



2,640 - 12,365 Sq. Ft.  
For Lease

State Street

**LEASE**

# 350 State Street, B3

**350 STATE STREET**

Wadsworth, OH 44281

**PRESENTED BY:**

**AARON DAVIS**

C: 330.221.7297

aaron.davis@svn.com

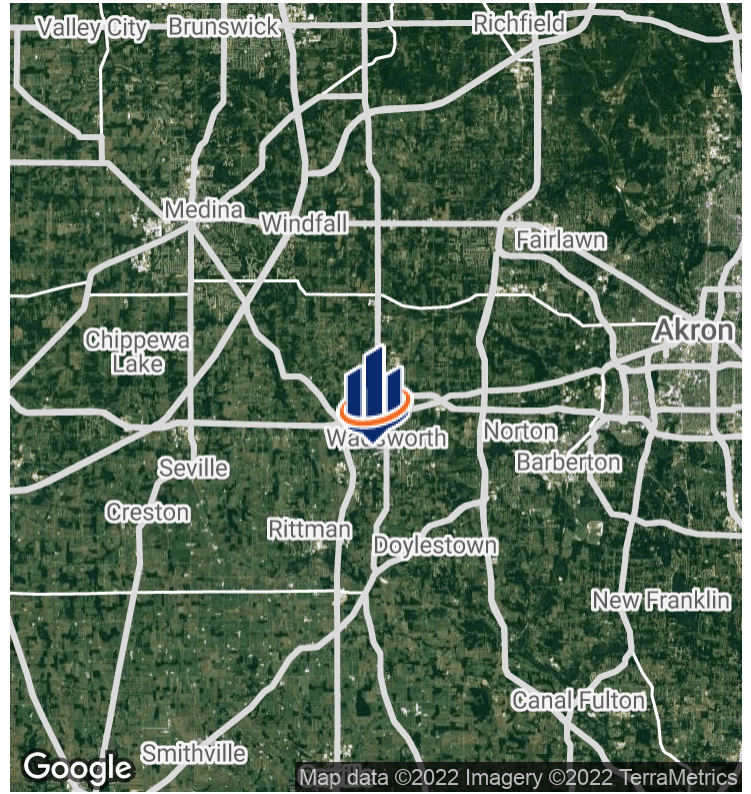
**TYLER ROBIN**

C: 330.591.7974

tyler.robin@svn.com



# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$4.75 - 5.25 SF/yr (MG)
<b>BUILDING SIZE:</b>	12,365 SF
<b>AVAILABLE SF:</b>	2,650 - 12,365 SF
<b>LOT SIZE:</b>	27.22 Acres
<b>YEAR BUILT:</b>	1973
<b>RENOVATED:</b>	1998
<b>ZONING:</b>	I-2 Heavy Industrial
<b>APN:</b>	04020C09117

## PROPERTY OVERVIEW

The Subject Property consists of a 12,365-square-foot Warehousing building located at 350 State Street, Wadsworth. The Subject Property was built in 1973. The Subject Property has excellent accessibility to Interstate 76 and convenient access to Interstate 77 & 71. This provides quick access to Medina & Akron Markets, and direct routes to Cleveland & Canton Markets. According to the City of Wadsworth, the Subject Property is zoned I-2 Heavy Industrial District.

## PROPERTY HIGHLIGHTS

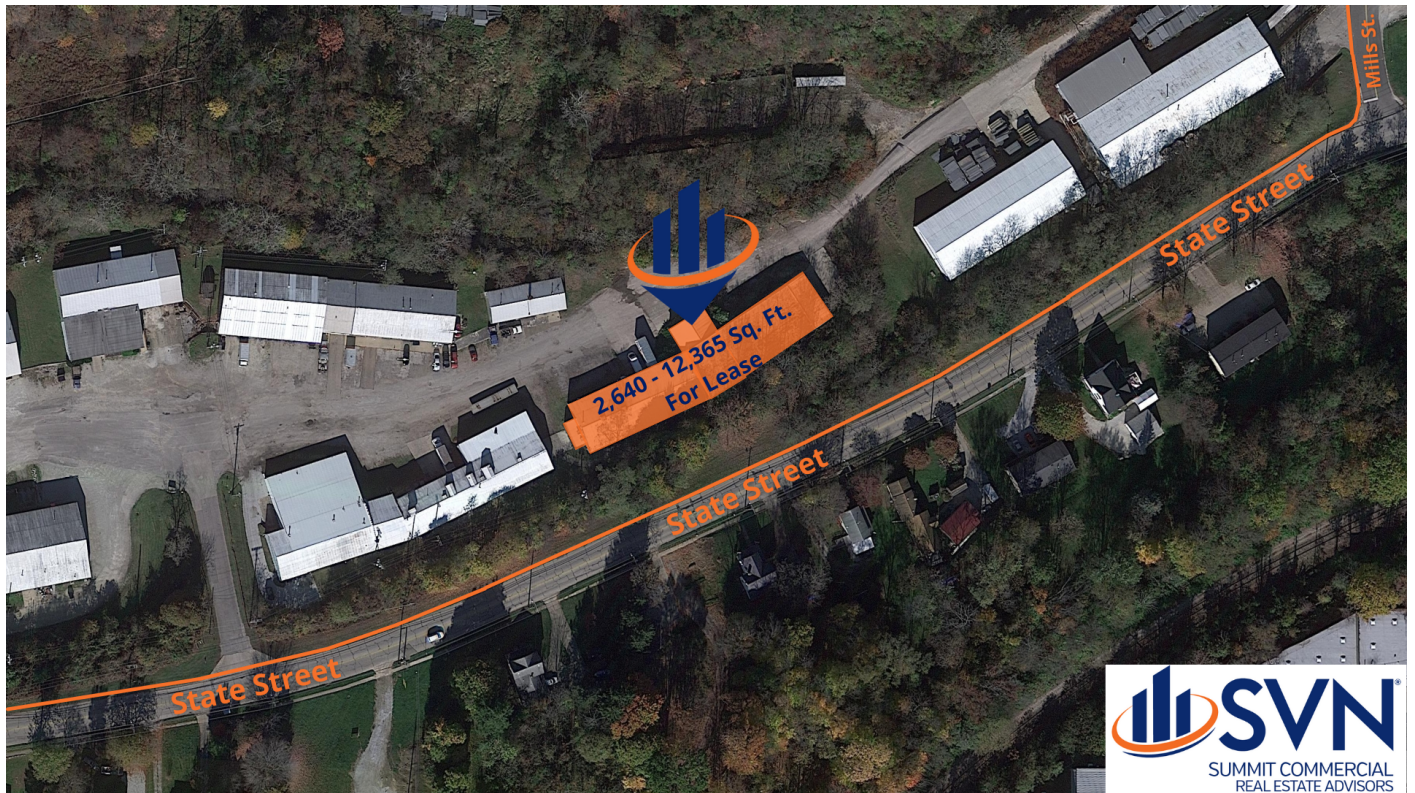
- Stand Alone Single Or Multi-Tenant Industrial Building.
- Three 10' Drive-In Doors.
- Two 10' Dock Doors.
- 13' Ceiling Clear Heights.
- 3-Phase, 1,200 Amp, 480V.
- High-Pressure Gas.
- 5-Minutes to I-76, 12-Minutes to I-71, 15-Minutes to I-77.
- Reznor Heat In Warehouse.
- Climate Controlled Office.

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## LEASE SPACES



## LEASE INFORMATION

<b>LEASE TYPE:</b>	MG	<b>LEASE TERM:</b>	Negotiable
<b>TOTAL SPACE:</b>	2,650 - 12,365 SF	<b>LEASE RATE:</b>	\$4.75 - \$5.25 SF/yr

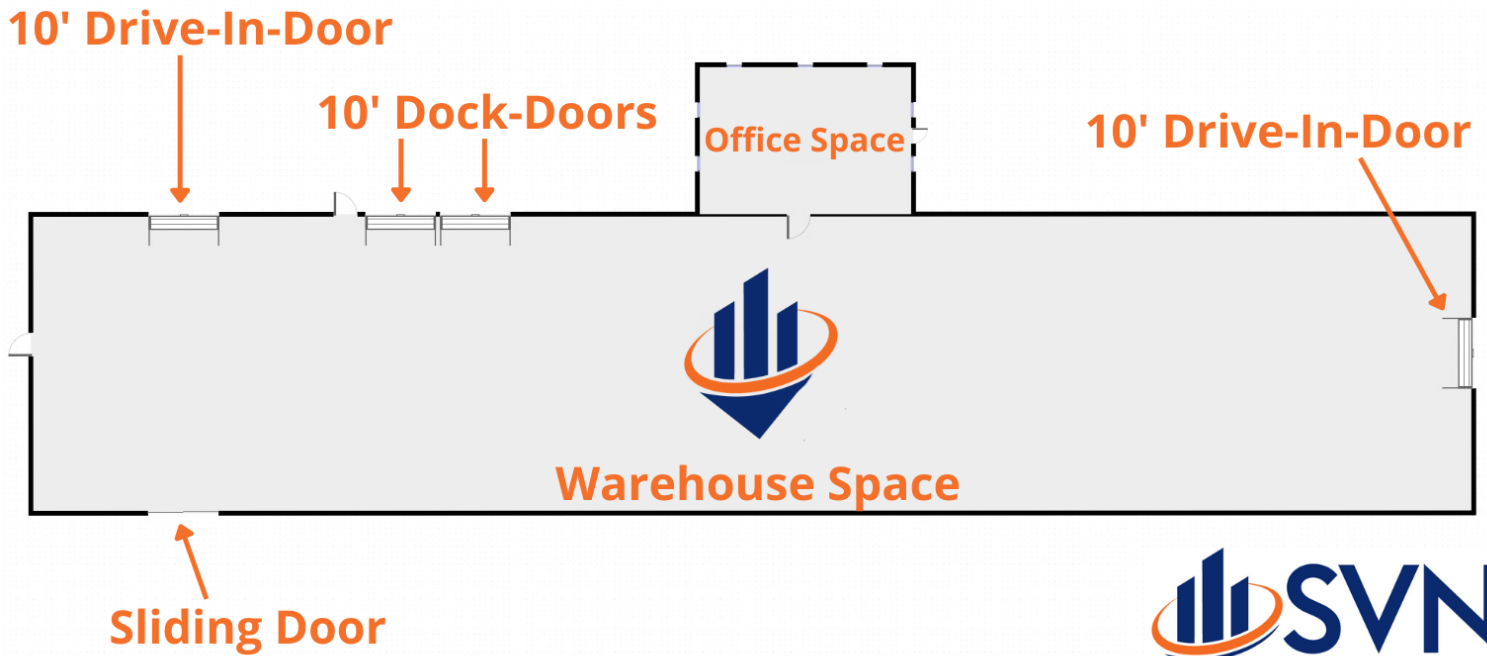
## AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
B3	Available	12,365 SF	Modified Gross	\$4.75 SF/yr
B3-A	Available	6,720 SF	Modified Gross	\$5.00 SF/yr
B3-B	Available	5,650 SF	Modified Gross	\$5.00 SF/yr
B3-C	Available	2,650 SF	Modified Gross	\$5.25 SF/yr
B3-D	Available	3,000 SF	Modified Gross	\$5.25 SF/yr

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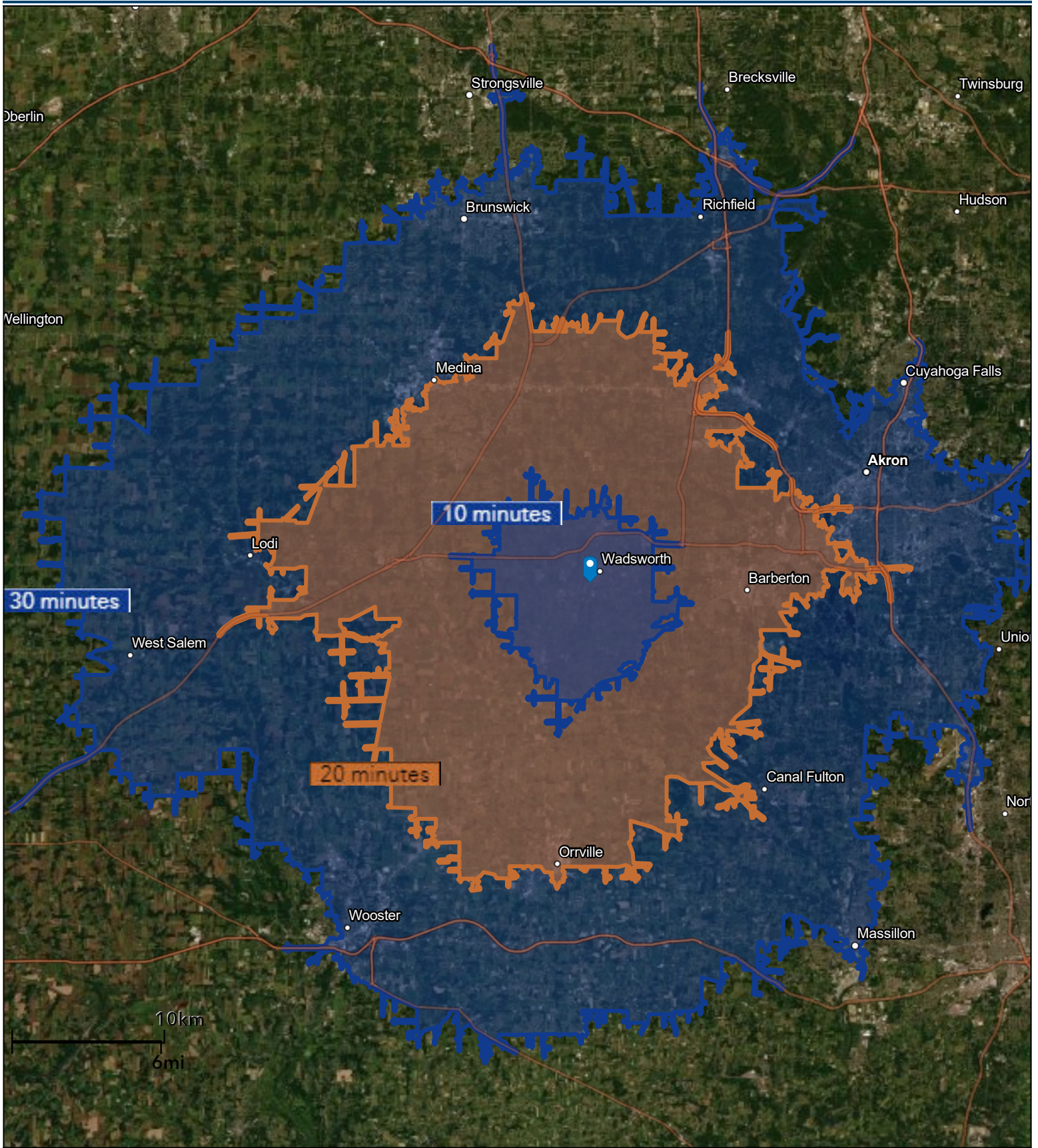
# FLOOR PLANS



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# AARON DAVIS

SENIOR ADVISOR

## BACKGROUND & EXPERIENCE

**SVN Summit Commercial Real Estate Advisors** 2018 - Present  
Senior Advisor

- Highly competent CRE investment advisor with superb client retention.
- Experienced in establishing creative strategies, optimizing investments and leveraging opportunities.
- Exceptional track record of working collaboratively across the industry.
- Exceptional representation in the sale, leasing and management of commercial properties.

**Perrin Asphalt and Concrete** 2006- 2017  
Job Superintendent

- Supervised and managed the installation and construction of countless projects throughout Northeast Ohio.
- Developed strategic budgets for projects along with effective and accurate timelines for those projects.
- Directed and supervised a workforce of up to twenty (20) crew members.
- Responsible for managing the employment cycle of crew members under my supervision.
- Responsible for organizing & managing timelines for each project.

**Perrin Asphalt and Concrete** 2002 - 2006  
Crew Foreman

- Responsible for arranging and scheduling crew work on a daily basis, cooperating with other team members as needed.
- Review project activities, work equipment and work sites daily to confirm we were complying with safety and industry standards.
- Responsible for delegating jobs of crew members and for training new crew members.

**Property Management Assignments** 2018 - Present  
Senior Property Manager

- **4161 Steels Pointe** - Courthouse Commons - Stow, Ohio
- **3009-3045 Smith Road** - Summit Plaza - Fairlawn, Ohio
- **387 Medina Road** - Granger Commons - Medina, Ohio
- **7791 Capital Blvd** - STG Electric Building - Macedonia, Ohio
- **320 S. Court St** - Farmers Exchange - Medina, Ohio
- **4500 Courthouse Blvd** - Stow Professional Building - Stow, Ohio
- **2570 Medina Rd** - Residential House - Medina, Ohio
- **2789 E. State St** - Quaker Square - Salem, Ohio
- **2287-2311 W. Market St** - Pilgrim Square - Akron, Ohio
- **3880 Jackpot Rd** - Ohio Addiction Building - Grove City, Ohio



## CONTACT



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## SPECIALTIES

- LAND DEVELOPMENT
- INDUSTRIAL
- INVESTMENT
- PROPERTY MANAGEMENT
- MULTI-FAMILY
- SINGLE FAMILY RENTAL (SFR)

## EDUCATION

2001  
**KENT STATE UNIVERSITY**  
Attended

## MY LISTINGS





# AARON DAVIS

SENIOR ADVISOR

## COMMUNITY AFFILIATIONS

- **Member**, TBL Baseball Board of Trustees
- **Member**, First Congregational Church of Tallmadge

2011 - 2017

## NOTABLE TRANSACTIONS

- **Stow Professional Center in Stow, Ohio: In May 2022 for \$1,650,000**
  - Represented the Seller in the sale of value add retail & business center.
- **Land Development Sold to Sheetz in Seville, Ohio: In March 2022 for \$1,300,000**
  - Represented the Seller in the sale of 11.82 acres of land to Sheetz, Inc.
- **Steels Pointe Plaza - Courthouse Commons in Stow, Ohio: In July 2021 for \$2,100,000**
  - Represented the Seller in the sale of 100% occupied retail plaza.
- **Waterford Townhomes in Lima, Ohio: In March 2020 for \$1,100,000**
  - Represented the Sellers in the sale of 92-unit Waterford Townhomes tax credit apartments.
- **Ashley Court South in Wadsworth, Ohio: In April 2019 for \$525,000**
  - Represented the Seller in the sale of 13 Cluster Home Lots approximately .32 Acres.
- **Donzell's in Akron, Ohio: In November 2019 for \$950,000**
  - Represented the Buyers in the sale/purchase of 9.79 acres of land.
- **State Route 91 Townhouse Development in Stow, Ohio: In September 2019 for \$500,000**
  - Represented the Buyers in the sale/purchase of 9.65 acres of land.



# TYLER ROBIN

ASSOCIATE ADVISOR

The previous seven years of my professional career were spent in a management role at Sandridge Food Corp while attending The University of Akron. The foundation to my success at Sandridge was the relationships I built with people and my passion for overcoming any obstacles presented to me. I bring that same energy and focus every day so I may create value and overcome challenges for my clients..

## BACKGROUND & EXPERIENCE

**SVN Summit Commercial Real Estate Advisors** 2021 - Present  
Associate Advisor

- I consistently collaborate with owners and buyers in both commercial property sale and leasing situations to achieve maximum value for my clients.
- With my experience in manufacturing and distribution management, I am uniquely qualified to understand the needs of Industrially minded clients.

**Sandridge Food Corp.** 2014 - 2021  
Area Leader

- Directly Managed and coached 15+ employees processing high-volume manufacturing.
- Worked with C-suite level management to provide resources to other departments while maintaining production levels within my own department.
- Provided daily schedules to meet the needs of my department and others within the factory.
- Managed the reception of Raw goods for my department by balancing incoming orders with current production levels.
- Trained teams of 100% new hires to effectively execute busy season schedules while working 11-14 hour days up to 21 days straight.

## INVOLVEMENTS & ACCOMPLISHMENTS

- **Member**, Medina County Economic Development Corporation. 2022 - PRESENT
- **Member**, Made In Medina County 2022 - PRESENT
- **Member**, SVN Industrial Council 2021 - PRESENT
- **Dean's List**, The University of Akron FALL 2020
- **Member**, The Fisher Sales Society, University of Akron 2020 - PRESENT



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## SPECIALTIES

- INDUSTRIAL SALES & LEASING
- LAND DEVELOPMENT
- INVESTMENT

## EDUCATION

**THE UNIVERSITY OF AKRON**  
Bachelor of Business Administration  
Sales Management  
GRADUATED: 2021

**HOCKING COLLEGE**  
General Study of the Arts & Sciences  
GRADUATED: 2017

## MY LISTINGS

