

995 HOME AVENUE

AKRON, OHIO 44310

FOR LEASE
OR SALE

±136,000 SF INDUSTRIAL BUILDING

IDEAL FOR DISTRIBUTION, WAREHOUSING, OR LIGHT MANUFACTURING



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CBRE, INC.

950 Main Avenue
Suite 800
Cleveland, Ohio 44113

CBRE

RANGE LIGHT
INVESTMENT PARTNERS

PROPERTY HIGHLIGHTS

- Excellent access to major highways (Route 8, I-77/I-76 Interchange, Route 91, and I-277)

LEASE RATE

\$4.95/SF NNN

SALE PRICE

Contact Broker

BUILDING SIZE	25,000 SF - 136,000 SF - 61,600 SF section has 6 exterior docks & 2 interior - 73,740 SF section has 4 exterior docks
LOT SIZE	±5.82 AC
OFFICE/BREAKROOM	±2,000 SF
TEMP CONTROLLED STORAGE	Two 65' x 30' contiguous storage areas with 12' clear, kept at 50 - 60 degrees F (minimum achievable temperature is unknown at this time)
CLEAR HEIGHT	21' - 22'
COLUMN SPACING	40' x 30'
FIRE SPRINKLERS	100% Wet
POWER	480V / 1200A / 3PH
DOCKS	10 standard (8' x 10') 2 recessed (12' x 14')
DRIVE-INS	Fork lift ramp adjacent to recessed docks. Additional drive-ins to-suit.
OUTDOOR STORAGE	Potential at south end of property

RENOVATIONS COMPLETED IN 2025

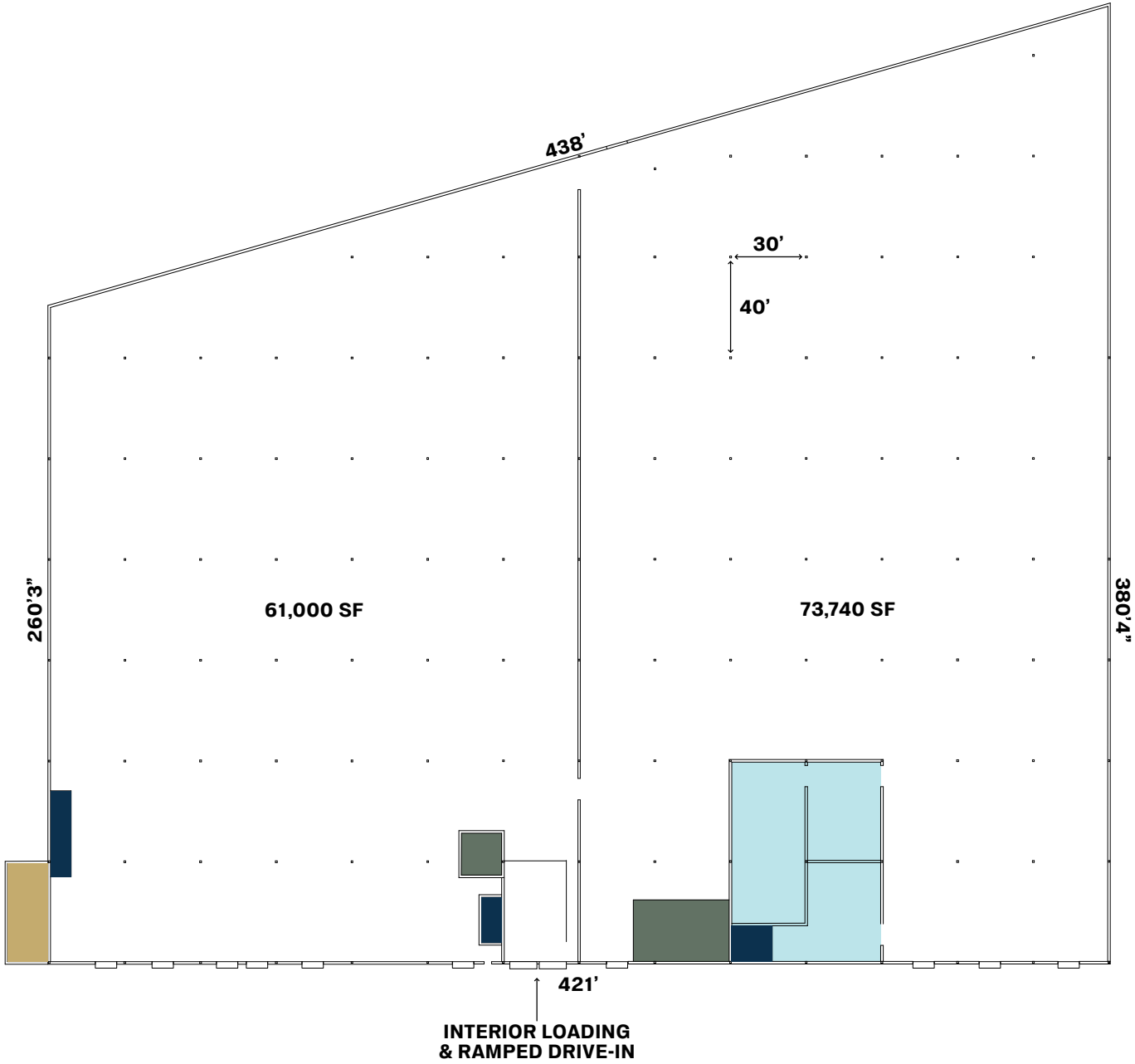
Renovations Completed in 2025:

Exterior paint, interior paint (walls & ceiling), motion-censor LED lighting, 11 new heating units, power upgrade, and office upgrades.



FLOOR PLAN

- OFFICE
- COLD STORAGE
- RESTROOMS
- BREAKROOM



PROPERTY PHOTOS



DEMOGRAPHICS

5 MILE RADIUS | 2025



233,010
POPULATION



103,669
HOUSEHOLDS



\$55,719
AVG. HH INCOME

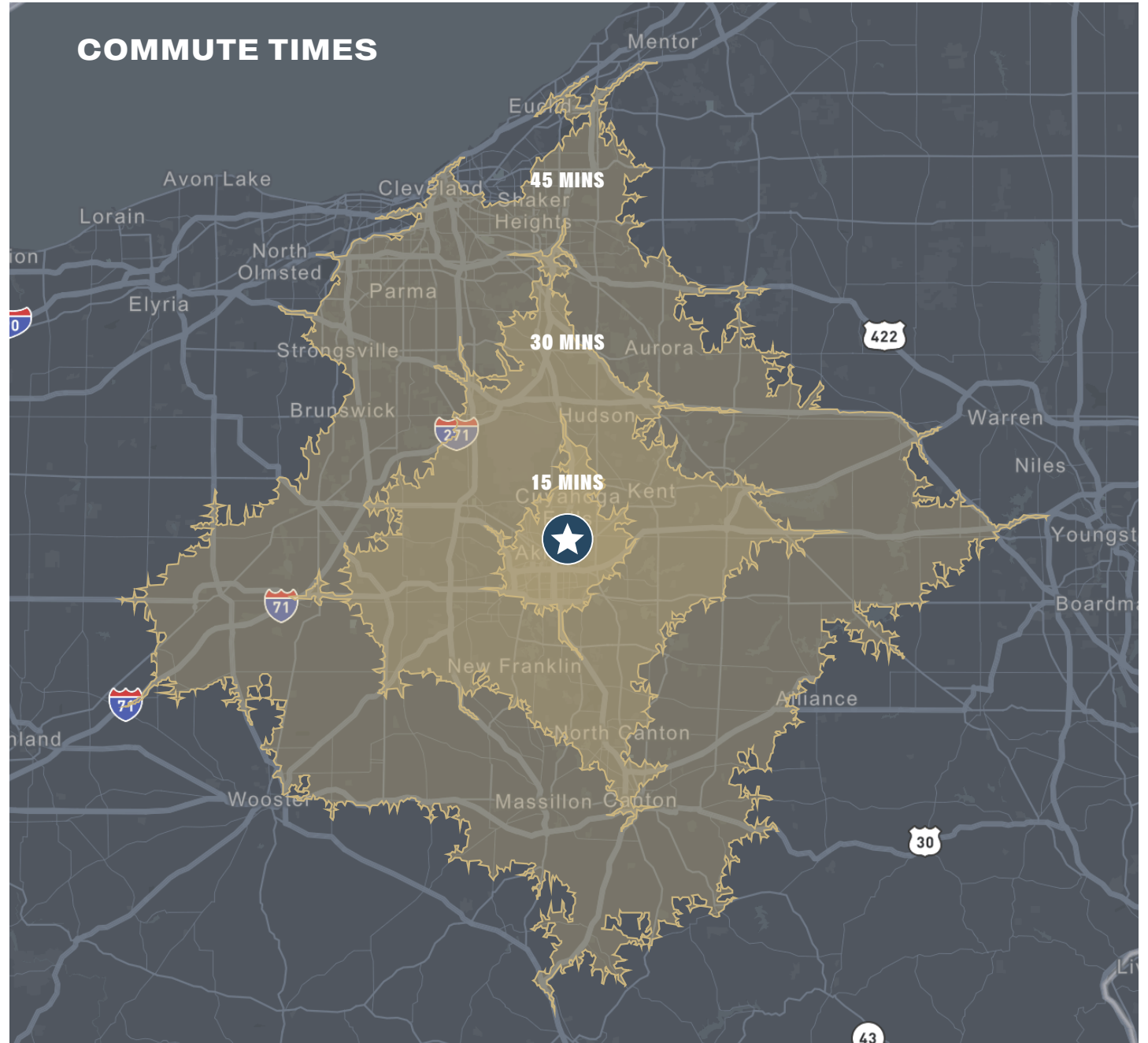


248,541
DAYTIME POPULATION



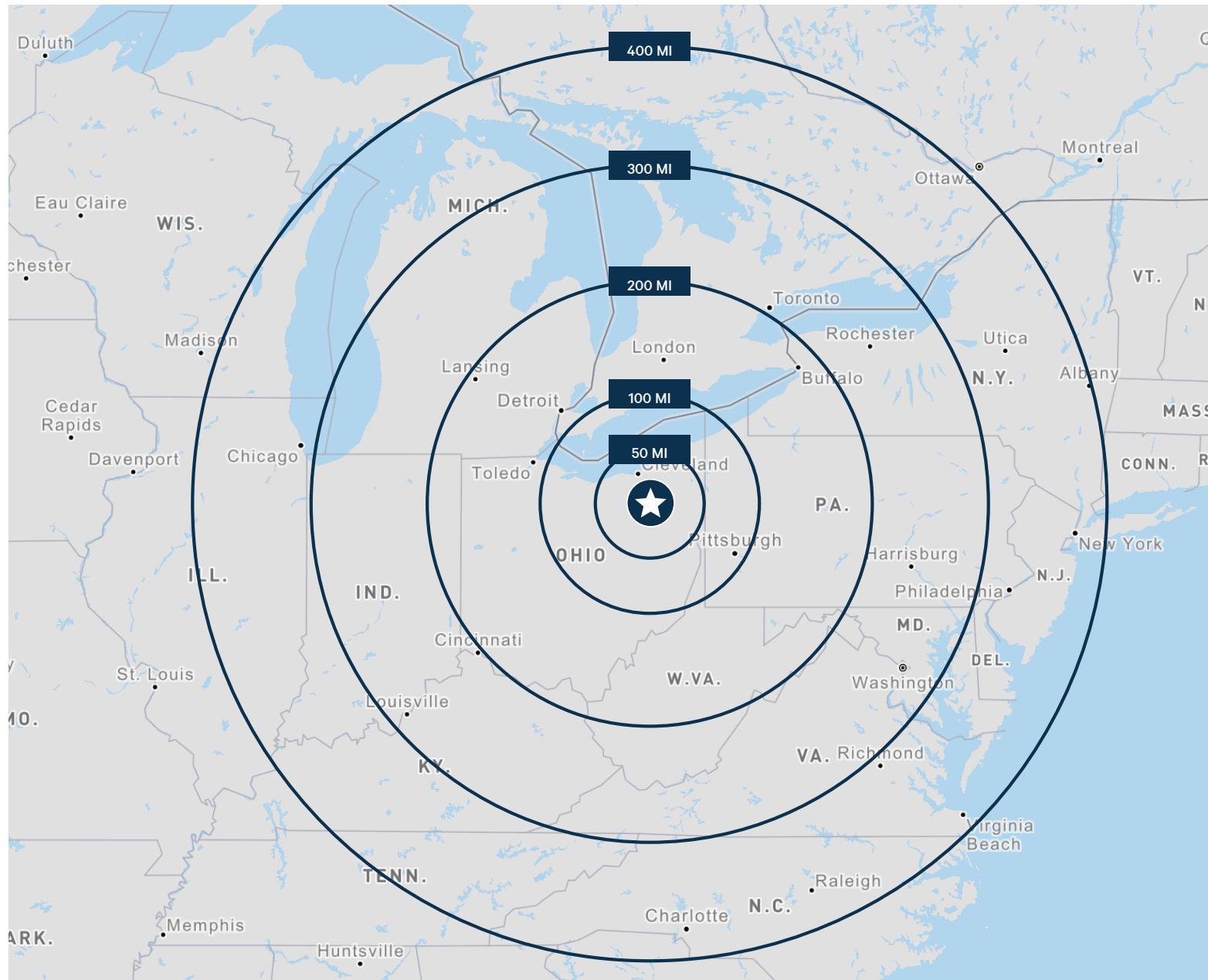
7,915
BUSINESSES

COMMUTE TIMES



LOCATION INFORMATION

DISTANCE TO MAJOR POPULATION CENTERS



WITHIN 50 MILES

Cleveland, OH
Canton, OH

WITHIN 100 MILES

Columbus, OH

WITHIN 200 MILES

Dayton, OH
Toledo, OH
Detroit, MI
Buffalo, NY

WITHIN 300 MILES

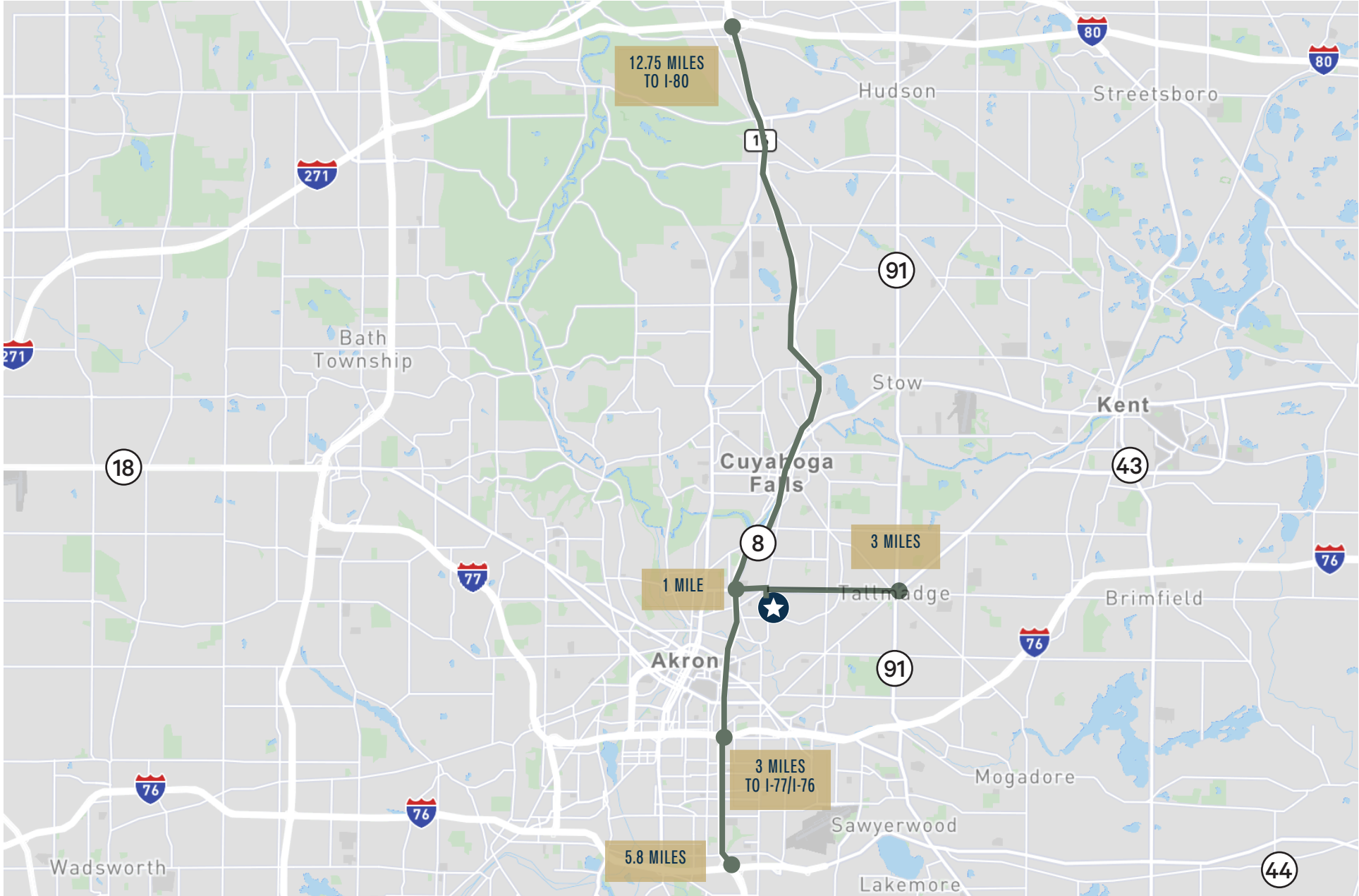
Cincinnati, OH
Lexington, KY
Louisville, KY
Indianapolis, IN
Toronto, Canada
Baltimore, MD

WITHIN 400 MILES

Chicago, IL
Milwaukee, WI
New York City, NY
Philadelphia, PA
Raleigh, NC

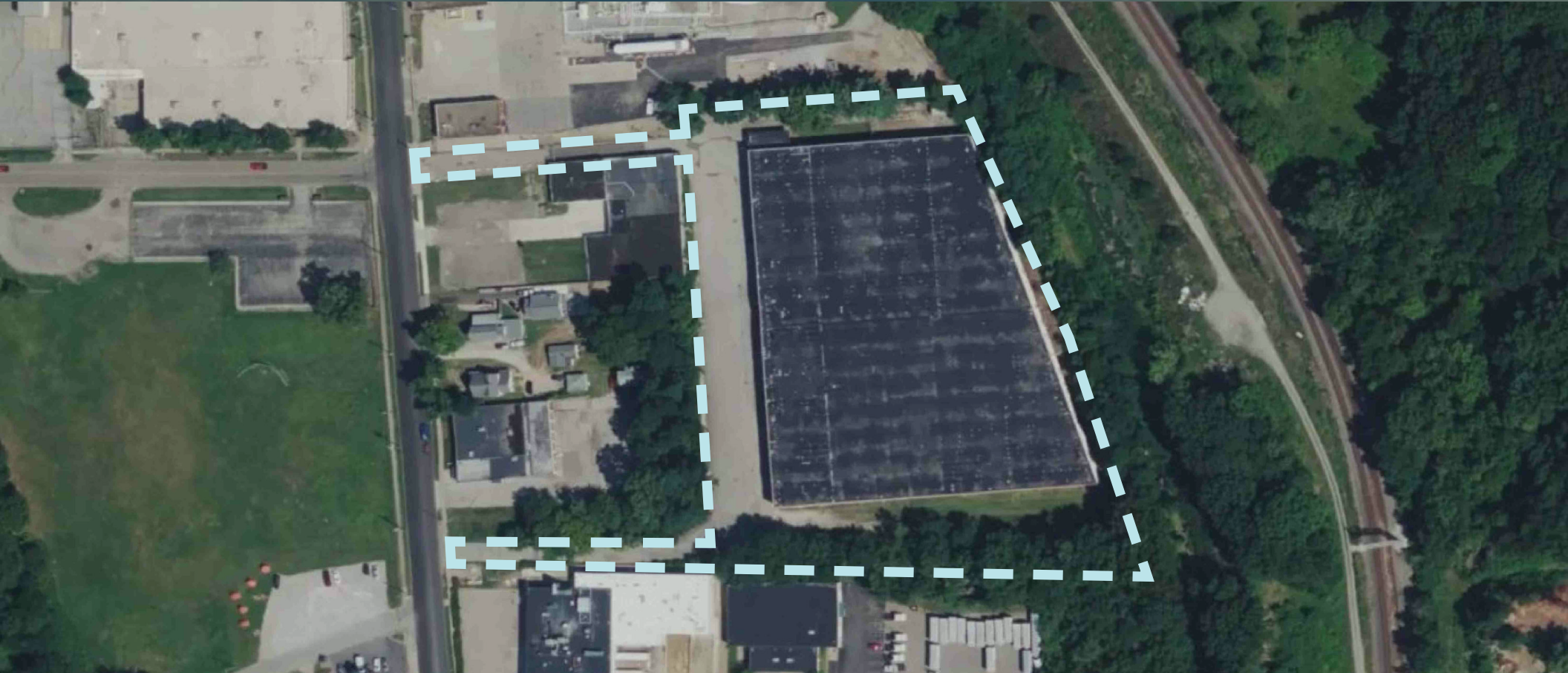
LOCATION INFORMATION

DISTANCE TO MAJOR HIGHWAYS



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