



1.5 MW Substation

23 KV Line

138 KV Line 138 KV Line

23 KV Line

East Akron Substation
138/23 kV

First Energy (Ohio Edison)

SALE / LEASE

1833 E Market Street

1833 E MARKET ST.

Akron, OH 44305

PRESENTED BY:

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PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Great access to Interstate 76 (One-Min Drive) & Interstate 77 (Four-Min Drive).
- Capacity prior to the vandalism of the onsite 1.5 MW substation was 3-5 Mega Watts.
- With a new substation, the site could deliver 8-10 megawatts.
- 138kv line running nearby. If connected via a large substation, the site could deliver power in the 25-50 megawatt range.
- Rail Accessible via Wheeling & Lake Erie Railway Company.
- Fresh river water ensures a reliable supply for various industrial processes and operational needs.
- Located in the East Akron Opportunity Zone.

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PROPERTY DESCRIPTION

According to our preliminary discussions with First Energy in 2021, the site had a power capacity of 3-5 megawatts. This capacity could be increased to 8-10 megawatts with the necessary substation upgrades.

Furthermore, a nearby 138 kV line could boost the power capacity to an impressive 25-50 megawatts if utilized in conjunction with additional substation upgrades.

This potential for high power capacity makes the site particularly attractive for energy-intensive industries. Rail access is available via the Wheeling and Lake Erie Railway, offering a crucial logistical advantage for transporting goods and materials.

The site also benefits from access to fresh water from the river, ensuring a reliable supply for various industrial processes and operational requirements.

With its strategic location, substantial power capacity, dependable water supply, and excellent rail access, this industrial land site presents a compelling opportunity for redevelopment. Whether for manufacturing, logistics, or other industrial applications, the site's potential is immense and ready for transformation.

OFFERING SUMMARY

SALE PRICE:	Subject to Offer
LEASE RATE:	Negotiable
LOT SIZE:	4.5 Acres
BUILDING SIZE:	94,863 SF

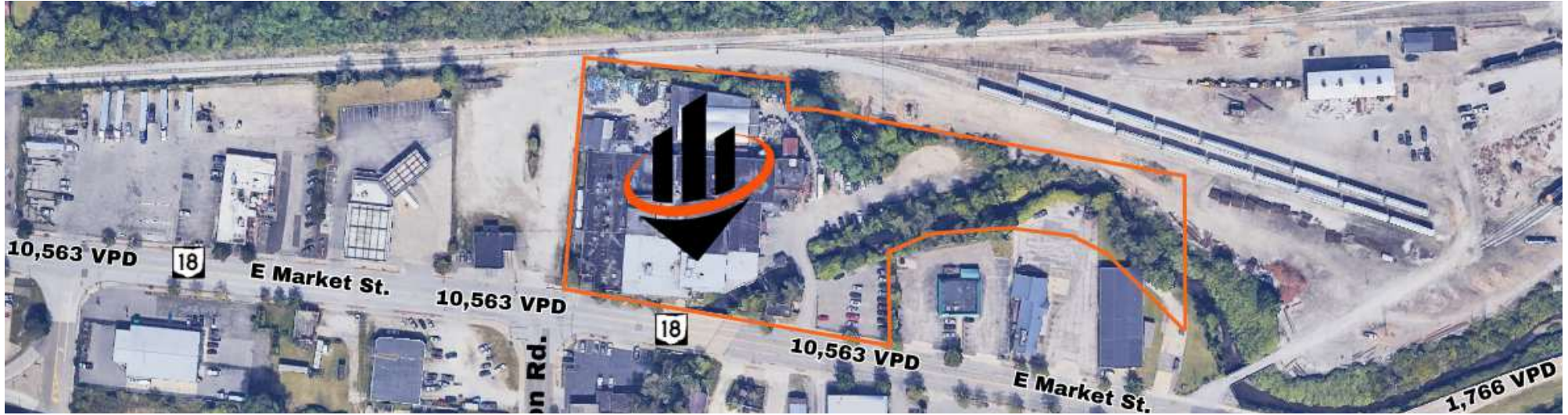
SURROUNDING POWER INFRASTRUCTURE



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LEASE SPACES



LEASE INFORMATION

LEASE TYPE:	Ground
TOTAL SPACE:	4.5 Acres

LEASE TERM:	Negotiable
LEASE RATE:	Negotiable

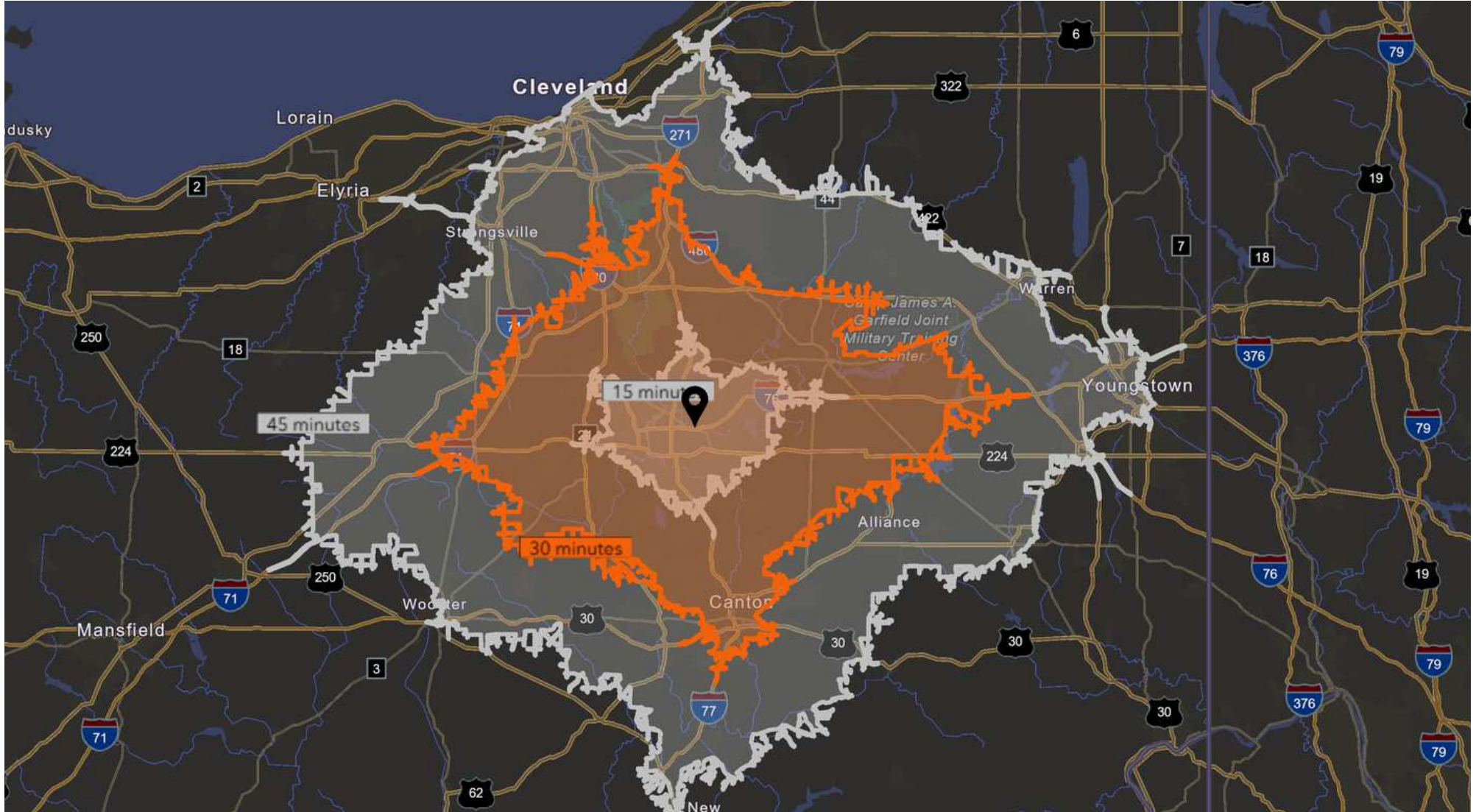
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
1833 E Market St.	Available	4.5 Acres	Ground Lease	Negotiable	-

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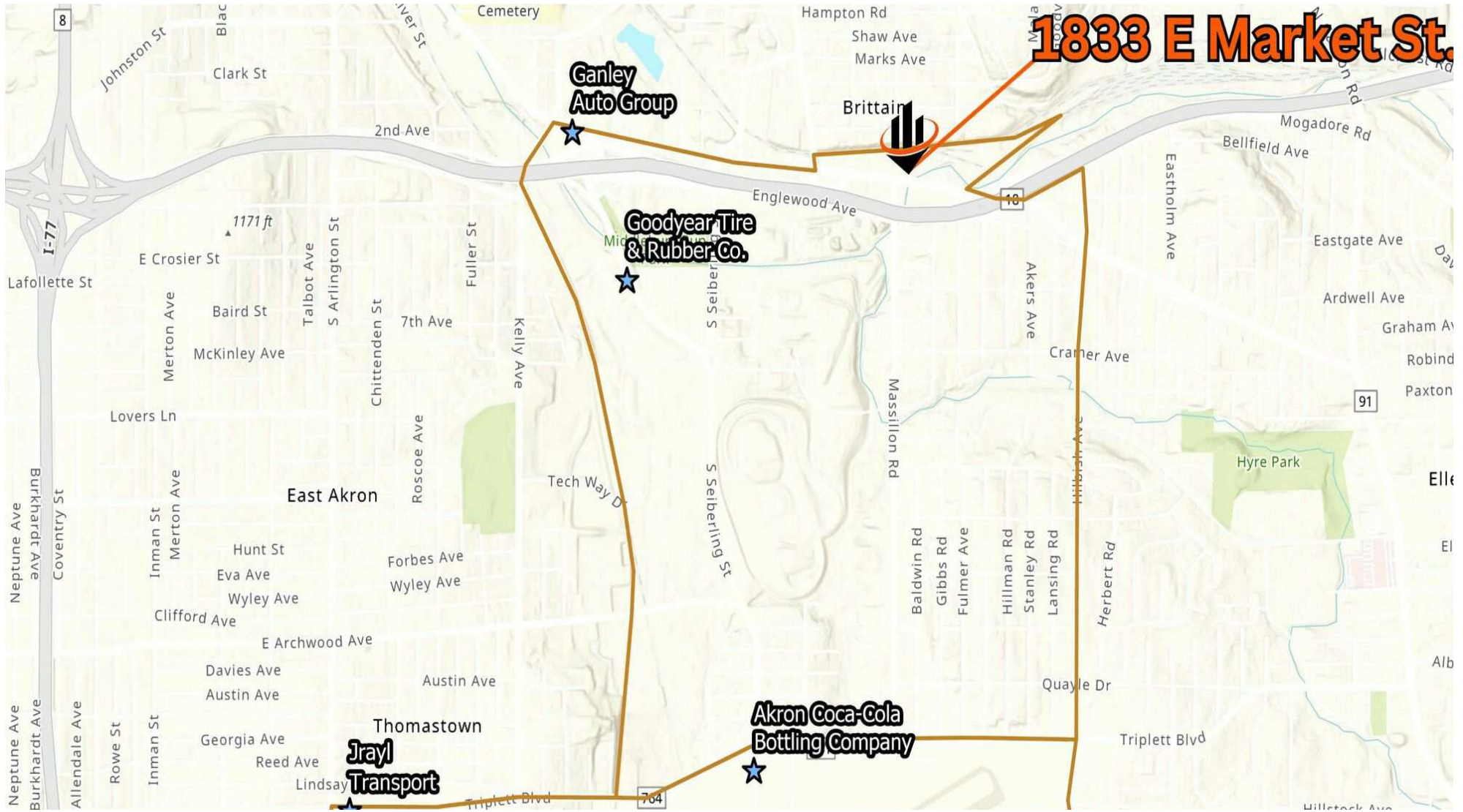
DRIVE TIME MAP-15, 30, & 45 MINUTES



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EAST AKRON OPPORTUNITY ZONE



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