

## PRICE REDUCED: Prime Industrial Property Along I-76



25th Street SW - Industrial Land  
Akron, OH 44314

*Price Reduction!*

### Development Opportunity

- 8.28 acres of prime industrial property with great visibility from I-76
- Property has utilities available

### Quick Look

TOTAL ACRES	8.28
ZONED	Industrial U-5
BEST USE	Development
PRICE REDUCED	<del>\$379,000</del> <b>\$349,000</b>
TAXES	\$3,427/year (2023)
FRONTAGE (I-76)	1,102 feet
PARCELS	6752874 / 6833316

**David Whyte**  
330 352 7746  
dwhyte@naipvc.com

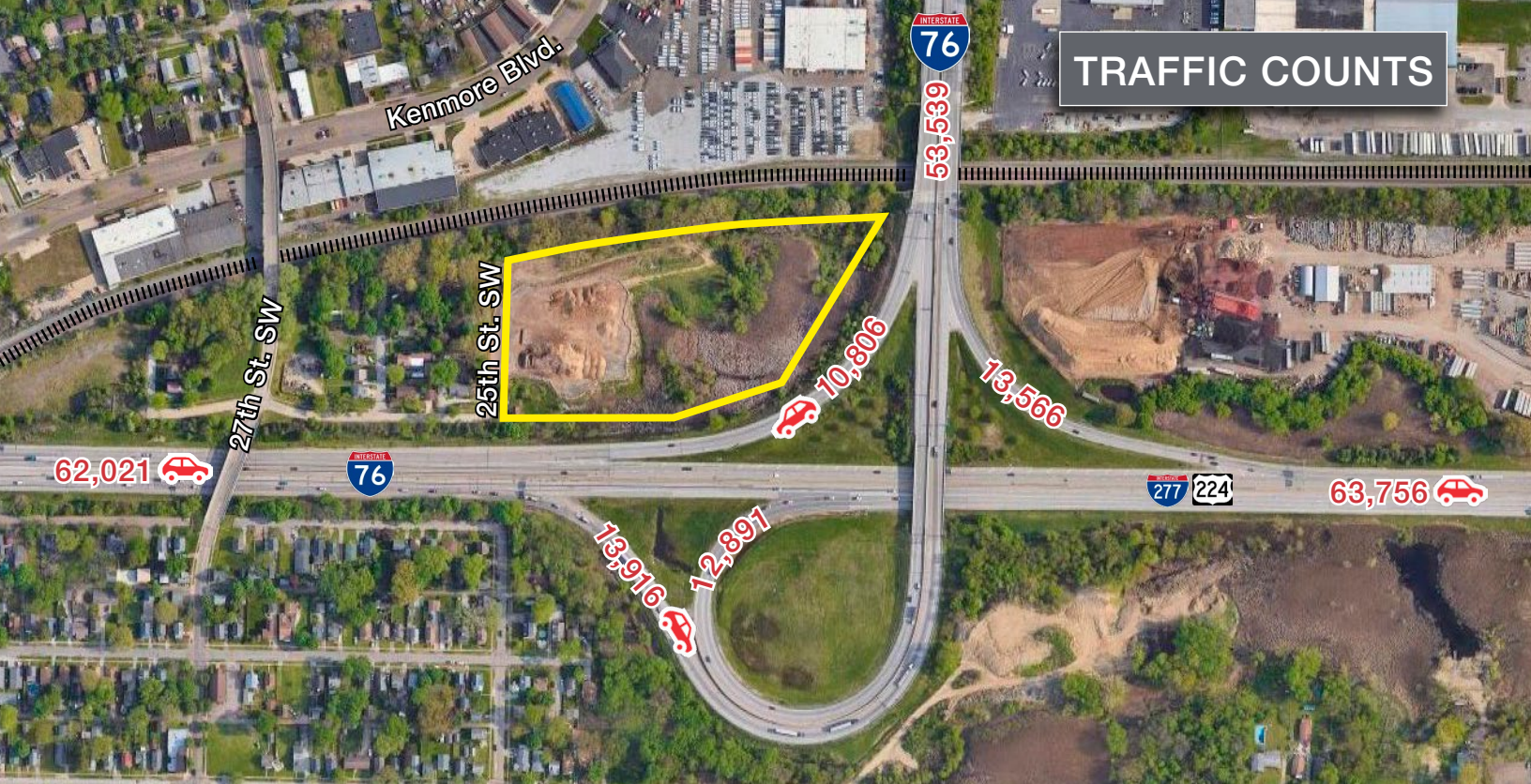
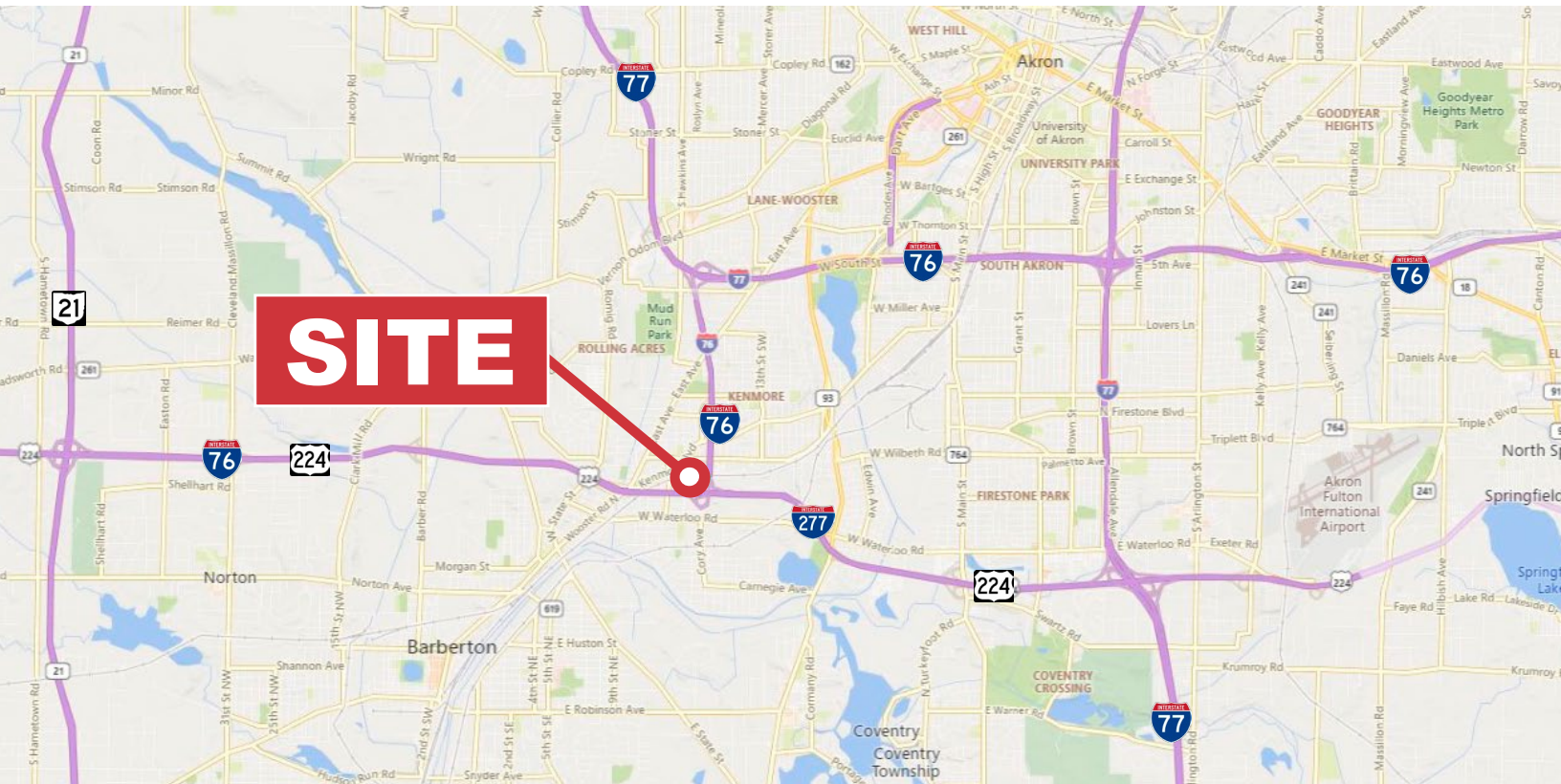
**Karen Whyte**  
330 351 1757  
kwhyte@naipvc.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

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

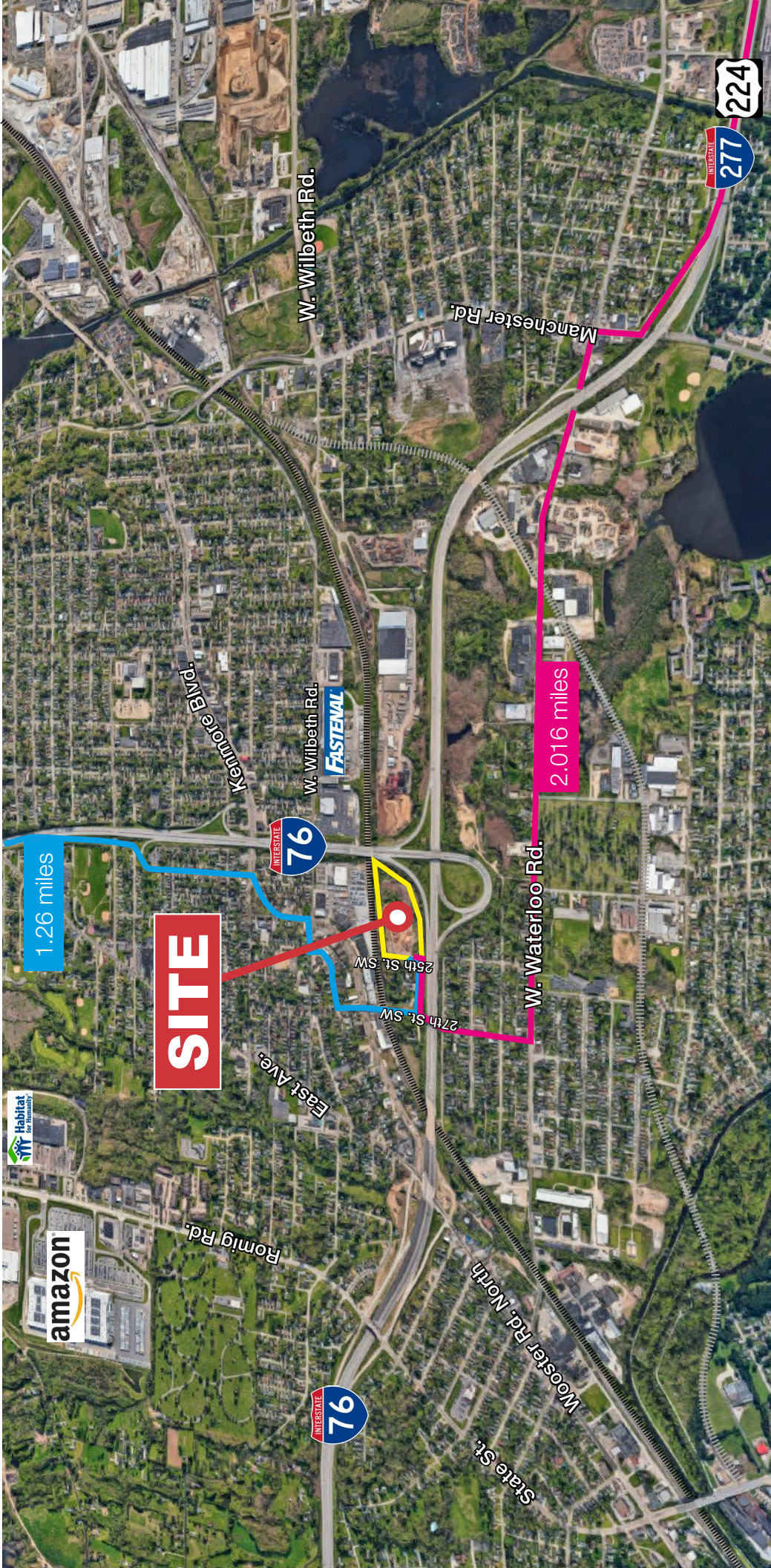
25th Street SW - Industrial Land  
Akron, OH 44314

FOR SALE



25th Street SW - Industrial Land  
Akron, OH 44314

FOR SALE



**ACCESS ROUTES**

- from the south
- from the north

**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

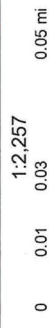
25th Street SW - Industrial Land  
Akron, OH 44314

FOR SALE



7/14/2023, 12:03:03 PM

- Soils
- Lakes and Ponds
- Parcels
- Jurisdictions
- FEMA Floodplains 2016



Eri Community Maps Contributors, Summit County GIS, © OpenStreetMap contributors, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., USGS, EPA, NPS, US Census Bureau, USDA

**David Whyte**  
330 352 7746  
dwhyte@naipvc.com

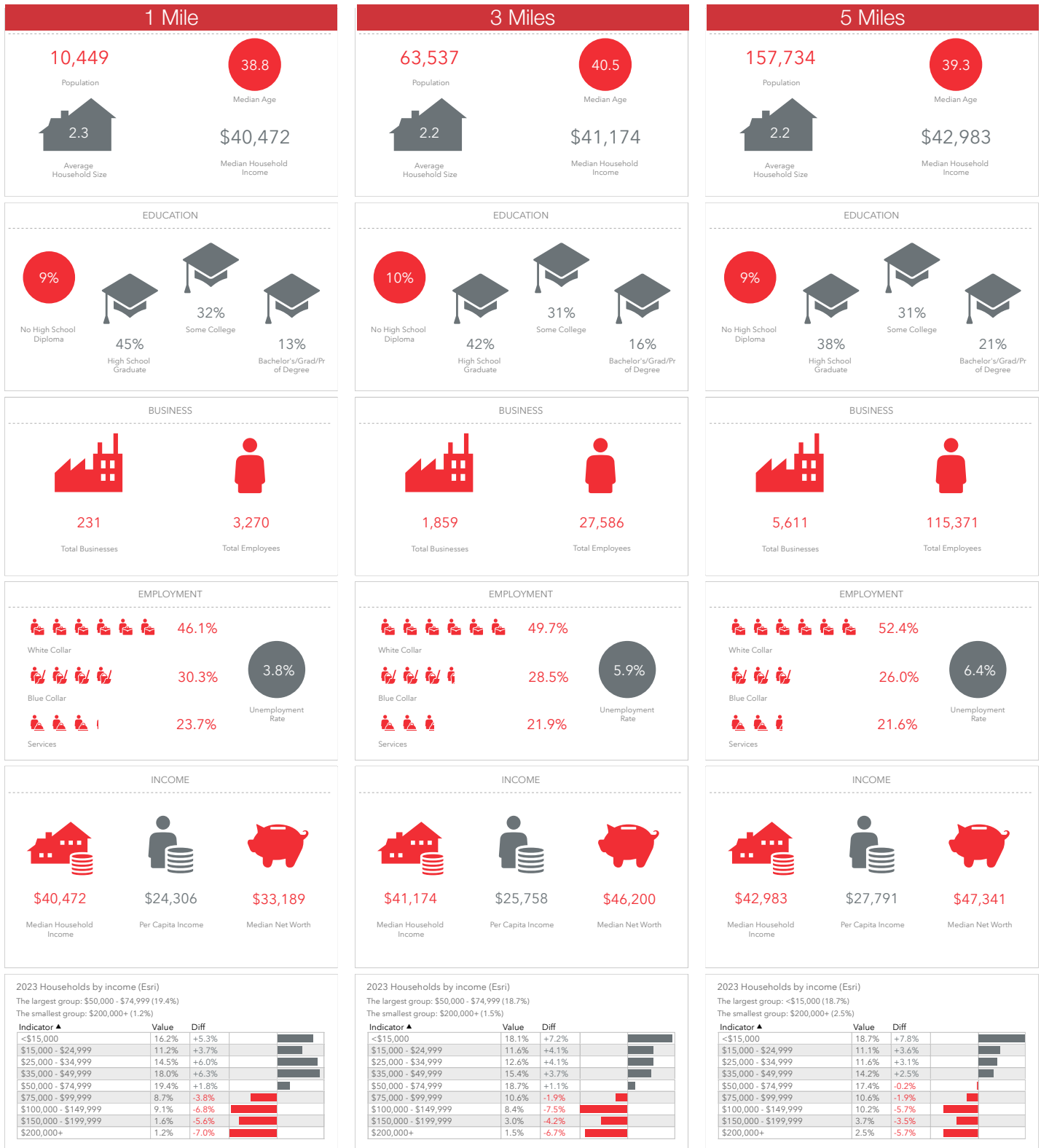
**Karen Whyte**  
330 351 1757  
kwhyte@naipvc.com

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

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

# 25th Street SW - Industrial Land Akron, OH 44314

# FOR SALE



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

25th Street SW - Industrial Land  
Akron, OH 44314

FOR SALE

Property Details	ACRES:	8.28
	BEST USE:	Development
	ZONING:	Industrial U-5
	UTILITIES:	gas, electric, water, sewer at site

Price Details	<b>REDUCED SALE PRICE:</b>	\$349,000
	PRICE / ACRE:	\$48,188 / acre
	TAXES:	\$3,426.77/year (2023)

Location Details	INTERCHANGE:	I-76 / I-77
	DISTANCE:	1 mile / 2 miles
	FRONTAGE:	1,102 feet along I-76 W

**Notes** Fantastic opportunity! Prime industrial property strategically positioned with 1,100 feet of frontage along Interstate 76 W. This 8.28 acres of land offers exceptional visibility along with excellent traffic counts.

David Whyte  
330 352 7746  
dwhyte@naipvc.com

Karen Whyte  
330 351 1757  
kwhyte@naipvc.com