



**FOR SALE**

# 1000 Sweitzer Ave

**1000 SWEITZER AVE**

Akron, OH 44311

**PRESENTED BY:**

**GRAYDON FOX**

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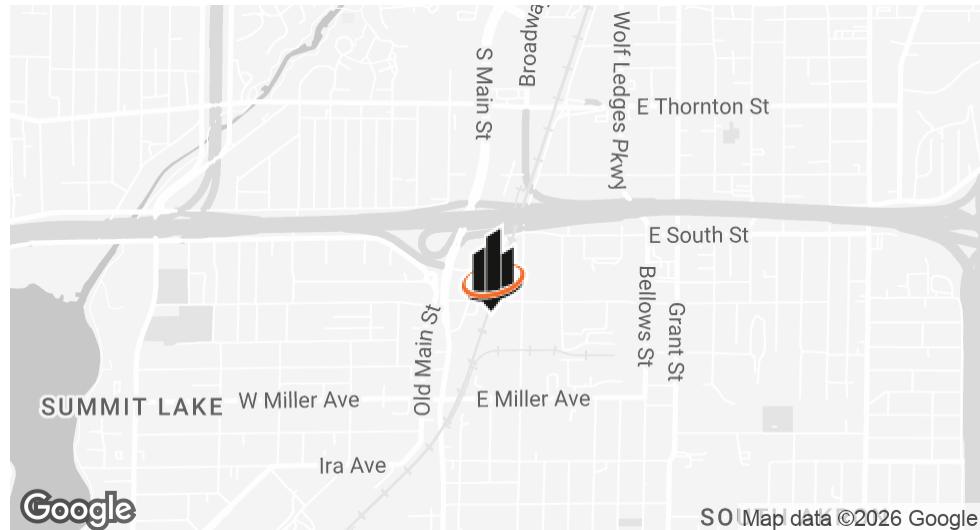
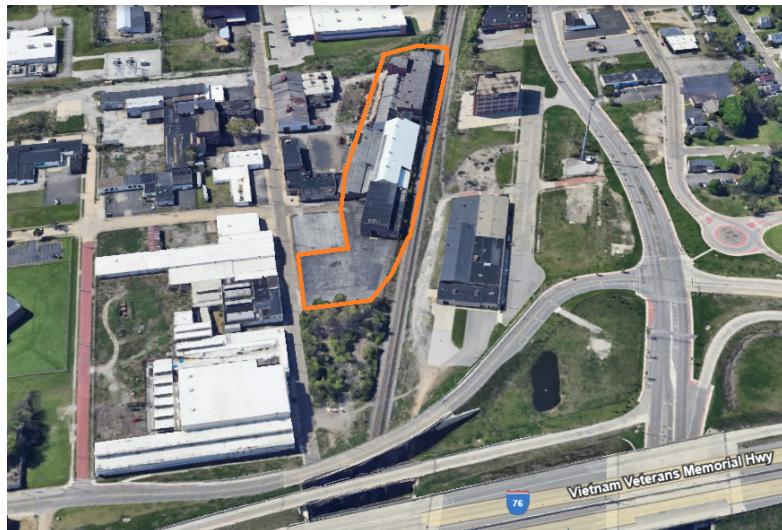
OH #SAL2019006700

**AARON DAVIS**

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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$2,500,000
<b>LOT SIZE:</b>	3.89 Acres
<b>BUILDING SIZE:</b>	110,841 SF
<b>PRICE PER SF:</b>	\$31.57
<b>PARCEL NUMBER:</b>	6854134
<b>PROPERTY TAXES:</b>	\$15,909.67 (2024)
<b>ZONING:</b>	U-5 Ordinary Industry
<b>YEAR BUILT:</b>	1890

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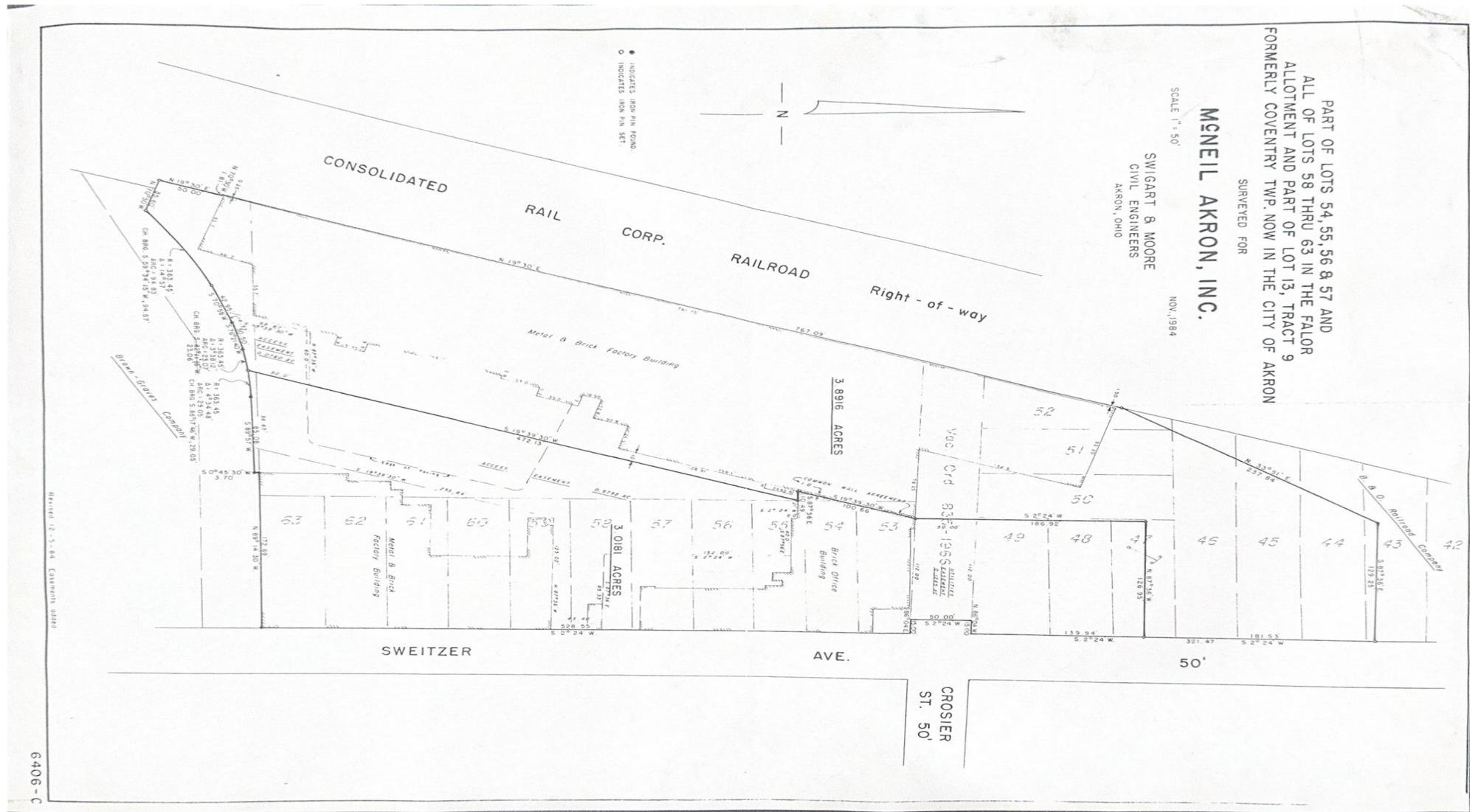
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## PROPERTY DESCRIPTION

The Subject Property is a 110,841 SF heavy manufacturing building on 3.89 acres of land. The property is located in Akron in close proximity to Interstate 76 & Interstate 77. The property is equipped with heavy 3 phase power (2000 amps/600 volts), sub panels throughout, and a sub station on site. The warehouse has 34 cranes in total including multiple double girder cranes ranging from 3 tons to 40 tons. There is one 40 ton crane, two 25 ton cranes, five 5 ton cranes, seven 3 ton cranes, and multiple one ton/half ton jib cranes throughout the property.

The building features 22'-40' clear height, three drive in doors (14x12, 14x14, 16x20), and one dock door. The building is fully sprinkled and fully alarmed. There is a rail spur that runs throughout the building that has the potential to tie into the line behind the property. The property is located in an opportunity zone so there could be some tax breaks associated with a purchase.

## FLOORPLAN



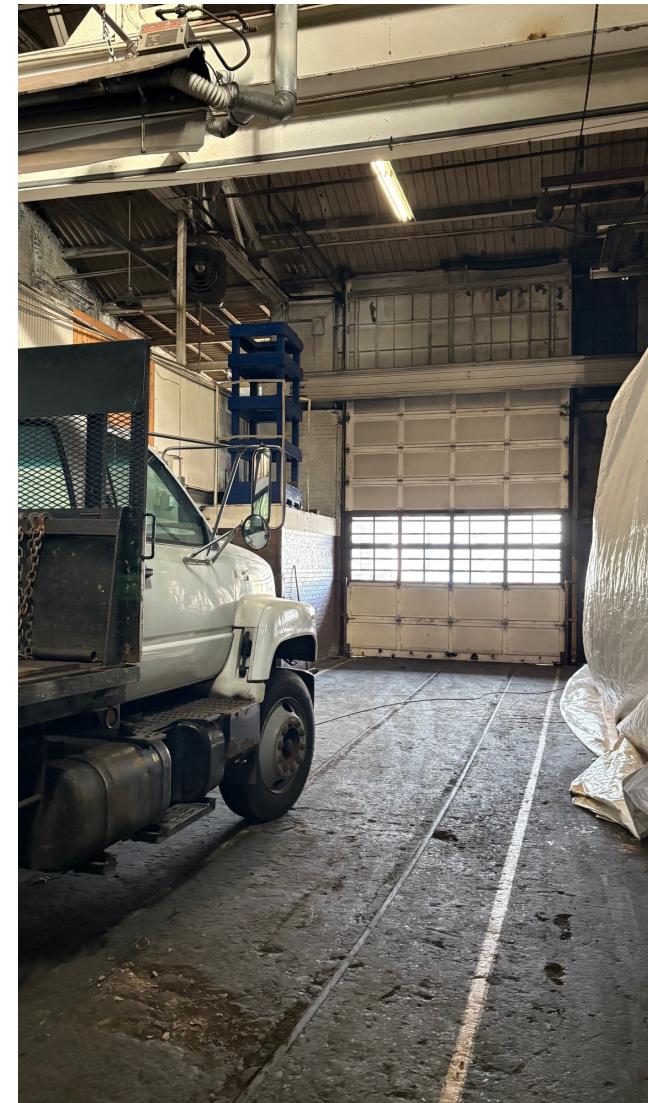
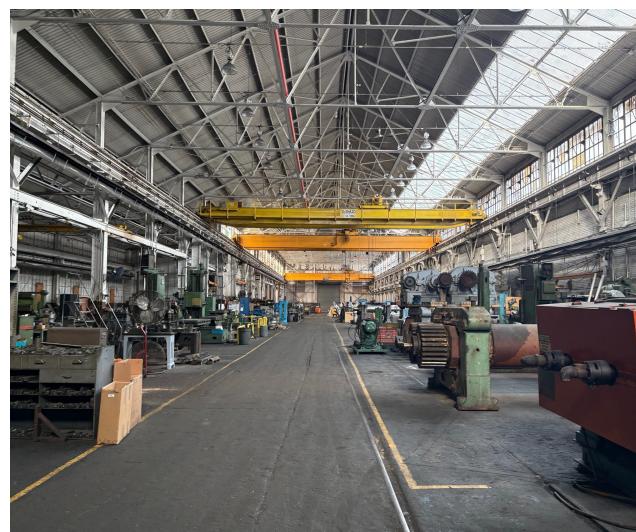
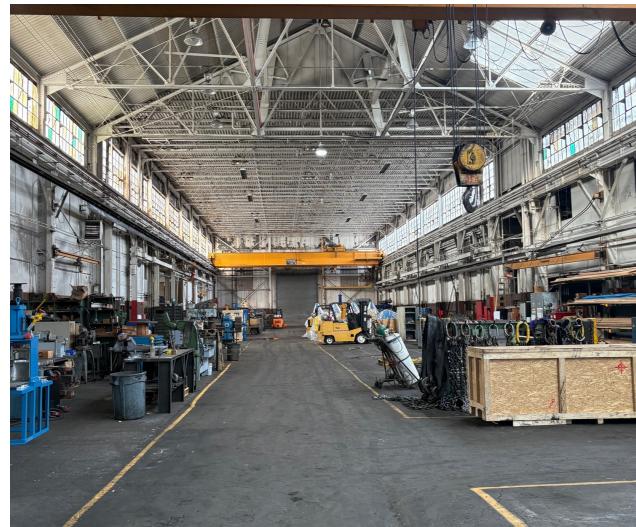
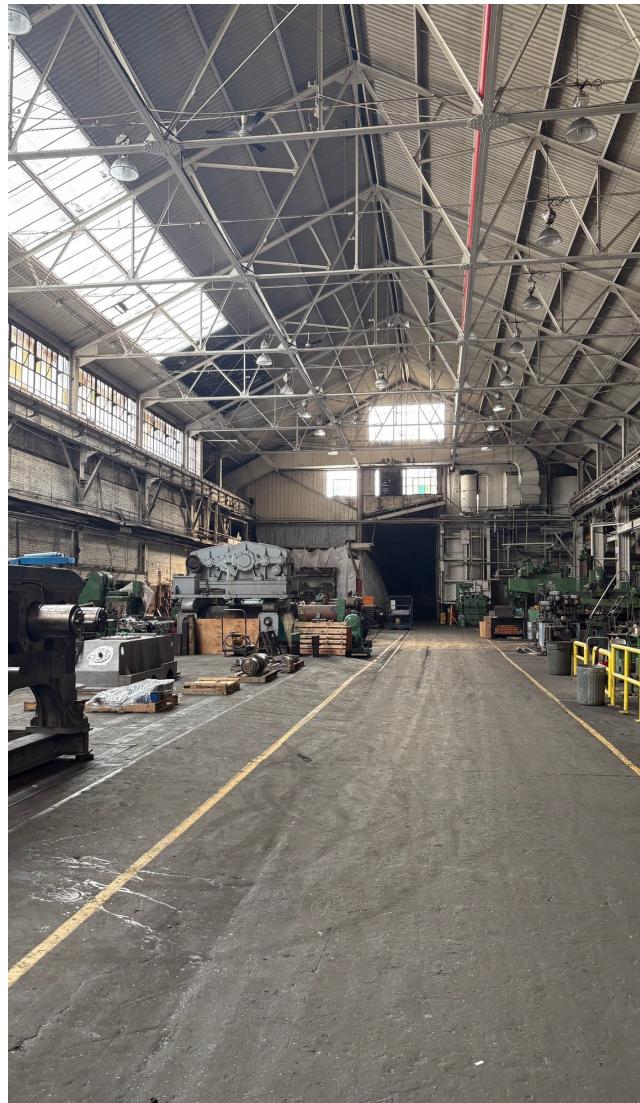
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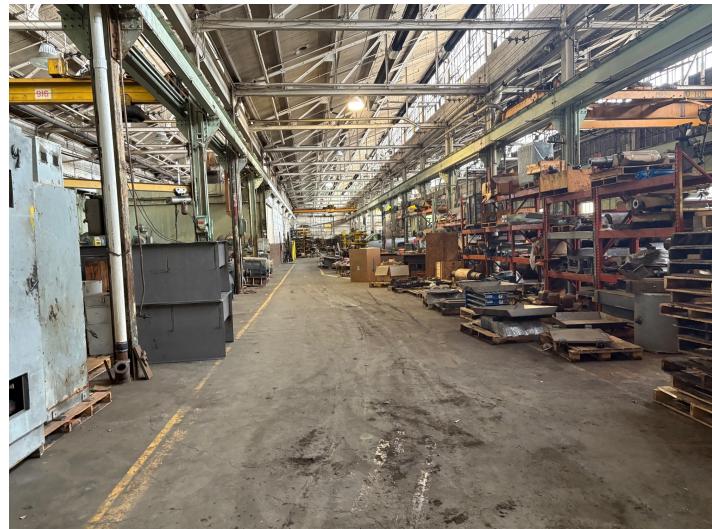
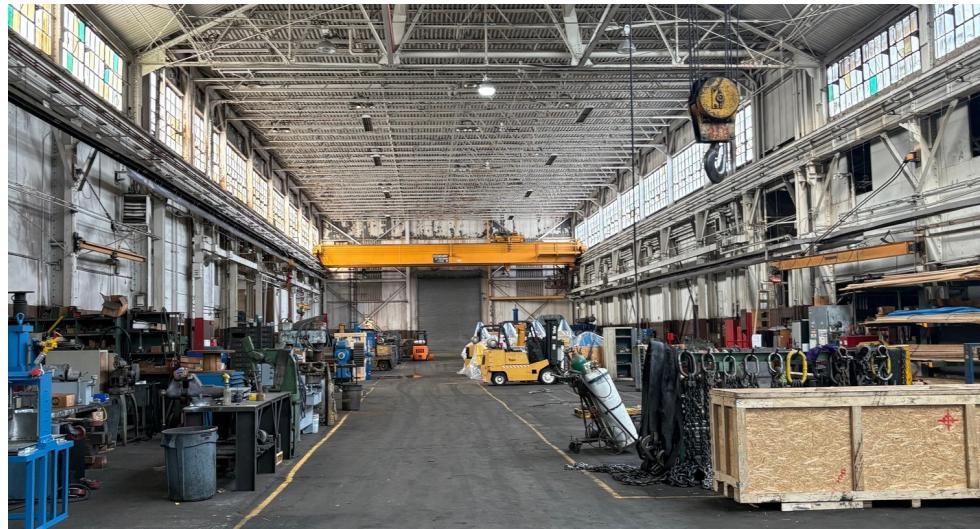
## ADDITIONAL PHOTOS



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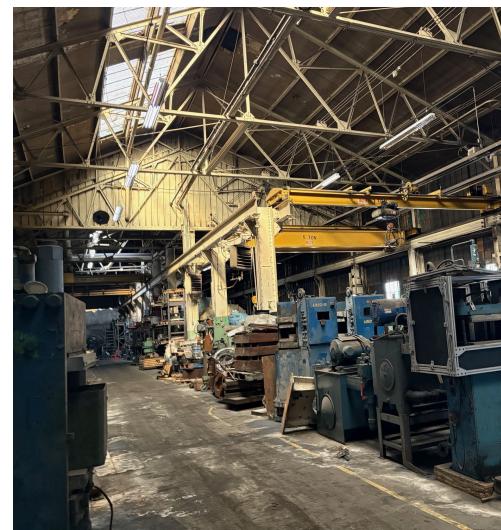
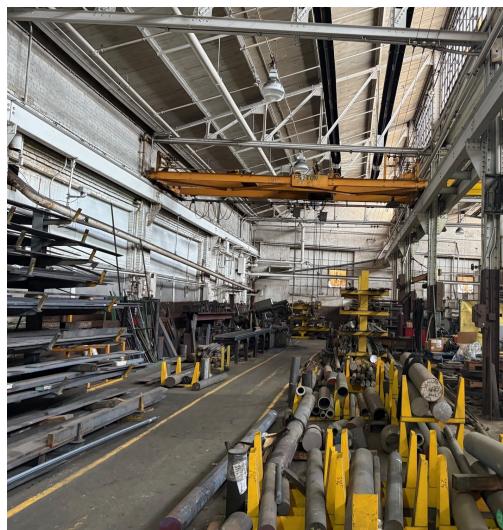
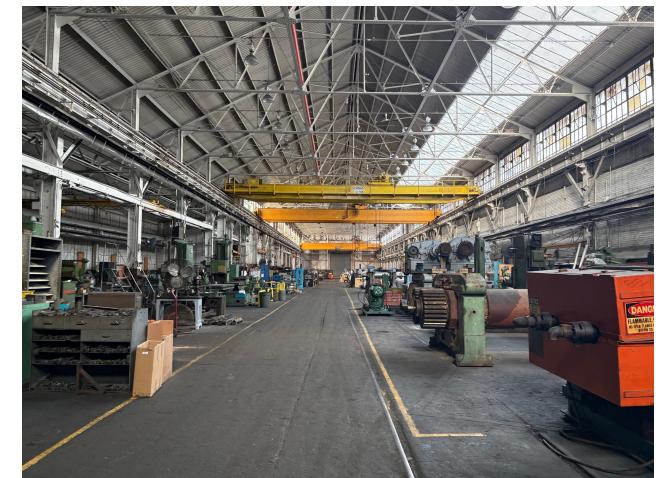
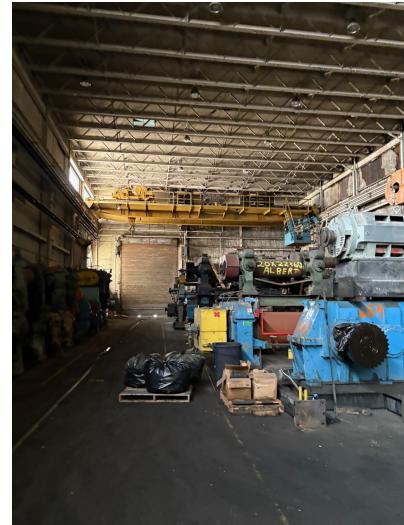
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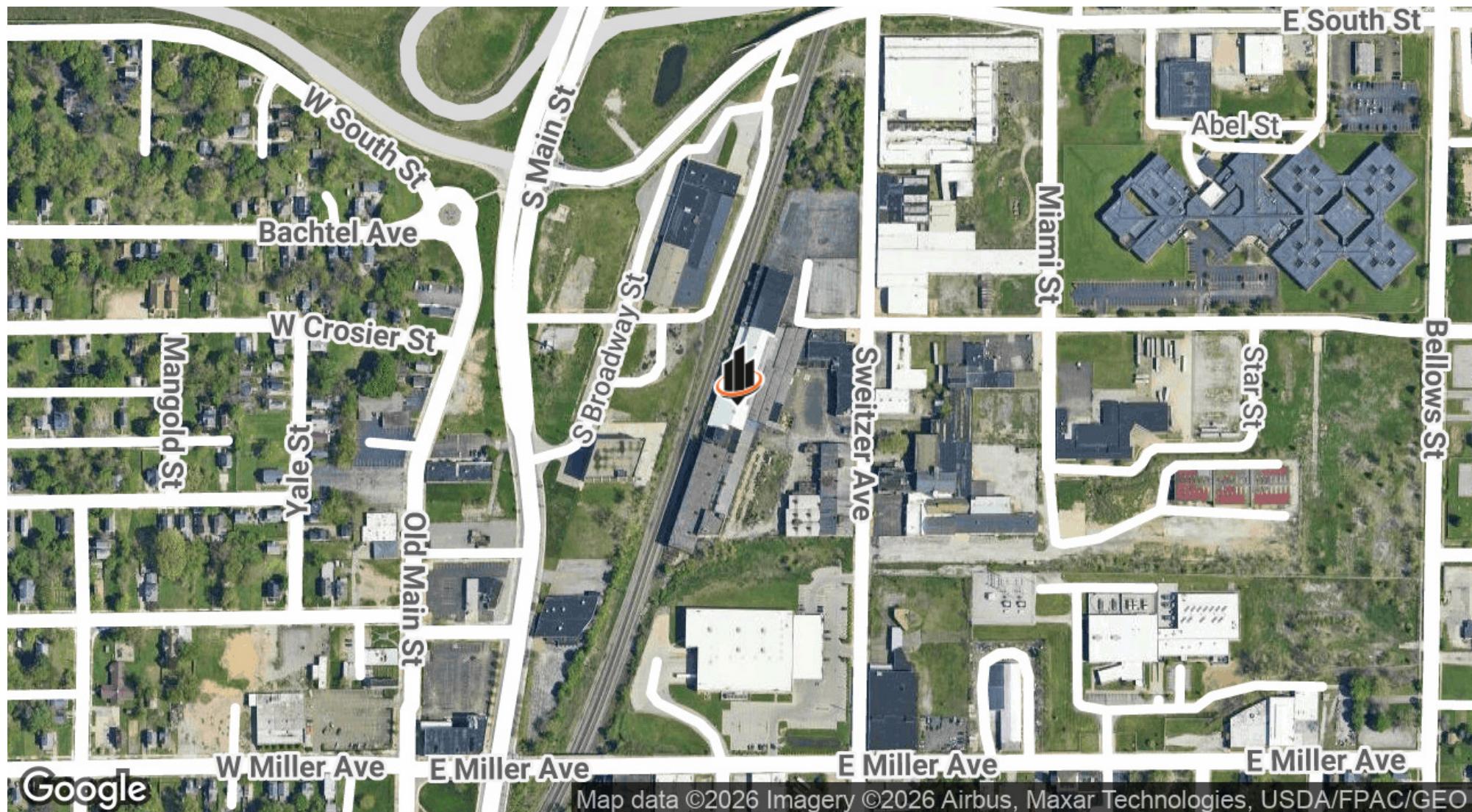
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## LOCATION MAP



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