



# 2044 Wadsworth Road

WAREHOUSE OR MANUFACTURING SPACE AVAILABLE

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## WAREHOUSE OR MANUFACTURING SPACE

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- Land parcel is approximately 1.17 acres on parcel 4605128 (Summit County)
- Total Size: 16,843 SF
  - Warehouse: 15,195 SF
    - 12' 6" Clear
    - Fluorescent lighting
    - A/C and Unit Heat throughout office & warehouse
  - Office: 1,650 SF
    - (8) offices 10'x14'
  - Loading:
    - (2) Loading Docks; 8'x10 & 10'x10'
    - (3) Overhead Doors; 12'x10' / 8'x10'
- Built/Reno: 1965/1986
- Taxes: \$7,709.28

16,843 SF  
AVAILABLE SPACE

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(2) Loading Docks  
(3) Overhead Doors

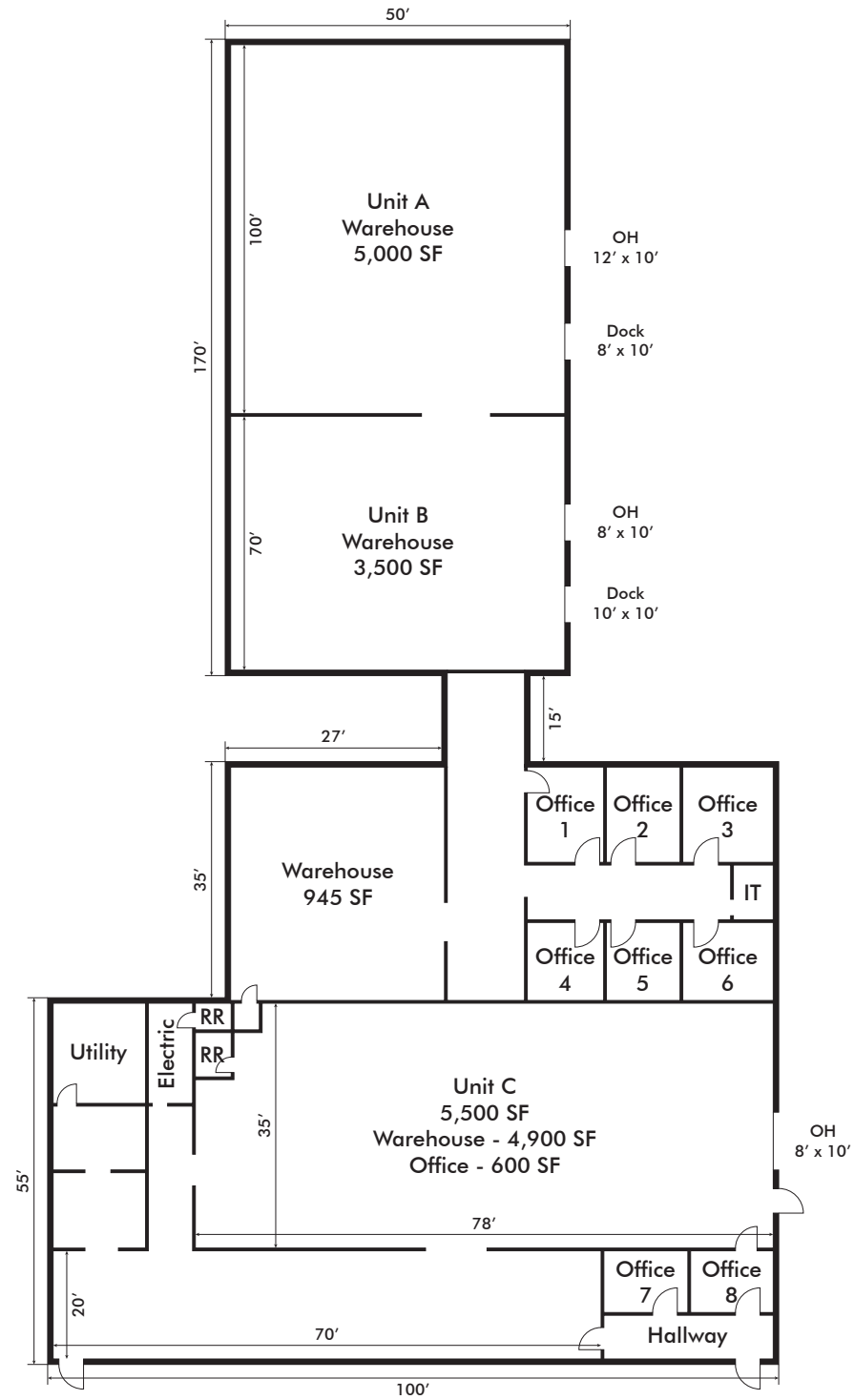
Loading Configuration

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\$4.26/SF NNN  
BLENDED LEASE RATE

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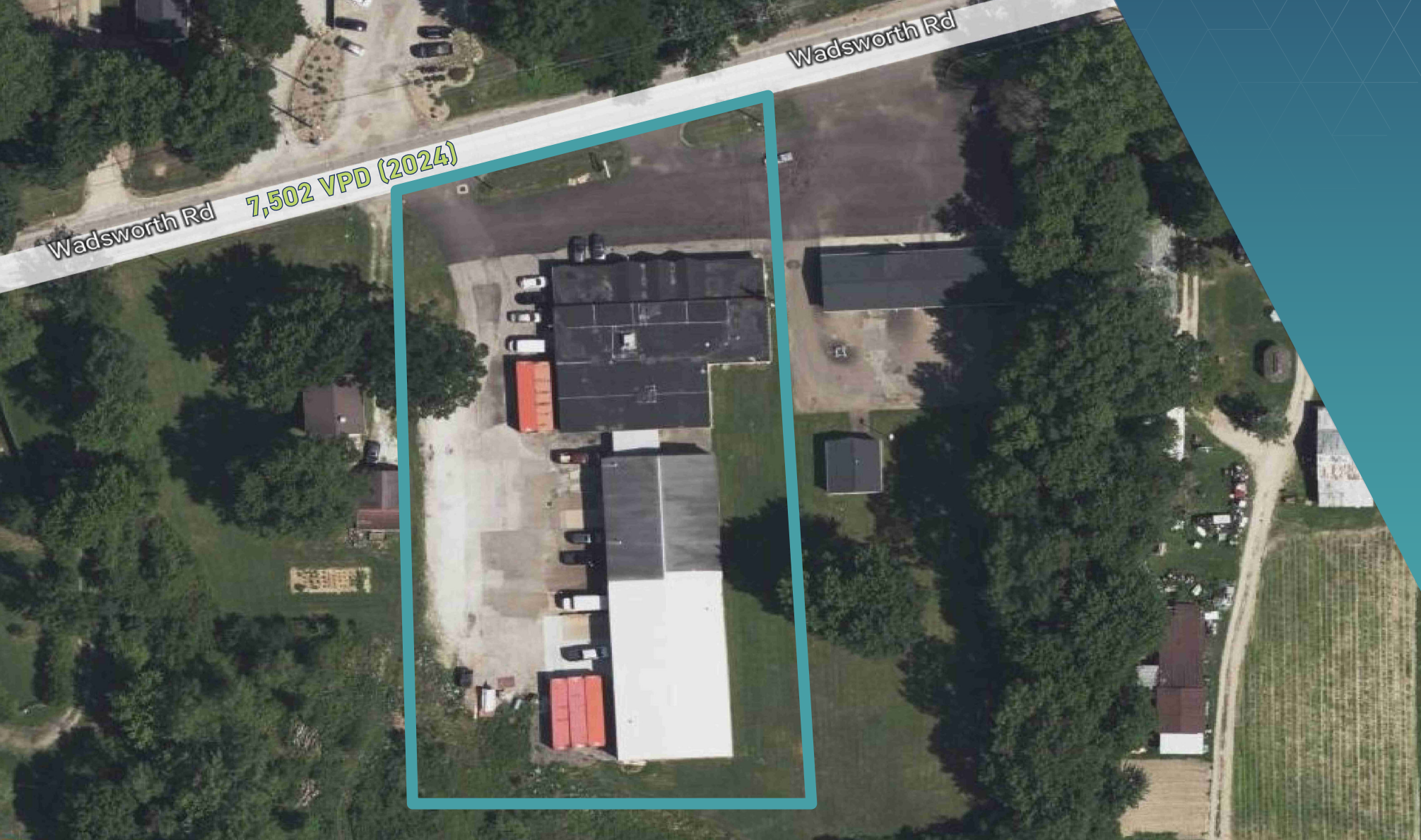
# Floor Plan





# Area Demographics - 5 Mile Radius

<b>\$72,408</b>	<b>90,610</b>	<b>138,760</b>	<b>62,039</b>	<b>\$206,627</b>	<b>44.8</b>
Avg. Household Income	Employees	Population	Households	Avg. Household Value	Median Age



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## CONTACTS

Nick Smith  
Associate  
+1 440 212 6715  
nick.smith1@cbre.com

CBRE  
950 Main Avenue  
Suite 200  
Cleveland, Ohio 44113

FOR LEASE | NORTON, OHIO 44203

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