

CBRE

**9
3
4**

**GRANT
STREET**

AKRON, OHIO 44311

**FOR
LEASE**



**REFRIGERATED STORAGE WAREHOUSE (FULLY RACKED)
& CREATIVE MIXED-USE SPACES (OFFICE / RETAIL / STUDIO / WORKSHOP)**

**9 GRANT
3 STREET
4 AKRON, OHIO 44311**

PROPERTY OVERVIEW



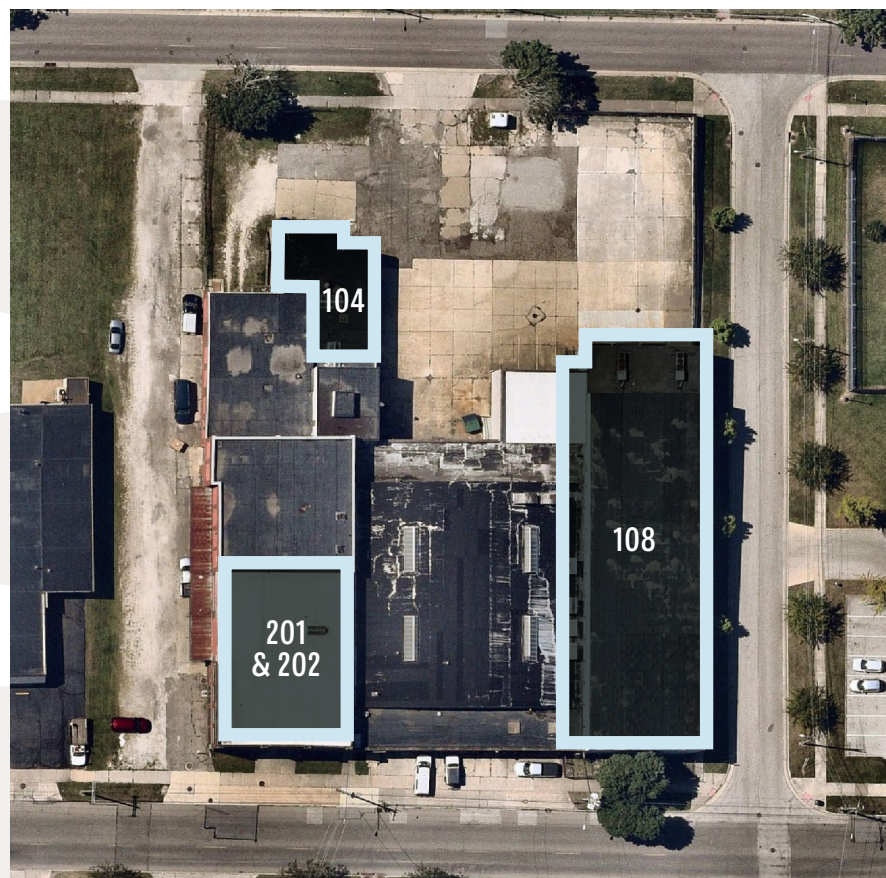
934 Grant is the perfect place to launch your business, expand your operations, or join a vibrant community of creators & innovators.

Ideal for businesses seeking a unique space with a blend of historic charm & modern functionality, 934 Grant Street offers an exceptional opportunity to occupy a piece of Akron's past.

Originally constructed for Borden's Milk in 1949 and serving as their dairy facility through 1995, this property seamlessly blends vintage charm with contemporary upgrades. Boasting flexible Commercial (U4) Zoning, the space is welcoming to a diverse range of users including office, retail, creative, food & beverage, cold storage, and light industrial. Enjoy unbeatable access to downtown Akron (<2 miles), I-77/I-76 Interchange (2 miles), I-277/US-224 (3 miles) and surrounding amenities – all just minutes away!

AVAILABLE SPACES

UNIT	SIZE ±	DESCRIPTION
108	11,000 SF	Refrigerated Storage Warehouse
201	2,305 SF	Office / Retail / Studio Space
202	3,986 SF	Creative Mixed-Use Space
104	2,240 SF	Creative Workshop / Maker Space



UNIT 108

REFRIGERATED STORAGE WAREHOUSE

Highly functional, fully-racked, and clear span refrigerated warehouse. Suitable for cold or frozen storage & distribution (+35° to -30°F).

UNIT SIZE	±11,000 SF
REFRIGERATED LOADING	Four (4) 8' x 8' docks with automatic doors (3 with dock plates, seals & bumpers)
CLEAR HEIGHT	23'4" (Warehouse); 16' (Loading)
COLUMN SPACING	Clear span (160' x 51' warehouse; 21 x 51' loading area)
POWER	480V / 1200A / 3PH
REFRIGERATION EQUIPMENT	Kramer KED-400 cooling units (maintain temperatures in the range of +35° to -30°F)

ADDITIONAL FEATURES

- › Transferable Electricity Agreement (<\$0.06/kwH)
- › Fully Racked Warehouse
- › Rytec Automatic Commercial Freezer Door
- › Small Office / Storage Room, Restrooms, & Mechanical Room

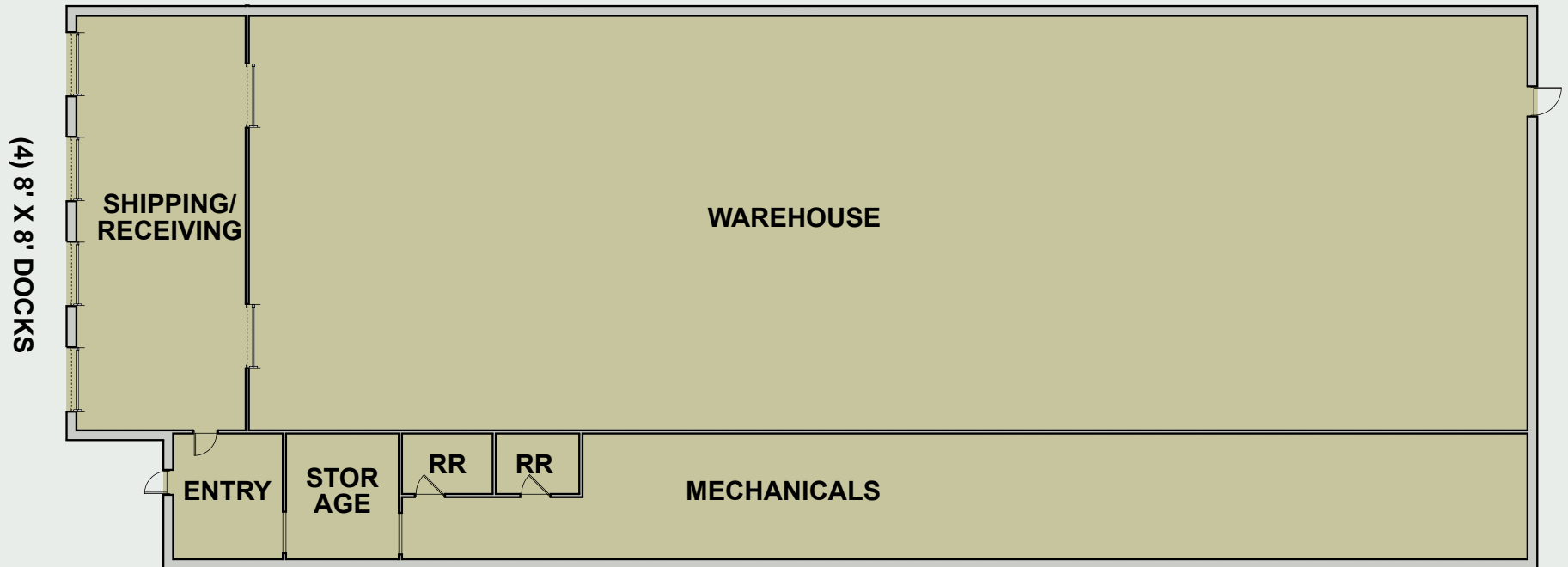
ASKING RATE

\$13.00/SF NNN



UNIT 108

REFRIGERATED STORAGE WAREHOUSE



UNIT 201 & 202

CREATIVE MIXED-USE SPACES

**Suitable for a variety of users including:
office, retail, studio, wellness, artists, & more!**

UNIT 201 | ±2,305 SF

- › Open Studio / Bullpen, 2 Private Offices, Restrooms with Shower, Break Room / Storage Area
- › Recent Renovations Include: New HVAC, TPO Membrane Roof (2022), LVT Flooring, Interior Paint / Trim
- › Exposed Industrial-style ceilings (drop ceilings can be re-installed)
- › Oversized Windows provide Ample Natural Light
- › **Asking Rate: \$13.00/SF Modified Gross**

UNIT 202 | ±3,986 SF

- › New TPO Membrane Roof (2022)
- › Radiant Tube Heat
- › Dairy Brick Walls & Flooring
- › Floor Drains
- › Potential to Reactivate Freight Elevator
- › **Asking Rate: Negotiable**



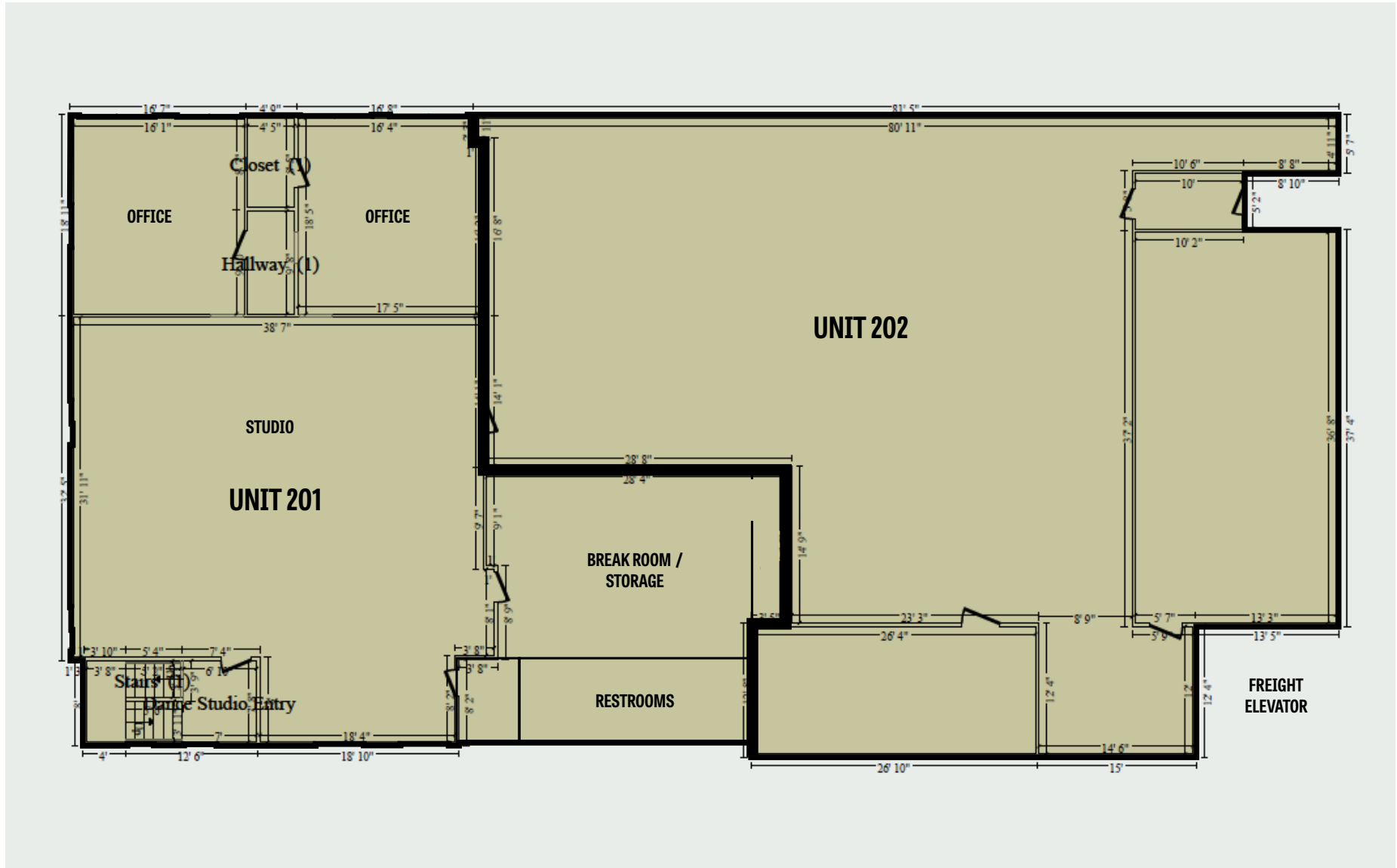
UNIT 201



UNIT 201

UNIT 201 & 202

CREATIVE MIXED-USE SPACES



UNIT 104

CREATIVE WORKSHOP / MAKER SPACE

Suitable for a variety of users including:
light assembly / manufacturing, warehousing,
storage, workshop, makers, and more!

UNIT 104 | ±2,240 SF

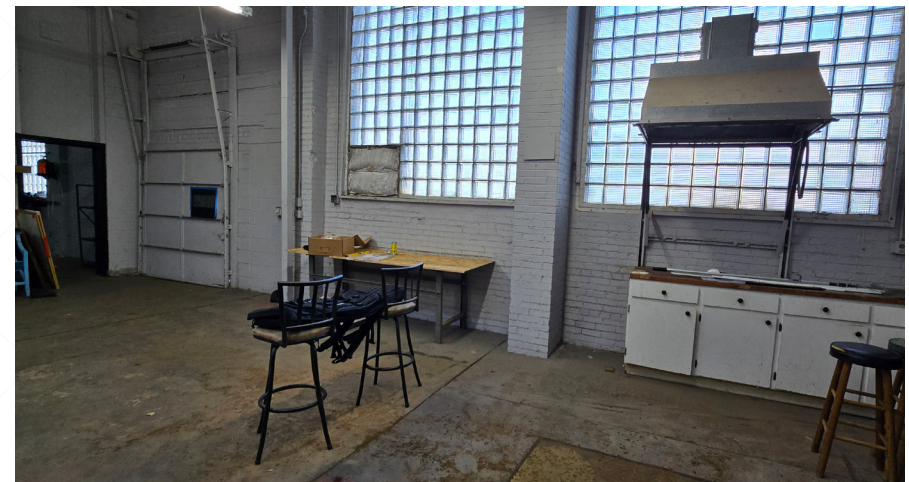
- › 14'6" Clear Height
- › One (1) 8' x 8' UPS Dock
- › Radiant Unit Heaters
- › 240V Power
- › Concrete floors
- › Renovated restroom with shower
- › Commercial Hood
- › Skylights and oversized glass block windows provide abundant natural light
- › Industrial-style exposed brick

ASKING RATE

\$10.00/SF MODIFIED
GROSS



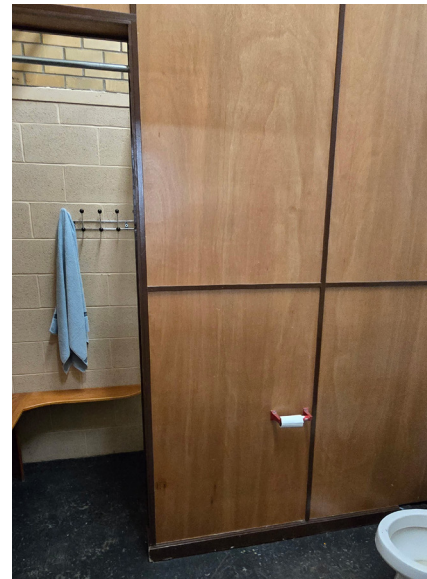
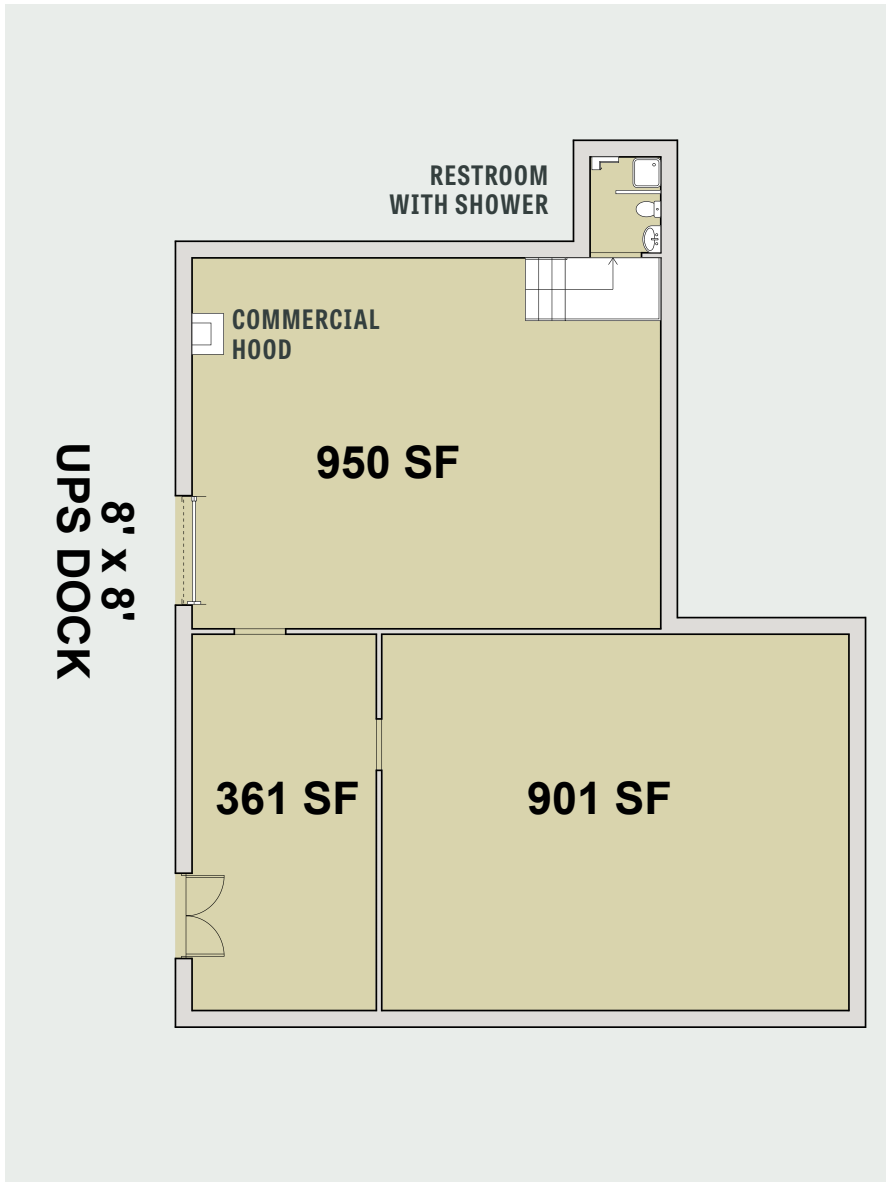
INDUSTRIAL-STYLE EXPOSED BRICK



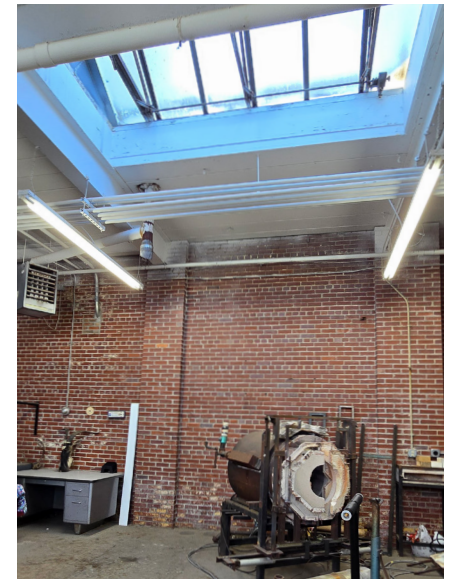
UPS DOCK & COMMERCIAL HOOD

UNIT 104

CREATIVE WORKSHOP / MAKER SPACE



RESTROOM WITH SHOWER



ABUNDANT NATURAL LIGHT



EXTERIOR

SOUTH AKRON MARKET SNAPSHOT

EATERIES & BARS ●

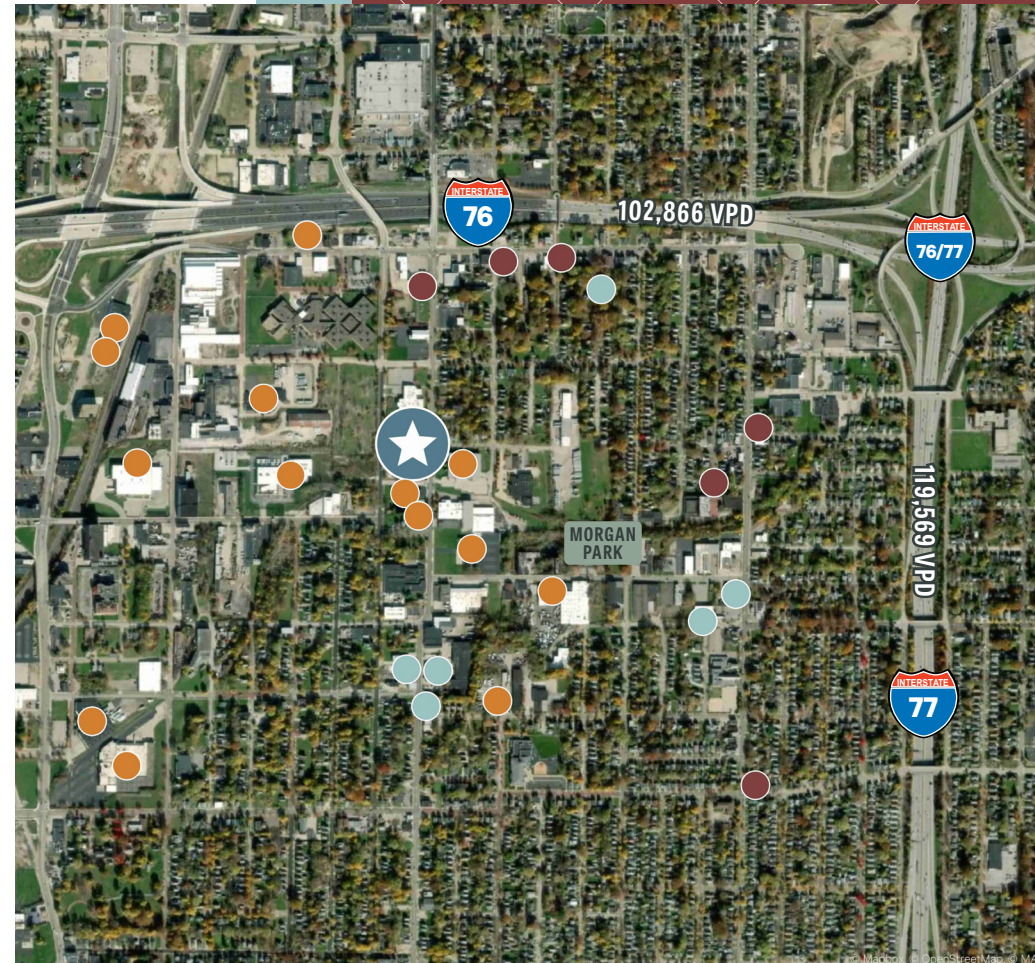
- › Sanabel Middle East Bakery
- › Porchlight Coffee Co
- › Tacos El Mandi
- › Zulus
- › Mama Rosa's
- › Platinum Lounge

SHOPS & MARKETS ●

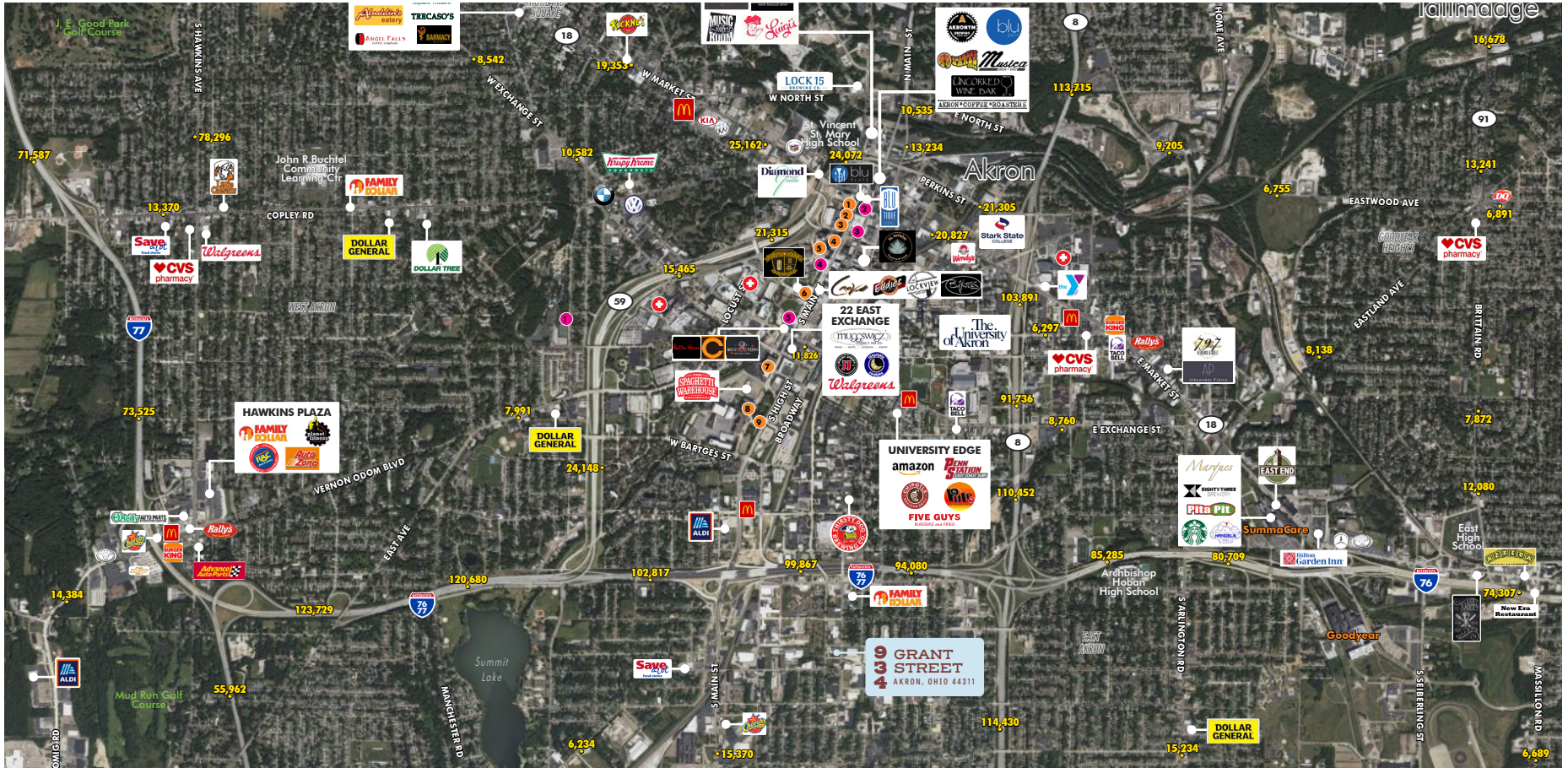
- › Adam Kleins Seafood
- › Asia Market
- › Difeo & Sons Poultry
- › Amedeo's Florist
- › Akron Urban Agriculture
- › Dollar General

COMMERCIAL BUSINESSES ●

- › Hunnell Electric
- › Restaurant Depot
- › Refrigeration Sales Corp.
- › H&H Machine Shop
- › Involta Data Center
- › Myers Industries
- › Tramonte Distributing
- › Thybar Mfg
- › Burt Manufacturing
- › FourStarGroup
- › Metalcraft Solutions
- › Bernard Heating & Cooling
- › Parris Truck Sales
- › Cotter Moving & Storage Company



AKRON TRADE AREA



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