

13,700 SF Industrial Building on 4.4 Acres

For Sale or Lease | 520 N. Arlington Street, Akron, Ohio 44305





520 N ARLINGTON

- Strategic location in Akron featuring close proximity to Route 8, I-77 and I-76
- Ideal for an owner-user seeking a hard-to-find small industrial building with room to grow
- Perfect for light manufacturing, logistics, contractor, or fleet operations needing outside storage or expansion capability.
- Strong value-add opportunity for investors seeking upside as the existing tenant is paying below-market rent in a market defined by steady rent growth and limited vacancy

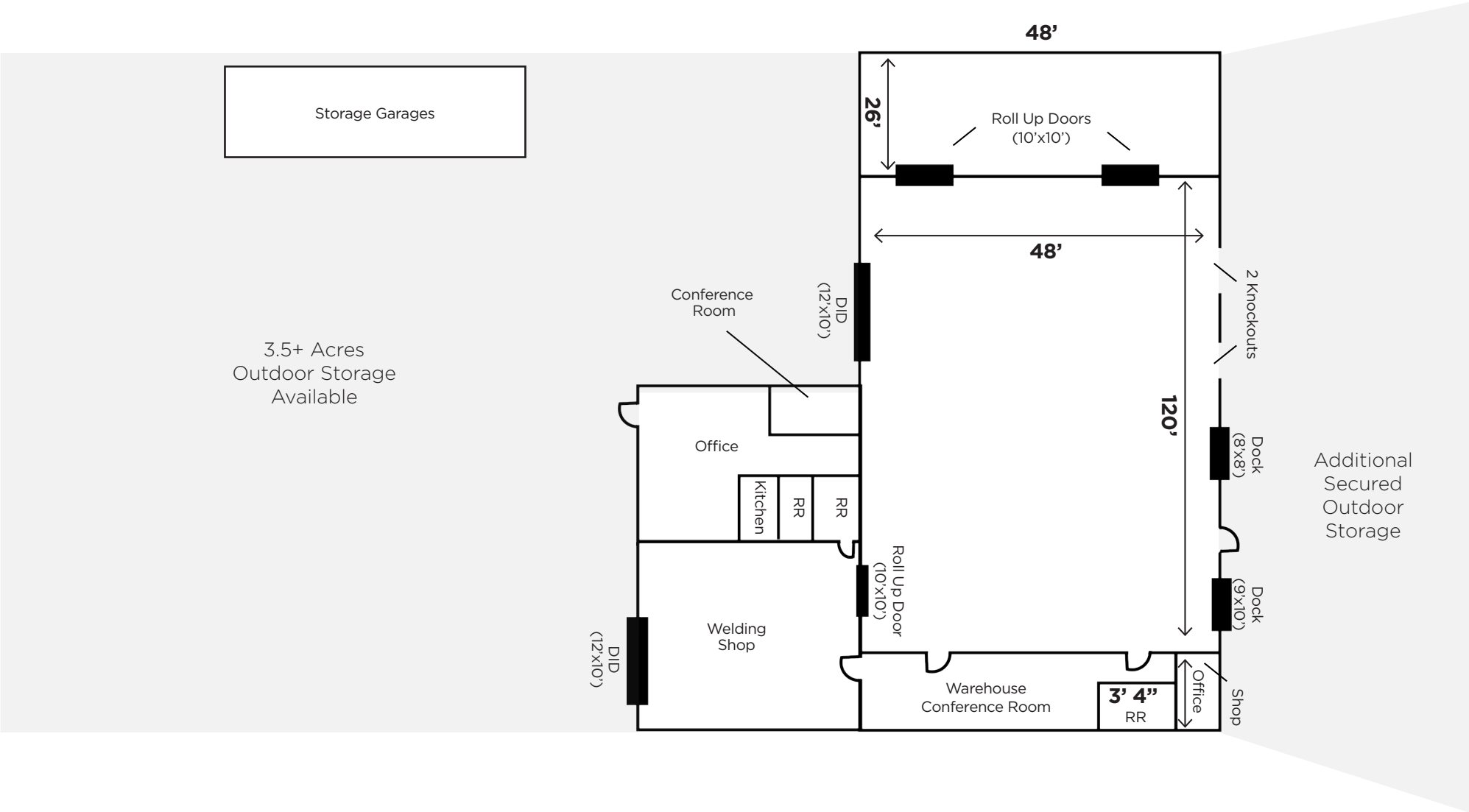
Lease Rate: \$6.50/SF

Sale Price: \$850,000.00

OVERVIEW

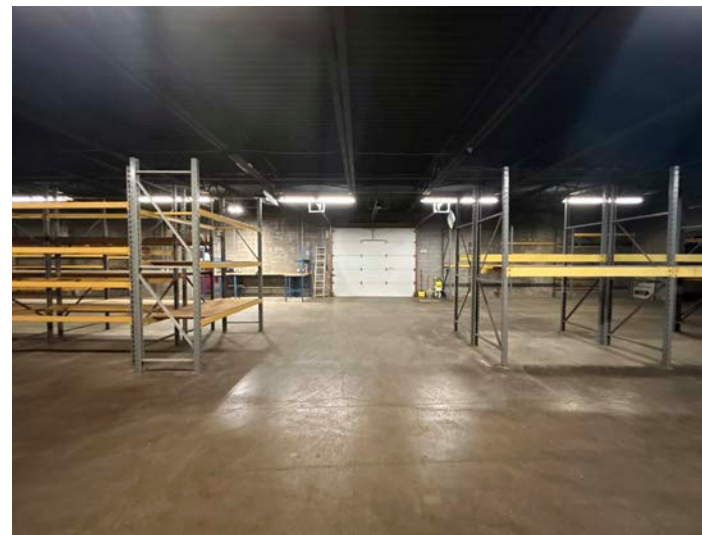
Building SF	13,700 SF
Industrial SF	11,700 SF
Office SF	2,000 SF
# of Buildings	Two (2) Building 1 - 12,500 SF Building 2 - 1,200 SF
Year Built	1956 & 1999
Zoning	U-5 Ordinary Industry
Land Area	4.4 Acres
Clear Height	12'2"
Docks	Two (2) - (9' x 10') & (8' x 8') Two (2) Additional Knockouts
Drive-In Doors	Building 1 - Two (2) - 12'x10' Building 2 - Five (5) - 10'x10'
Roof type	Flat, Rubber-Membrane
Lighting	LED
A/C	HVAC - Office & Welding Shop
Heat	Overhead Gas Heater
Power	400A / 240V / 3P

FLOOR PLAN

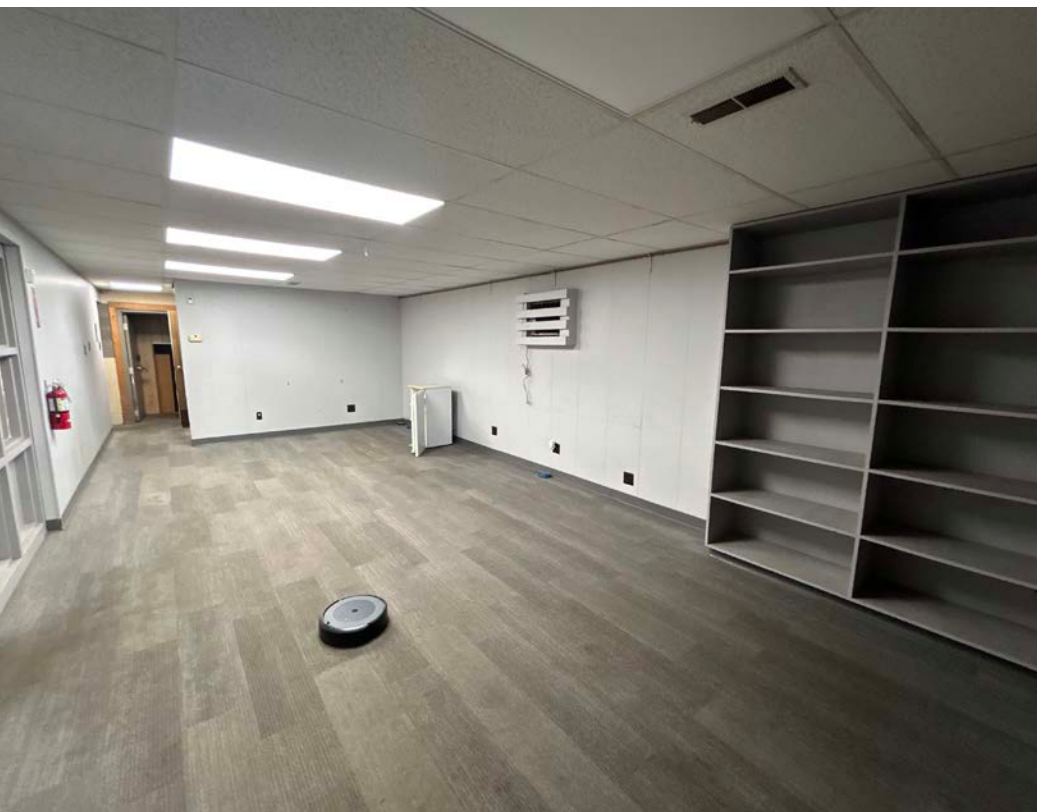


Units	Total SF	Office SF	Warehouse SF	# of Docks	# of DID
Main Building	12,500 SF	2,000 SF	10,500 SF	Two (2) - (9' x 10') & (8' x 8')	Two (2) - (12' x 10')
Storage/Garage	1,200 SF	—	1,200 SF	—	Five (5) - (10'x10')

MAIN WAREHOUSE



MAIN OFFICE



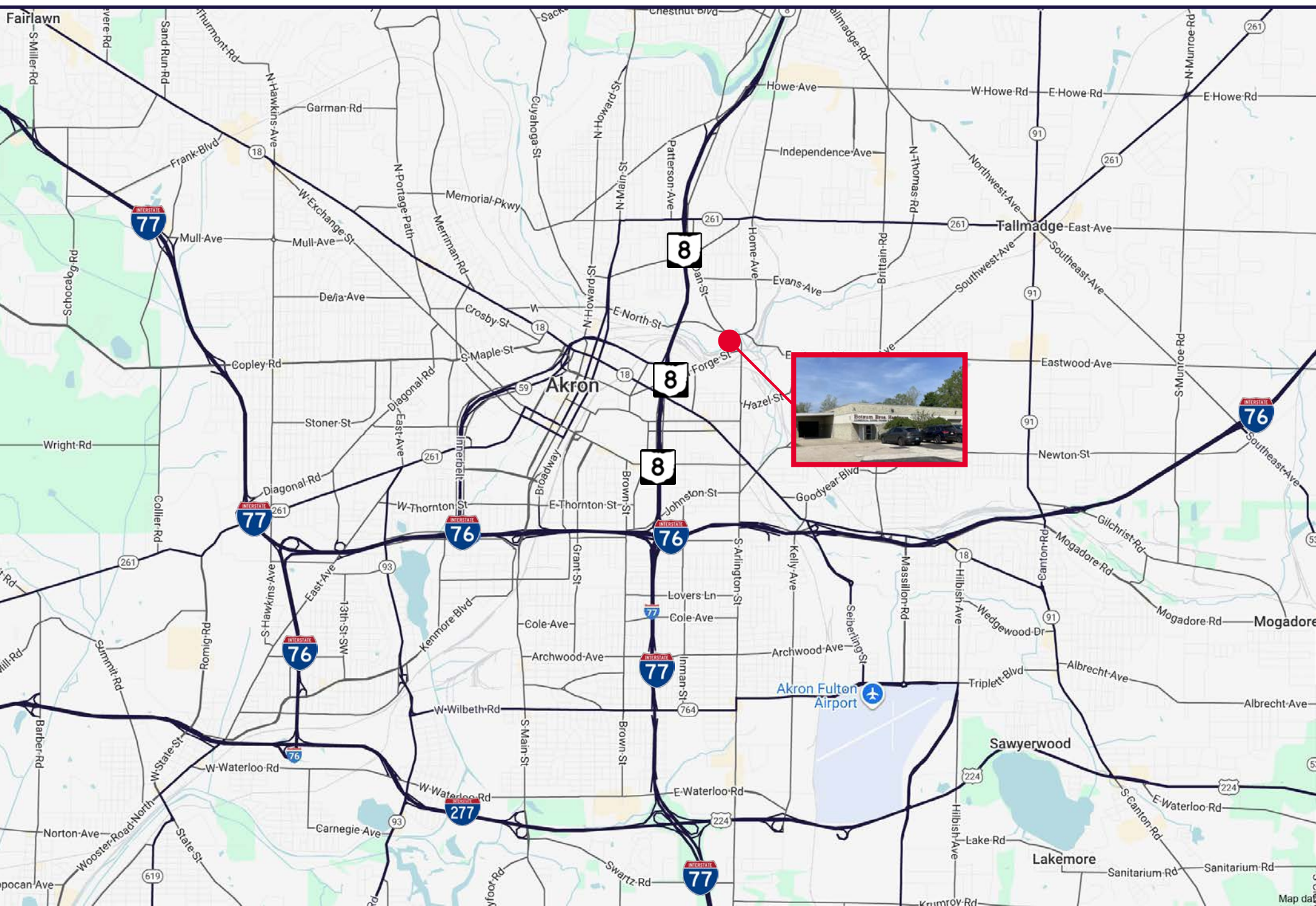


AI-Assisted Rendering of Resurfaced Parking Lot & Outdoor Storage



AI-Assisted Rendering of Resurfaced Parking Lot & Outdoor Storage

GREAT LOCATION



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