

## INDUSTRIAL PROPERTY - VARIETY OF USES

### PRICE REDUCED!



**425 Fairview Ave.**  
Barberton, OH 44203



**SUMMIT  
COUNTY**

### Property Details

- Three buildings totaling 20,770 SF  
- 10,850 SF; 6,080 SF; 3,840 SF
- Formerly Akron Materials & Maxwell Recycling
- Zoned I-1 - Light Industrial District
- Located on SR-619 in Barberton
- No contamination, flooding or environmental related issues
- Sale Price: ~~\$595,000~~ **\$550,000**

**David Whyte**

330 352 7746  
dwhyte@naipvc.com

**Karen Whyte**

330 351 1757  
kwhyte@naipvc.com

### Property Description

This property can accommodate a variety of industrial activities with three freestanding industrial pole buildings totaling 20,770 square feet, heavy electrical power, and 12' ceilings. It has integrated office space and additional land for outdoor storage or parking. Located on SR-619, the property offers high visibility, easy access, and close proximity to major highways I-77 and I-76, making it a prime choice for businesses in manufacturing, automotive services, or construction.

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540 White Pond Drive | Suite A  
Akron, Ohio, 44320  
+1 330 535 2661  
naipvc.com

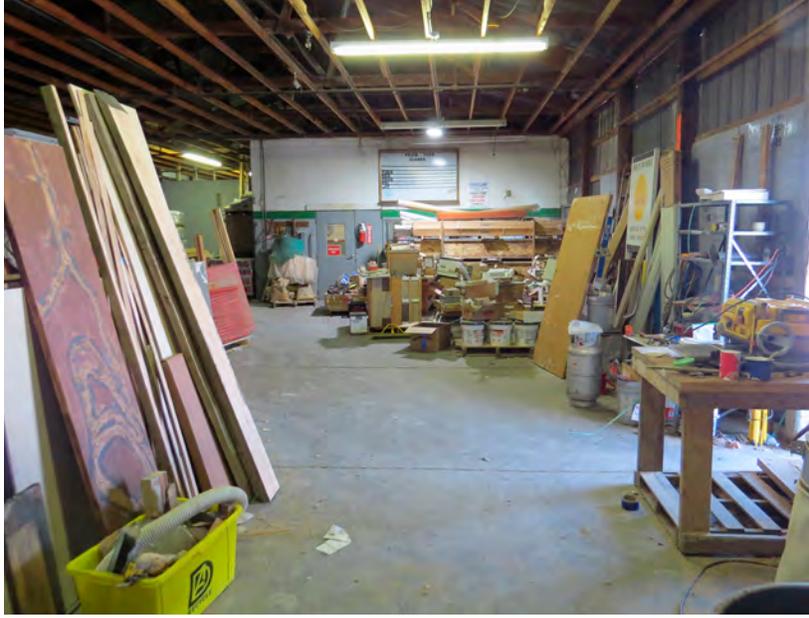
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FOR SALE



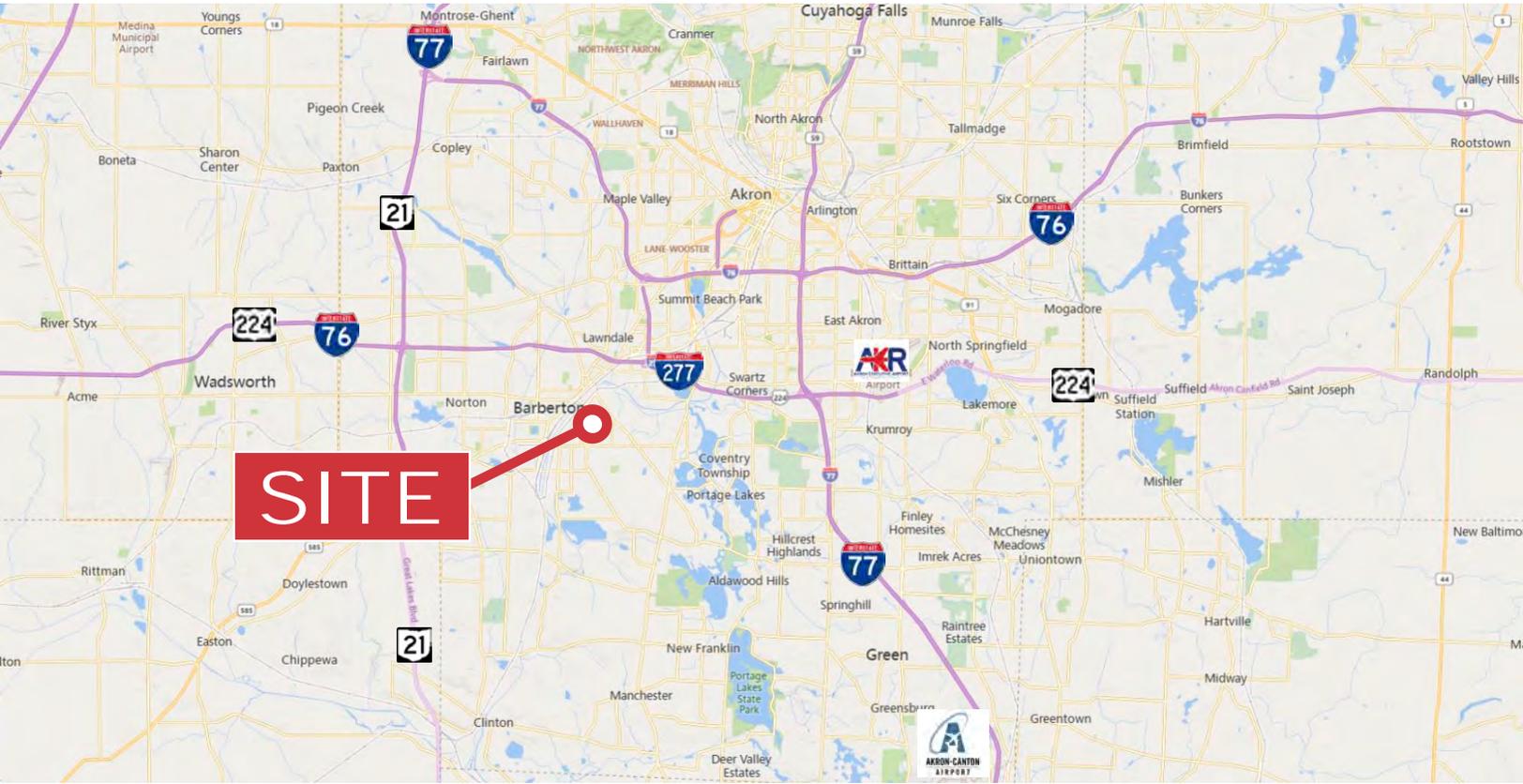
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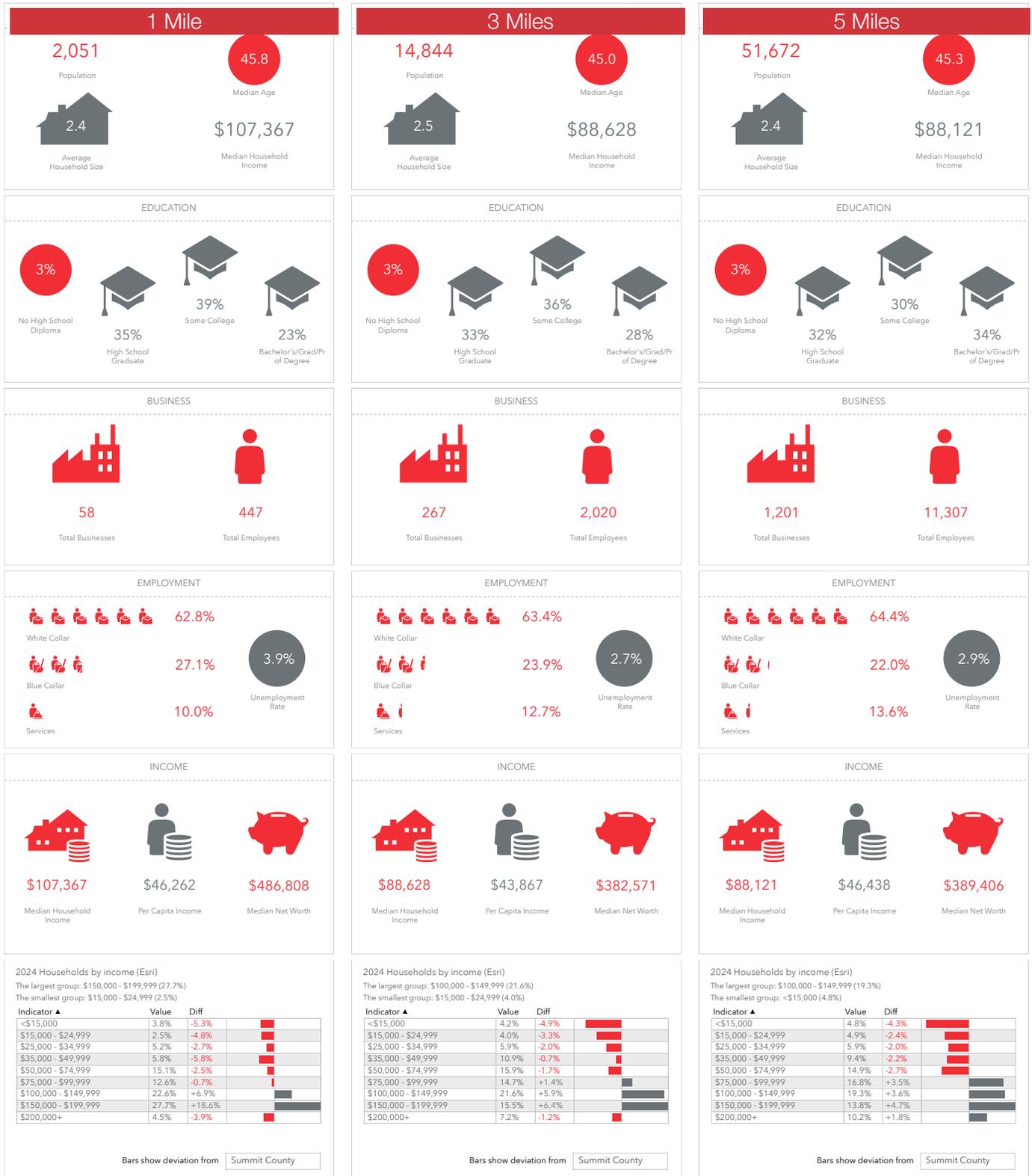
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FOR SALE



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David Whyte 330 352 7746 dwhyte@naipvc.com  
 Karen Whyte 330 351 1757 kwhyte@naipvc.com

**NAIPleasant Valley**  
 COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

540 White Pond Drive | Suite A  
 Akron, Ohio, 44320  
 +1 330 535 2661  
 naipvc.com

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Barberton, OH 44203

FOR SALE

Property Details

PROPERTY TYPE:	Industrial
BUILDING TYPE:	Freestanding
TOTAL SPACE:	20,770 SF
BUILDING 1	10,850 SF
BUILDING 2	6,080 SF
BUILDING 3	3,840 SF
PREVIOUS USE:	Recycling Business, Building Materials Store
PARCEL:	0102585
DOCKS:	Truck Dock Pit
SPRINKLERS:	Wet
HEAT:	Gas - Reznor
TOTAL ACREAGE:	2.3 Acres
ZONING:	I-1 Light Industrial District
OPPORTUNITY ZONE:	Yes

Price Details

SALE PRICE:	<del>\$595,000</del> <b>\$550,000</b>
TAXES:	\$8,117.22/year

Location Details

APPROX. FRONTAGE:	285' on Fairview Ave. 400' on 5th St. NE / SR-619
INTERCHANGE:	I-76 / I-277 / SR-224   I-77
APPROX DISTANCE:	1.4 miles   4 miles

Notes

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