

SCAN FOR  
PROPERTY  
WEBSITE



# Hudson

INDUSTRIAL DISTRICT

5455-5555 DARROW ROAD  
HUDSON, OHIO

**CBRE**



HUDSON-DISTRICT.COM

**RARE MARKET OPPORTUNITY**  
**1.4M SF INDUSTRIAL COMPLEX**  
**(DIVISIBLE)**

**SUITABLE FOR**  
**CORPORATE HEADQUARTERS,**  
**DISTRIBUTION, PRODUCTION,**  
**R&D, & LIGHT MANUFACTURING**



# INTRODUCING HUDSON INDUSTRIAL DISTRICT

## A PREMIER INDUSTRIAL LEASING OPPORTUNITY IN NORTHEAST OHIO



### FLEXIBLE SPACE CONFIGURATIONS

Offering adaptable layouts  
**up to 1,400,000 SF** to  
meet diverse business  
requirements



### CORPORATE OFFICE SPACES

**Up to 263,000 SF** of  
corporate office space, easily  
adaptable for lab or climate-  
controlled operations



### FUNCTIONAL CLEAR HEIGHTS

Experience clear heights  
ranging from **16' to 40'**,  
providing flexibility for  
various operational needs



### ROBUST POWER SUPPLY

**12 MW** power to support  
demanding business  
operations



### FIRE SPRINKLERS

Fully equipped with **wet** fire  
sprinklers with **potential to  
upgrade to ESFR**



### RAIL POTENTIAL

Opportunity to reactivate rail  
spur for enhanced logistics  
(Norfolk Southern)



### LOADING FACILITIES

**83 loading docks** and **7 overhead  
drive-in doors**, with options for  
expansion and potential cross-dock  
configurations



### AMPLE PARKING

Convenient employee and trailer  
parking available to accommodate  
your workforce and logistics needs



### EXCESS LAND

Additional vacant land sites ranging  
from **4 to 13 acres** available for  
custom builds or outdoor storage



### TRUSTED OWNERSHIP

Owned by **Industrial Realty Group  
(IRG)**, one of the largest CRE  
owner/developers in the U.S.  
and professionally managed by  
**IRG Realty Advisors (IRGRA)**



### WIDE COLUMN SPACING

Designed with generous  
column spacing to meet modern  
construction standards

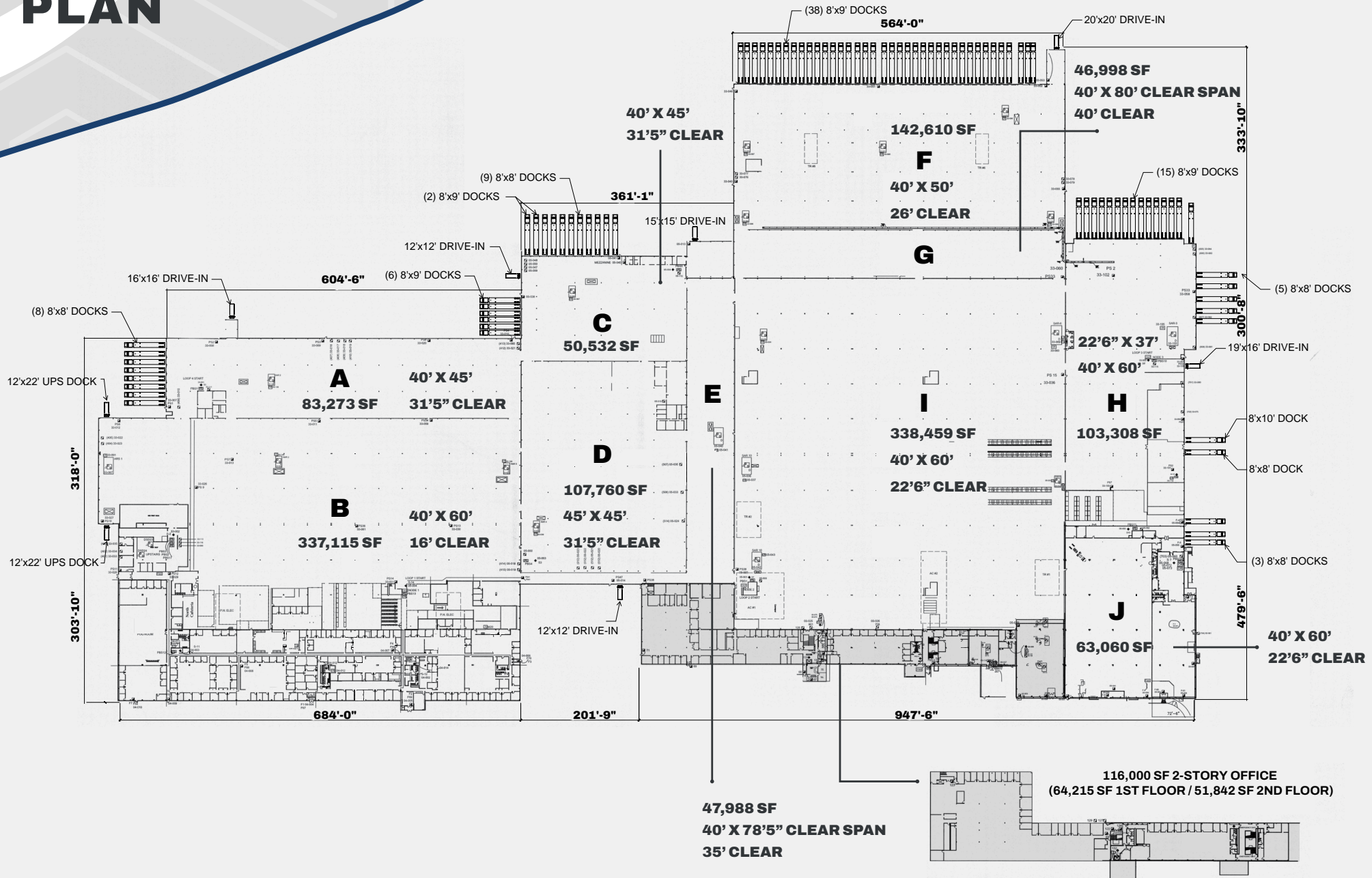


### LABOR ACCESS

Tap into a wider pool of skilled  
workers with on property access  
to Akron Metro Bus Route 32 which  
spans over 34 miles north to south.



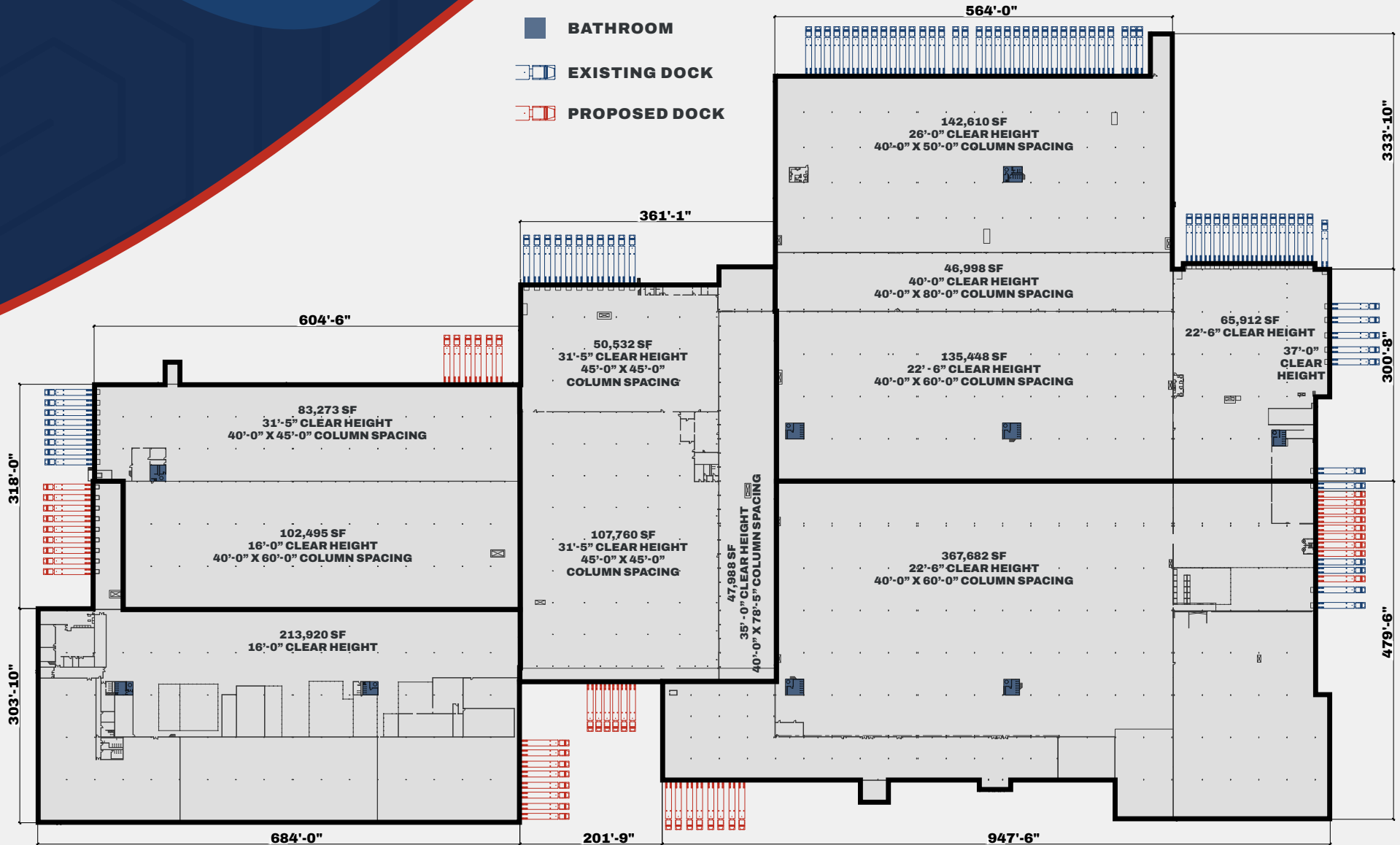
# FLOOR PLAN



# FLEXIBLE SOLUTIONS TO MEET YOUR NEEDS

LEASE RATE  
**\$5.00–6.25/SF\***

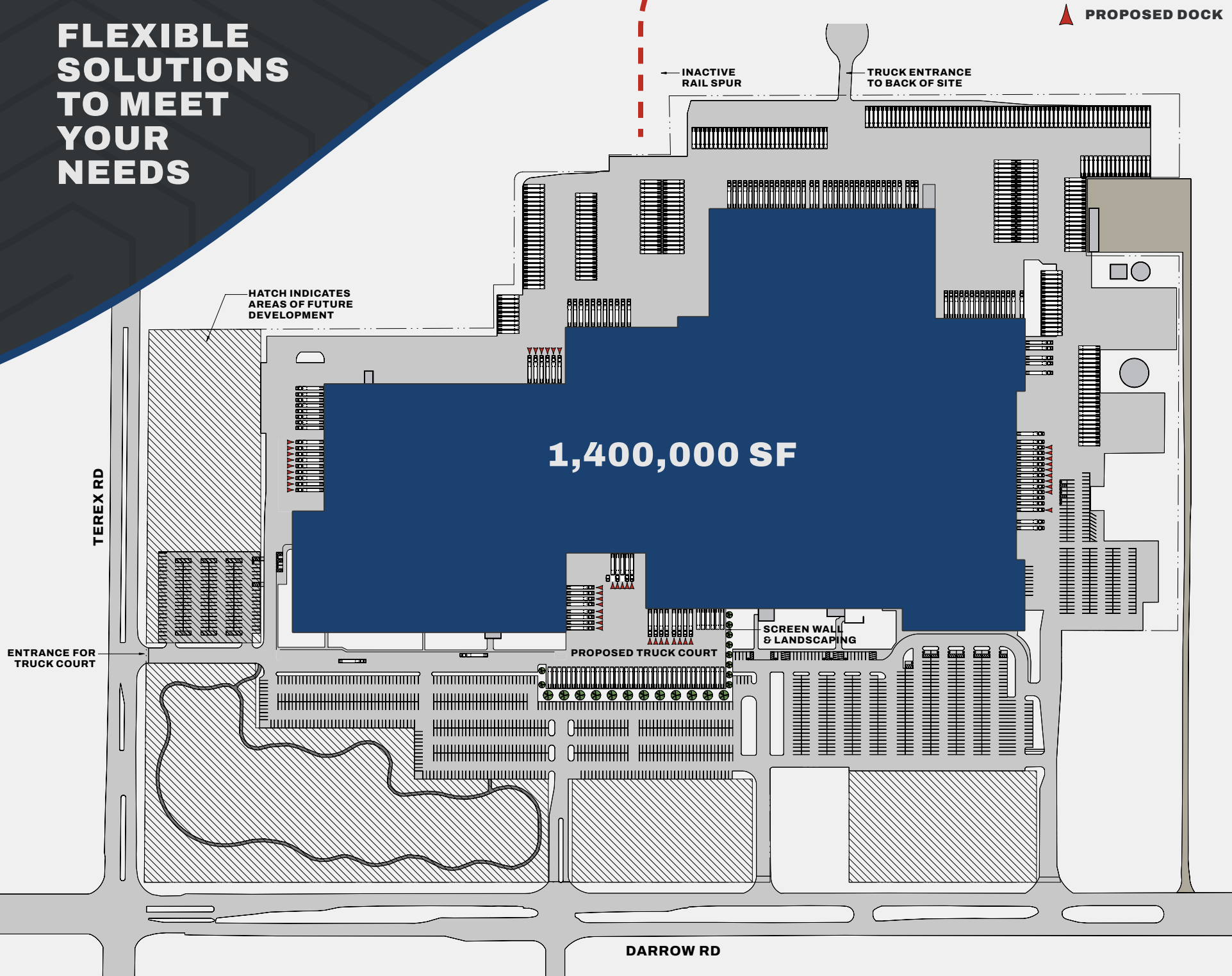
EST. NNN (2025)  
**\$1.65/SF**



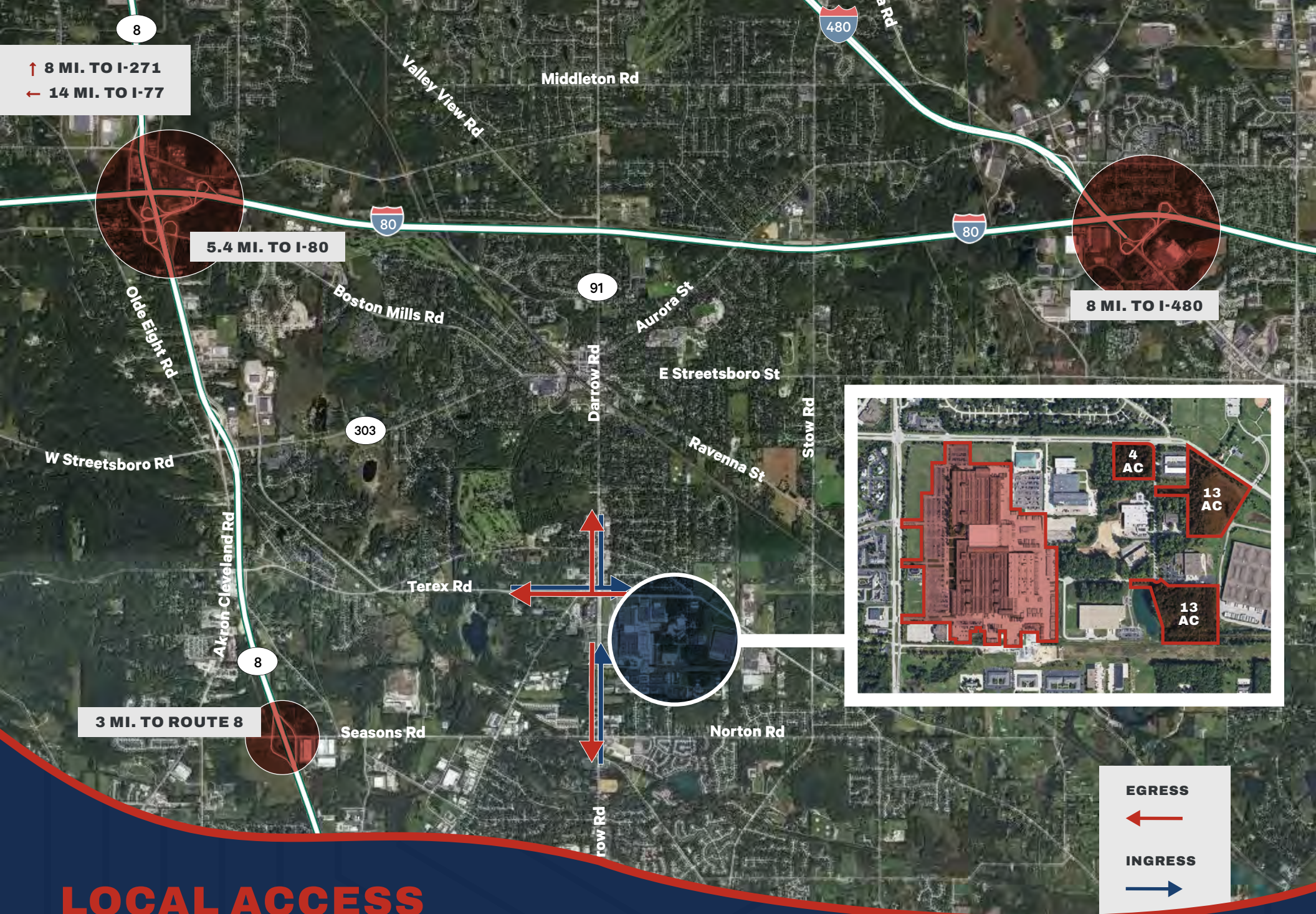
\* Rates are subject to change based on requirement



# FLEXIBLE SOLUTIONS TO MEET YOUR NEEDS







# LOCAL ACCESS TO MAJOR AREA HIGHWAYS



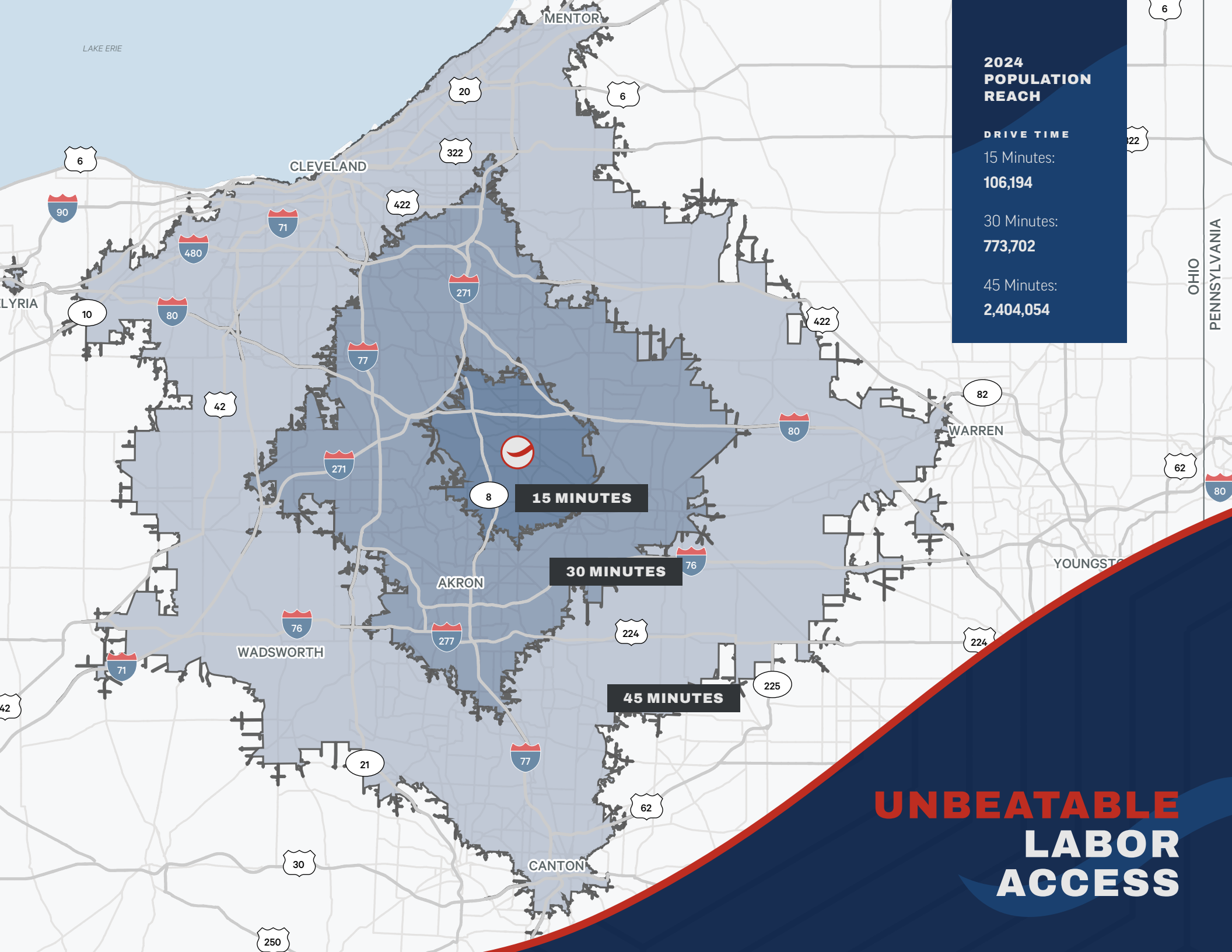


**3 DAYS**  
**77% OF USA & CANADA**

**2 DAYS**  
**61% OF USA & CANADA**

**1 DAY**  
**37% OF USA & CANADA**

**STRATEGICALLY  
LOCATED FOR  
DISTRIBUTION**



**2024  
POPULATION  
REACH**

**DRIVE TIME**

15 Minutes:

**106,194**

30 Minutes:

**773,702**

45 Minutes:

**2,404,054**

**15 MINUTES**

**30 MINUTES**

**45 MINUTES**

**UNBEATABLE  
LABOR  
ACCESS**



**CBRE**



**Hudson**  
INDUSTRIAL DISTRICT

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