

FOR LEASE

5,550 Sq. Ft. Warehouse/Manufacturing Space
Unit #5 - 928 Kling St to 945 Beardsley St. Akron, Ohio

Contact:

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Individual Space Specifications

Ceiling:	Capable of mounting a heavy duty crane. Clear height 16'5" on the drive through side and 13'11" on the other.
Floor Thickness:	6"
Door Dimensions:	East Door: H:13'9", W: 12'3", West Door: H:12', W:11'9"
Building Dimensions:	37' x 150'. 5,550 SF
Yard:	13,000 SF. At East Door, plenty of room for truck turnaround.
Office Area:	120 SF Internal to warehouse footprint. (1800 Sq/ft available for renovation)
Unit Number:	5
Drive Through Bay:	1 (2 doors)
Electricity:	240v 3 phase. 200 AMP Service/wire. 240v Single phase. 100 Amp. via 25 KVA Transformer.
Lighting:	T12 Linear Florescent
Estimated Operating Costs:	\$0.97/ SF/YR



Operating costs estimates are based on real estate taxes, building insurance, common area maintenance, and property management fees for the relevant square footage. Costs may vary in the future. Common Area Maintenance includes only the maintenance items performed by the owner for the benefit of the entire project, such as lawn care, bathroom cleaning/maintenance, and general exterior maintenance, etc. Note: snow removal is not included and would need to be expensed by each tenant individually.

