



FOR LEASE
1700 BRITTAIN ROAD
AKRON, OH 44310

LEASE RATE: \$26,825/MO + NNN



PROPERTY HIGHLIGHTS

- Available: Approximately 75,000 SF
- Price per SF: \$4.25 SF | Net Fees: TBD
- 2 Docks | 3 Overhead Doors
- Ceiling Clears: 15.8' to 17'
- Sprinkler lines are installed throughout the building, but sprinkler heads need to be installed
- Planned improvements include the installation of Reznor heaters throughout, a full roof replacement at the south end of the building, and roof resurfacing at the north end.
- Parking Spaces: ±285 spaces
- Power: 3-Phase available
- Outdoor Signage available
- Zoning: Business Retail
- Construction is scheduled for completion by Q3 2026



LISTING AGENTS

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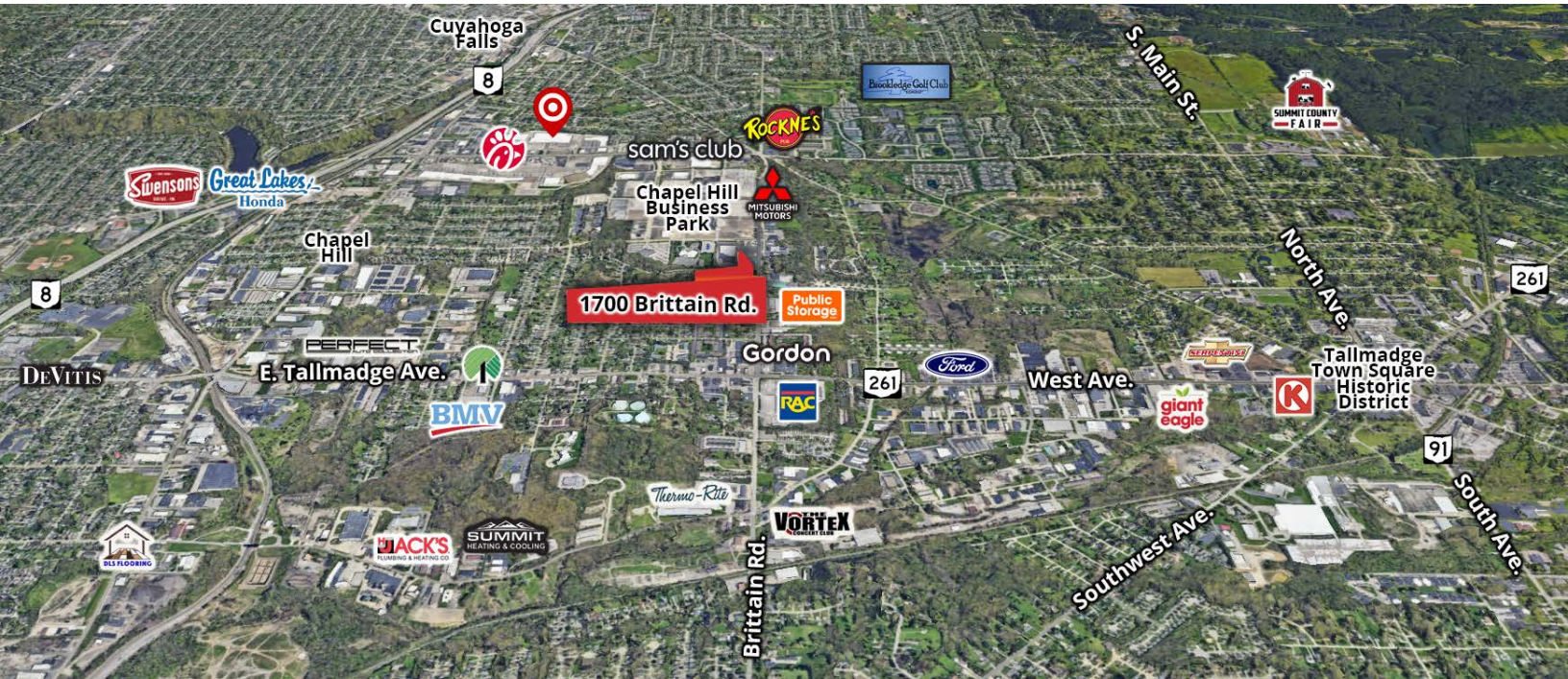


WAREHOUSE/DISTRIBUTION SPACE AVAILABLE FOR LEASE



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PROPERTY OVERVIEW

This free-standing warehouse/distribution facility is now available for lease. Construction is currently underway and is scheduled for completion in Q3 2026. Ownership plans to deliver a fully white-boxed building with an open floor plan, making it well-suited for a variety of industrial, manufacturing, and distribution users. Demolition is in progress to remove all interior walls and create a clear, open layout. Planned improvements include the installation of Reznor heaters throughout, a full roof replacement on the south end of the building, and roof resurfacing on the north end. The property consists of approximately 75,000 SF situated on 7.8 acres, featuring 15.8' - 17' clear heights, 2 dock doors, and 3 drive-in doors.

LOCATION OVERVIEW

1700 Brittain Road is ideally located across the street from the Chapel Hill Mall redevelopment complex — Chapel Hill Business Park— a newly renovated hub of self-storage, light industrial, and manufacturing projects. The area has recently attracted both national and local developers, bringing a new wave of investment and revitalization. The site is also conveniently located approximately 2.5 miles from the I-76/I-77 interchange and approximately 14.5 miles from Akron-Canton Airport (CAK).

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	7,968	47,224	146,554
Total Units	3,660	21,544	65,725
Median Income	\$63,732	\$66,245	\$59,501

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.



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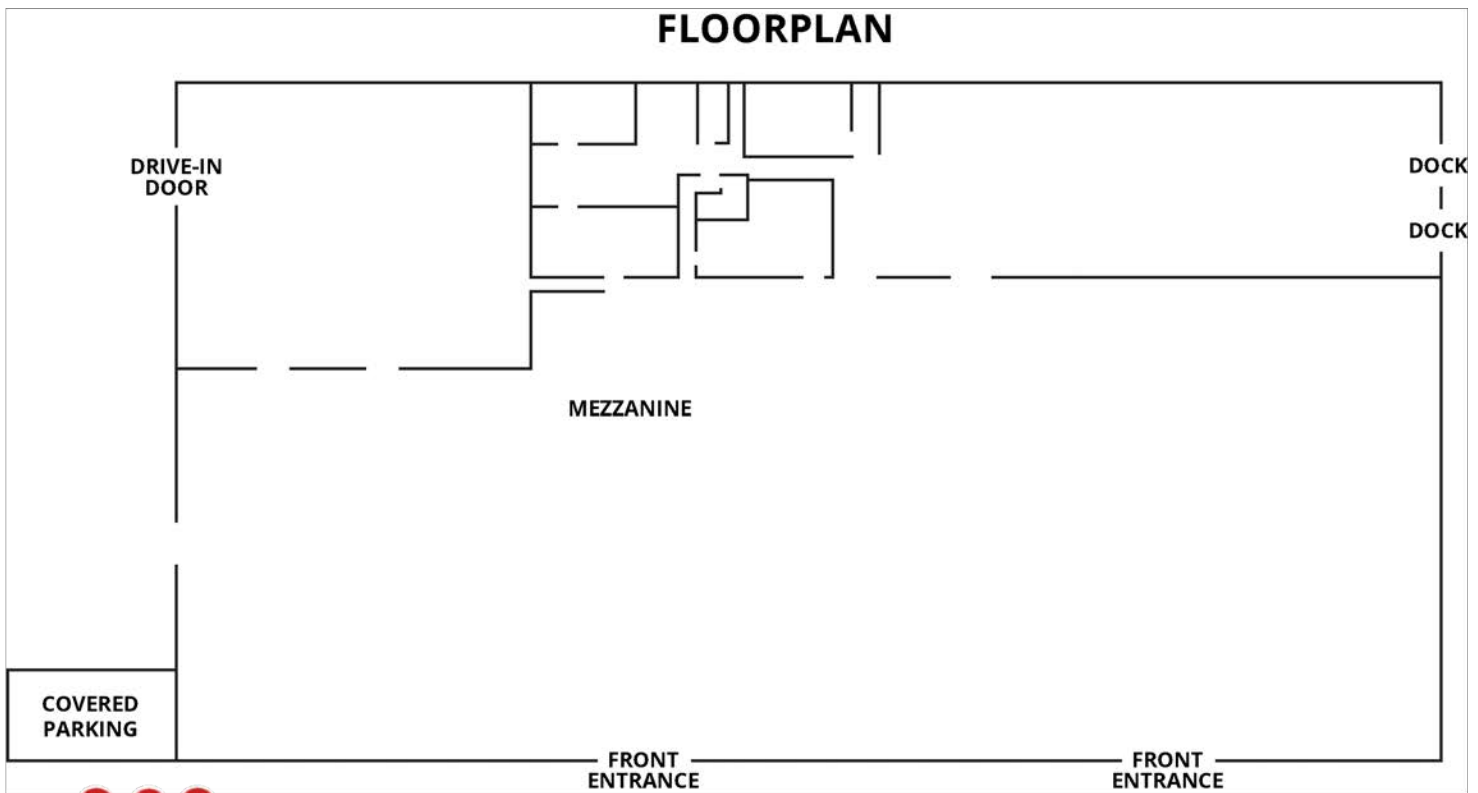


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FLOORPLAN

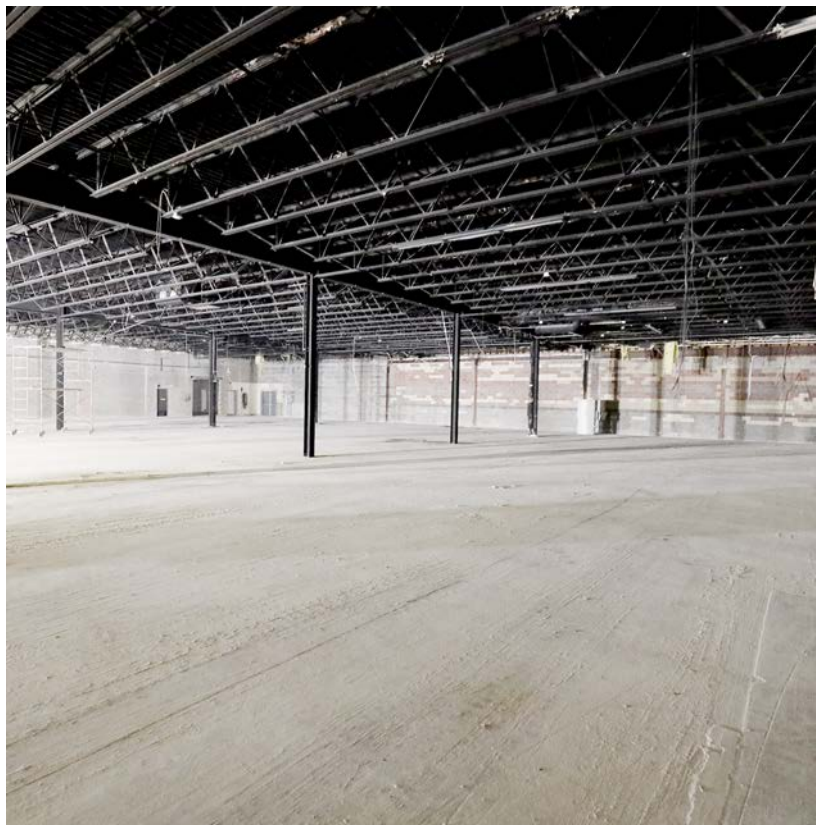


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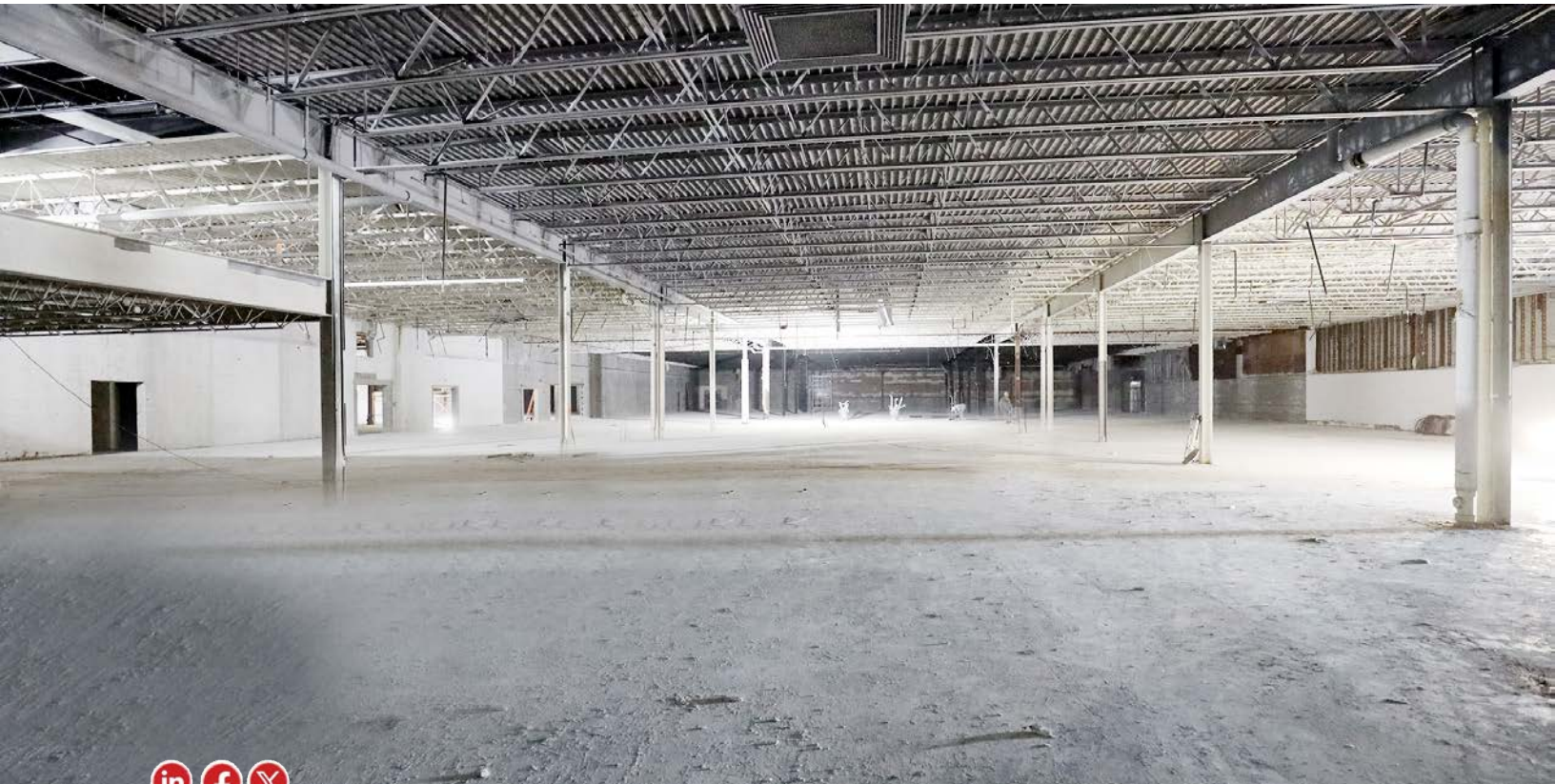


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