



TRUCK TERMINAL FOR SALE

1350 Kelly Avenue • Akron, OH 44306

Owner Occupied Opportunity

Three (3) separate buildings make up this Summit County industrial complex totaling 28,247 SF

- Approximately 10.09 acres
- 3 separate ingress/egress points
- Located in the industrial district of Akron, OH directly across from the Goodyear Blimp Airdock storage hangar
- 0.6 miles from St Rt 224 and the Kelly Avenue exit
- 0.75 miles to I-77
- 5 miles to I-76
- 27 miles to I-71
- 43 miles to Cleveland, Ohio
- 48 miles to Youngstown, Ohio
- 109 miles to Pittsburg, PA
- 125 miles to Columbus, Ohio



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1

BUILDING 1

- 17,004 SF facility with 3,900 SF of office.
- The remaining storage/warehouse area with 10 dock doors on the back side of the building.
- There are also 10 dock doors on the front side of the building which have been sealed, that could be opened if a cross-dock was needed.
- Built in 1950.



2

BUILDING 2

- (Red Building) is 6,060 SF, originally used as a service garage, but now is used for storage.
- There are 5 overhead doors.
- Built in 1950.



3

BUILDING 3

- Is a 5,183 SF service garage with 754 square feet of office space.
- Three overhead doors on each side of the building allow for drive-through capability for both semis and trailers.
- Originally built in 1972, the office area was added in 1979.



Demographics



Population

1 Mile - 6,601
3 Mile - 67,332
5 Mile - 165,795



Households

1 Mile - 2,845
3 Mile - 29,068
5 Mile - 72,252



Average Household Income

1 Mile - \$45,880
3 Mile - \$64,069
5 Mile - \$66,653



Average Home Value

1 Mile - \$114,367
3 Mile - \$161,668
5 Mile - \$186,860

Price \$1,785,000*

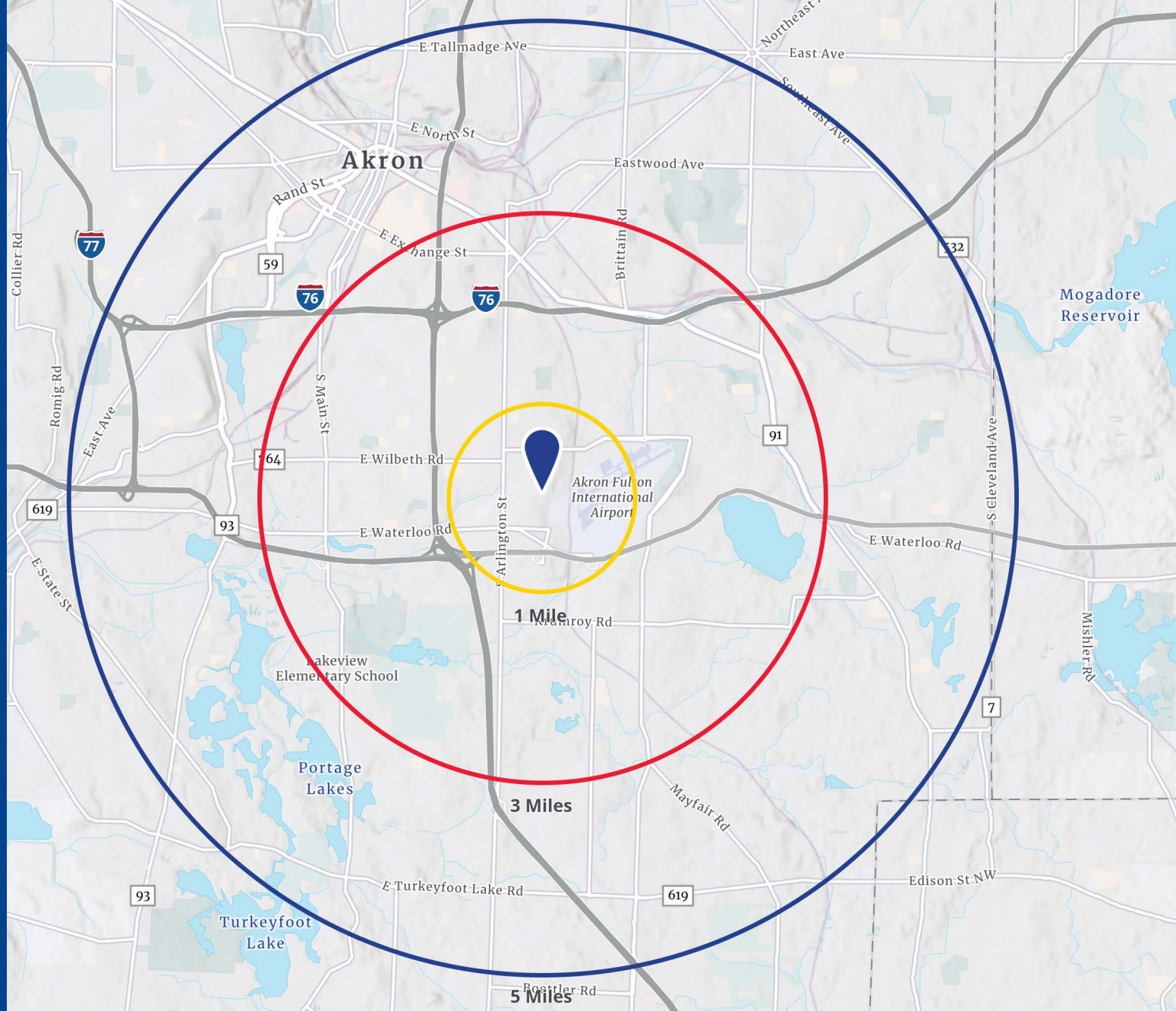
(Price is for **parcel ONLY** - Call for separate pricing on existing business).



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