

### 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

<b>Lease Rate</b>	\$7.50 SF (NNN)	<b>Power</b>	3-PH 400 AMP
<b>Available SF</b>	5,000-20,000	<b>Clear Height</b>	14.6 - 15.6
<b>Building Size</b>	39,000 SF	<b>Zoning</b>	Dist 8: Industrial/ Business Park
<b>Doors</b>	Dock / Overhead		



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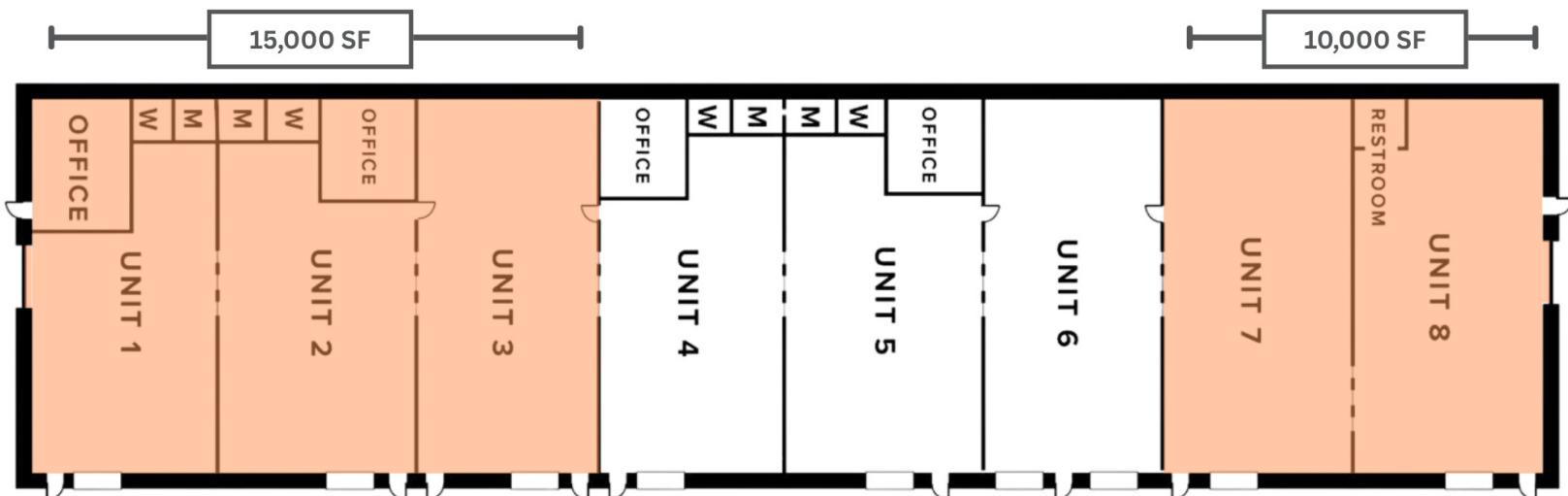
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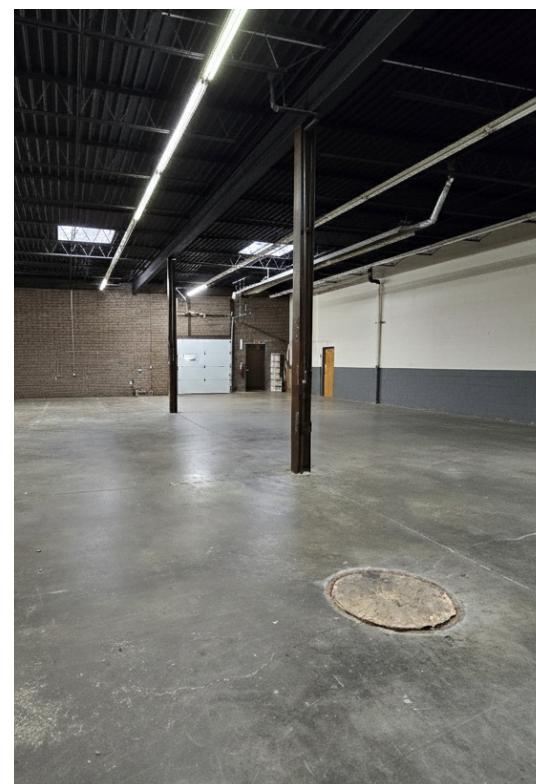
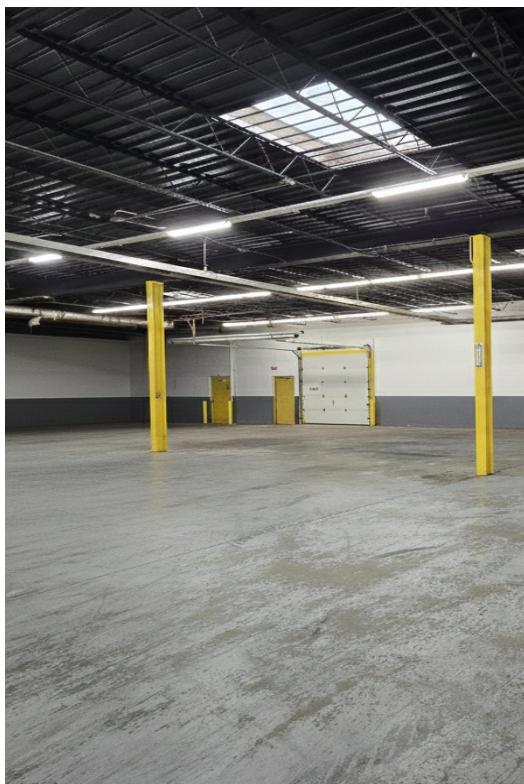
# For Lease

1217-1227 Norton Road, Hudson OH

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

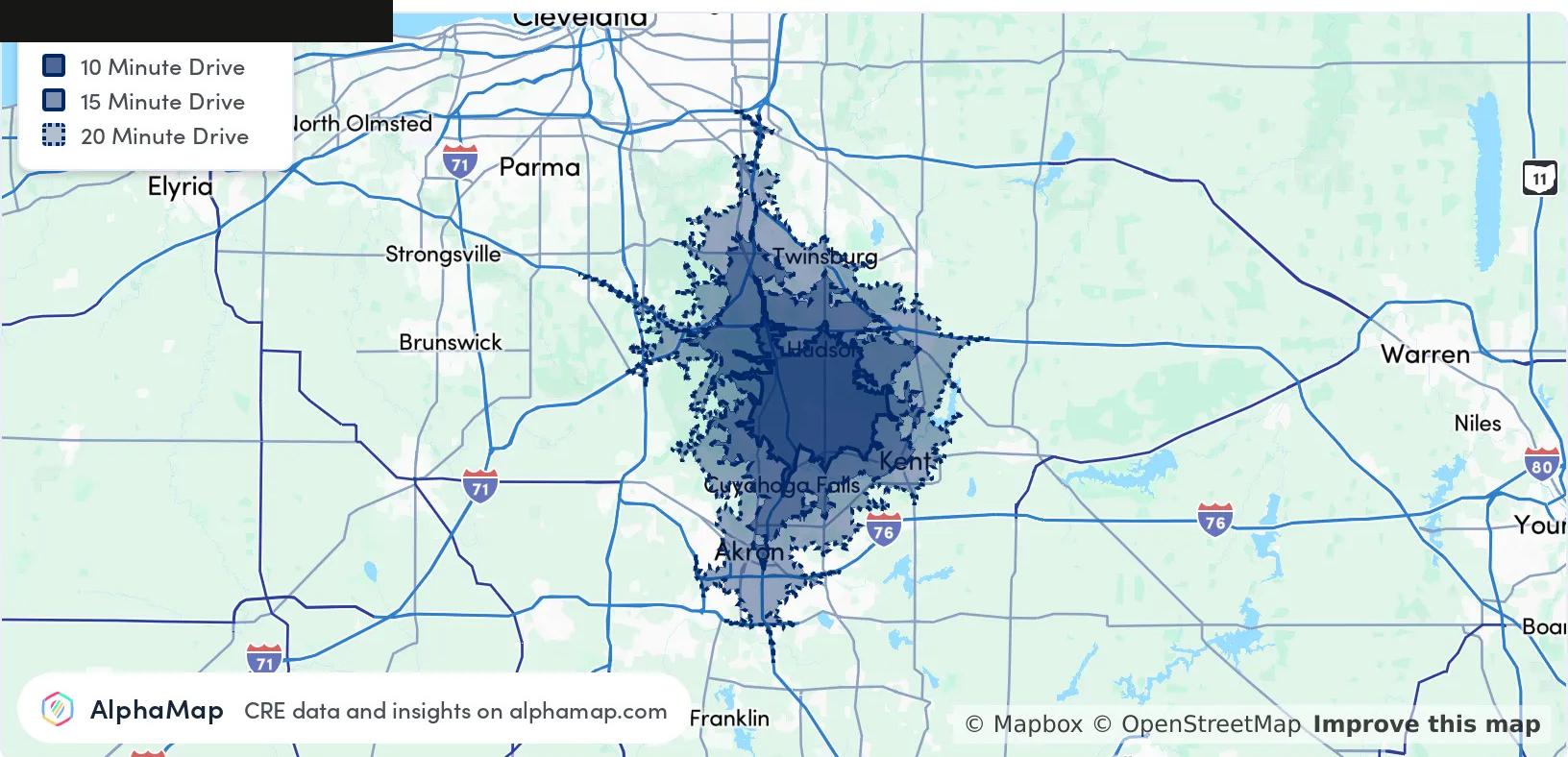


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POPULATION	10 MINUTES	15 MINUTES	20 MINUTES
<b>TOTAL POPULATION</b>	49,093	154,435	329,406
<b>AVERAGE AGE</b>	42	42	41
<b>AVERAGE AGE (MALE)</b>	41	41	40
<b>AVERAGE AGE (FEMALE)</b>	43	43	43

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

Map and demographics data derived from AlphaMap



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