

FOR SALE OR LEASE

28,500 SF Free-Standing Industrial Building in Akron





1329 E. Archwood Ave. Akron, OH 44306

Property Details

• Sale Price: \$1,995,000

• Lease Rate: \$6.00 NNN

• Available Space: 28,500 SF

• Warehouse Space: 26,700 SF

• Office Space: 3,600 SF

- 2-story; 1,800 SF per floor

• Acreage: 3.929

Sprinklers: Yes

Ceiling Height: 24'

• Truck Doors: (4) with levelers

• Drive-in Doors: (1) 12' x 14'

• Power: 800a/480-277/ 3 phase

• Parking: 20+ spaces



Bob Raskow, SIOR 330 697 6818 braskow@naipvc.com Scott Raskow 330 608 5172 sraskow@naipvc.com

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Property Note

For Sale or Lease - Great 28,500 sq ft freestanding warehouse/manufacturing facility. Has 26,700 sq ft of warehouse space and 3,600 sq ft of office (2-story I 1,800 sq ft per floor), lunch room, restroom area. Ceiling height is 24' includes (4) docks, (1) OH Door, and 800a/480-277/ 3 phase power, fully sprinklered. Added feature is large, fenced/gated, outside storage area. Available Feb. 1, 2026. Contact Bob Raskow, SIOR or Scott Raskow.

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Demographics

| | 1 Mile | 3 Miles | 5 Miles |
|-----------------------|----------|----------|----------|
| Population: | 8,399 | 81,588 | 188,314 |
| Households: | 3,556 | 35,233 | 82,929 |
| Median Age: | 36.2 | 36.6 | 39 |
| Average HH Income: | \$57,235 | \$70,739 | \$75,950 |



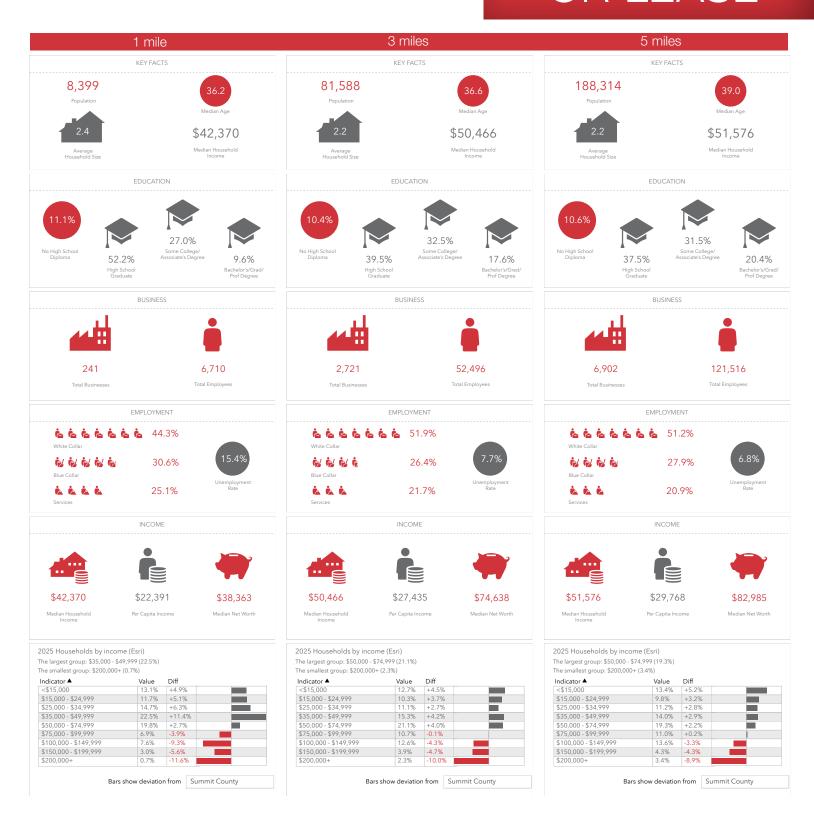
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Scott Raskow 330 608 5172 sraskow@naipvc.com



540 White Pond Drive | Suite A Akron, Ohio 44320 330 535 2661 naipvc.com

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| BUILDING SIZE: | 28,500 SF | |
|-----------------|--|--|
| WAREHOUSE AREA: | 26,700 SF | |
| OFFICE AREA: | 3,600 SF (2-story; 1,800 SF per floor) | |
| YEAR BUILT: | 1987 | |
| LIGHTING: | LED | |
| SPRINKLERED: | Yes | |
| CEILING HEIGHT: | 24' | |
| TRUCK DOORS: | (4) with levelers | |
| DRIVE-IN DOORS: | (1) 12' x 14' | |
| PARKING: | 20+ spaces | |
| HEAT: | Forced Air, Gas Reznor | |
| POWER: | 800a / 480-277 / 3 phase | |
| LEASE RATE: | \$6.00 NNN | |
| LOCATION: | 1.2 miles south of I-76 / 1.6 miles north of SR-224 Close to Akron Fulton International Airport | |
| | | |

COMMENTS:

For Sale or Lease - Great 28,500 sq ft freestanding warehouse/manufacturing facility. Has 26,700 sq ft of warehouse space and 3,600 sq ft of office (2-story; 1,800 sq ft per floor), lunch room, rest room area. Ceiling height is 24' includes (4) docks, (1) OH Door, and 800a/480-277/ 3 phase power, fully sprinklered. Added feature is large, fenced/gated, outside storage area. Available Feb. 1, 2026. Contact Bob Raskow, SIOR or Scott Raskow.

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