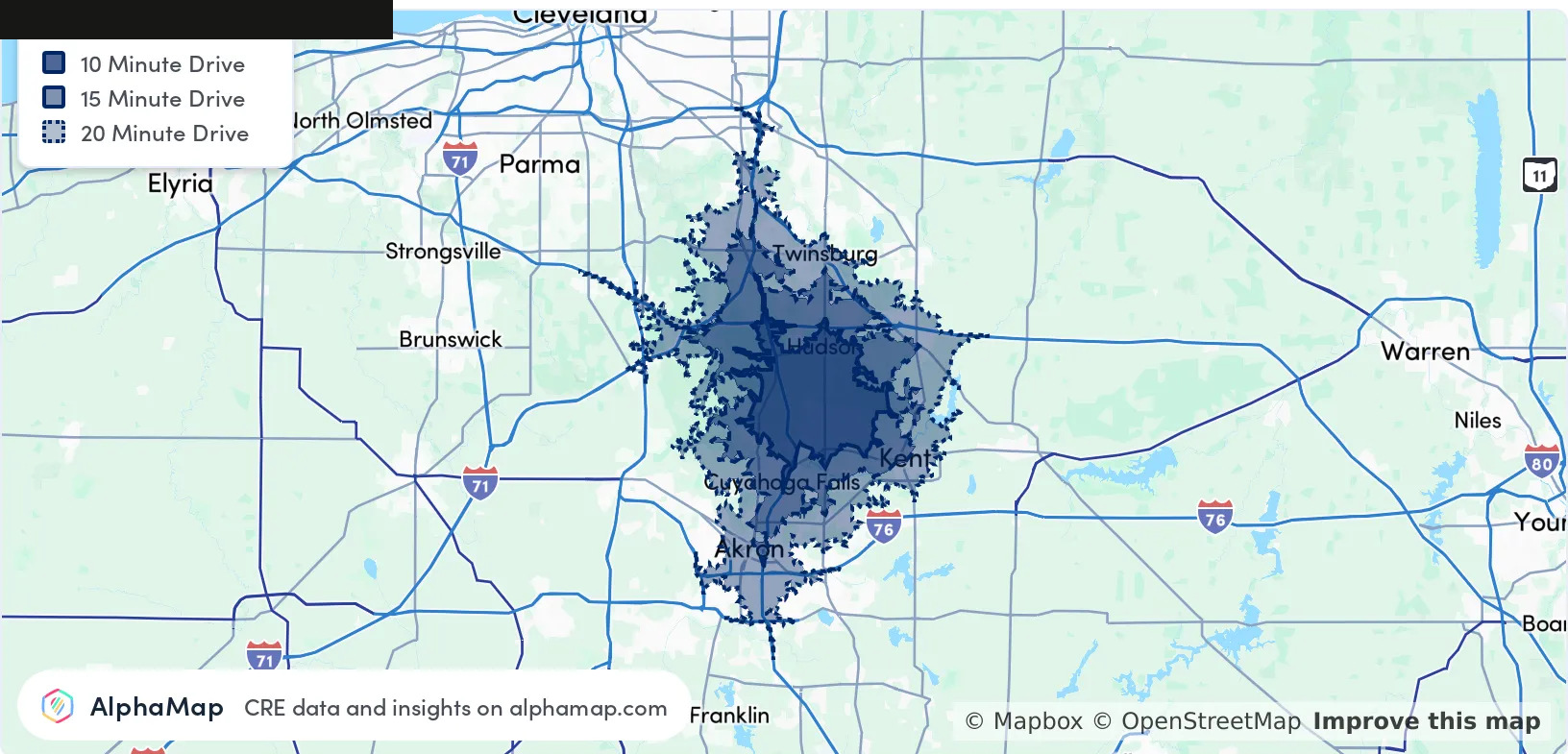




For Lease

1217-1227 Norton Road, Hudson OH

1217-1227 Norton Road, Hudson, OH 44224



POPULATION	10 MINUTES	15 MINUTES	20 MINUTES
TOTAL POPULATION	49,093	154,435	329,406
AVERAGE AGE	42	42	41
AVERAGE AGE (MALE)	41	41	40
AVERAGE AGE (FEMALE)	43	43	43

HOUSEHOLD & INCOME	10 MINUTES	15 MINUTES	20 MINUTES
TOTAL HOUSEHOLDS	19,984	64,917	140,937
PERSONS PER HH	2.5	2.4	2.3
AVERAGE HH INCOME	\$135,810	\$114,688	\$96,787
AVERAGE HOUSE VALUE	\$328,440	\$281,137	\$237,281
PER CAPITA INCOME	\$54,324	\$47,786	\$42,081

Map and demographics data derived from AlphaMap



Aaron Davis
Senior Advisor
C: 330.221.7297
aaron.davis@svn.com



Nichole Booker, PhD
Senior Advisor
C: 330.475.5500
nichole.booker@svn.com

