

SCAN FOR
PROPERTY
WEBSITE



Hudson

INDUSTRIAL DISTRICT

5455-5555 DARROW ROAD
HUDSON, OHIO

CBRE



HUDSON-DISTRICT.COM

RARE MARKET OPPORTUNITY
1.4M SF INDUSTRIAL COMPLEX
(DIVISIBLE)

SUITABLE FOR
CORPORATE HEADQUARTERS,
DISTRIBUTION, PRODUCTION,
R&D, & LIGHT MANUFACTURING

INTRODUCING HUDSON INDUSTRIAL DISTRICT

A PREMIER INDUSTRIAL LEASING OPPORTUNITY IN NORTHEAST OHIO



FLEXIBLE SPACE CONFIGURATIONS

Offering adaptable layouts
up to **1,400,000 SF** to
meet diverse business
requirements



CORPORATE OFFICE SPACES

Up to **263,000 SF** of
corporate office space, easily
adaptable for lab or climate-
controlled operations



FUNCTIONAL CLEAR HEIGHTS

Experience clear heights
ranging from **16' to 40'**,
providing flexibility for
various operational needs



ROBUST POWER SUPPLY

12 MW power to support
demanding business
operations



FIRE SPRINKLERS

Fully equipped with **wet** fire
sprinklers with **potential to
upgrade to ESFR**



STRATEGIC ACCESS

Convenient access to Route
8, I-80, I-480 and regional
transportation corridors



LOADING FACILITIES

83 loading docks and **7 overhead
drive-in doors**, with options for
expansion and potential cross-dock
configurations



AMPLE PARKING

Convenient employee and trailer
parking available to accommodate
your workforce and logistics needs



EXCESS LAND

Additional vacant land sites ranging
from **4 to 13 acres** available for
custom builds or outdoor storage



TRUSTED OWNERSHIP

Owned by **Industrial Realty Group
(IRG)**, one of the largest CRE
owner/developers in the U.S.
and professionally managed by
IRG Realty Advisors (IRGRA)



WIDE COLUMN SPACING

Designed with generous
column spacing to meet modern
construction standards

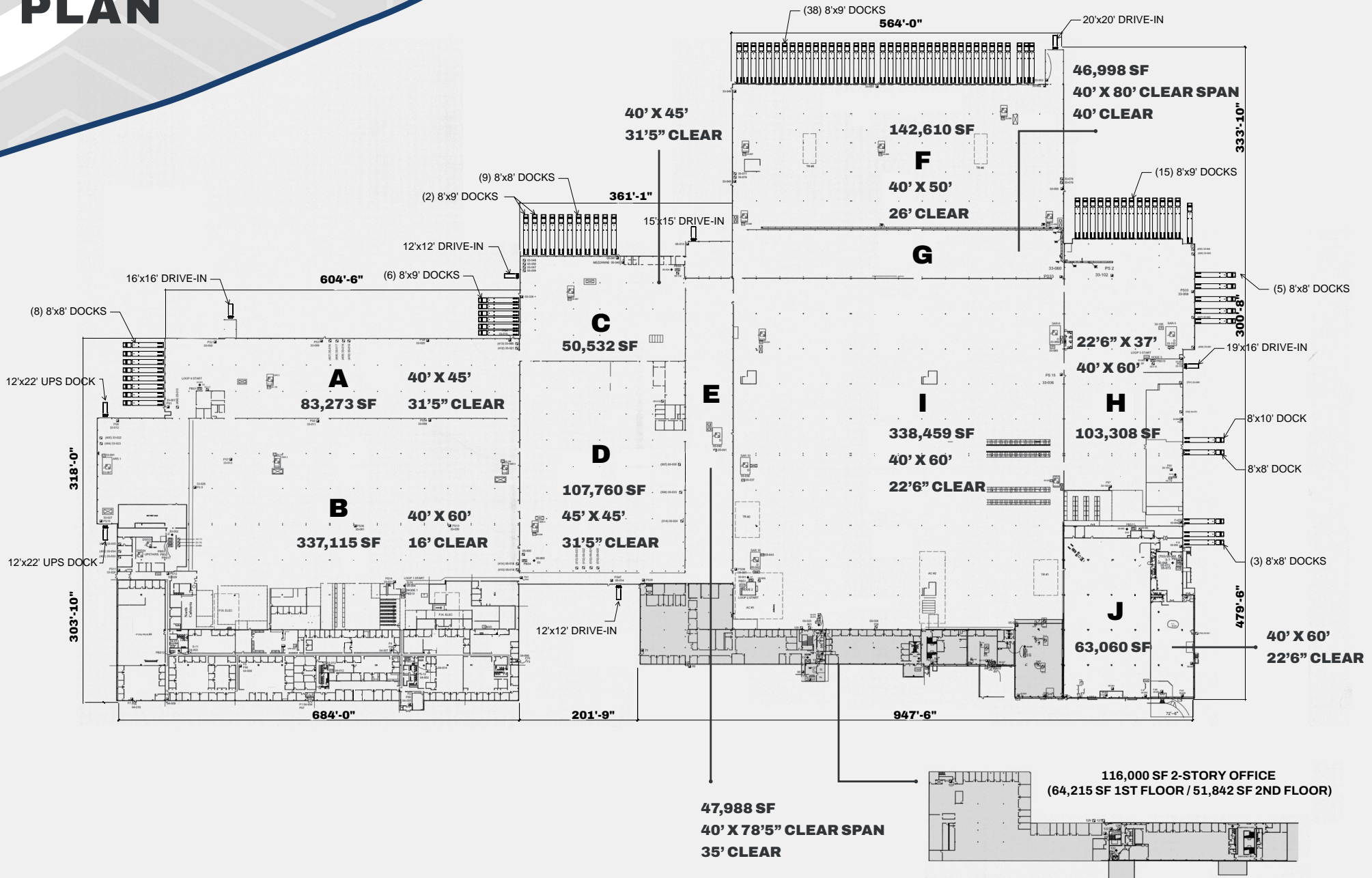


LABOR ACCESS

Tap into a wider pool of skilled
workers with on property access
to Akron Metro Bus Route 32 which
spans over 34 miles north to south



FLOOR PLAN

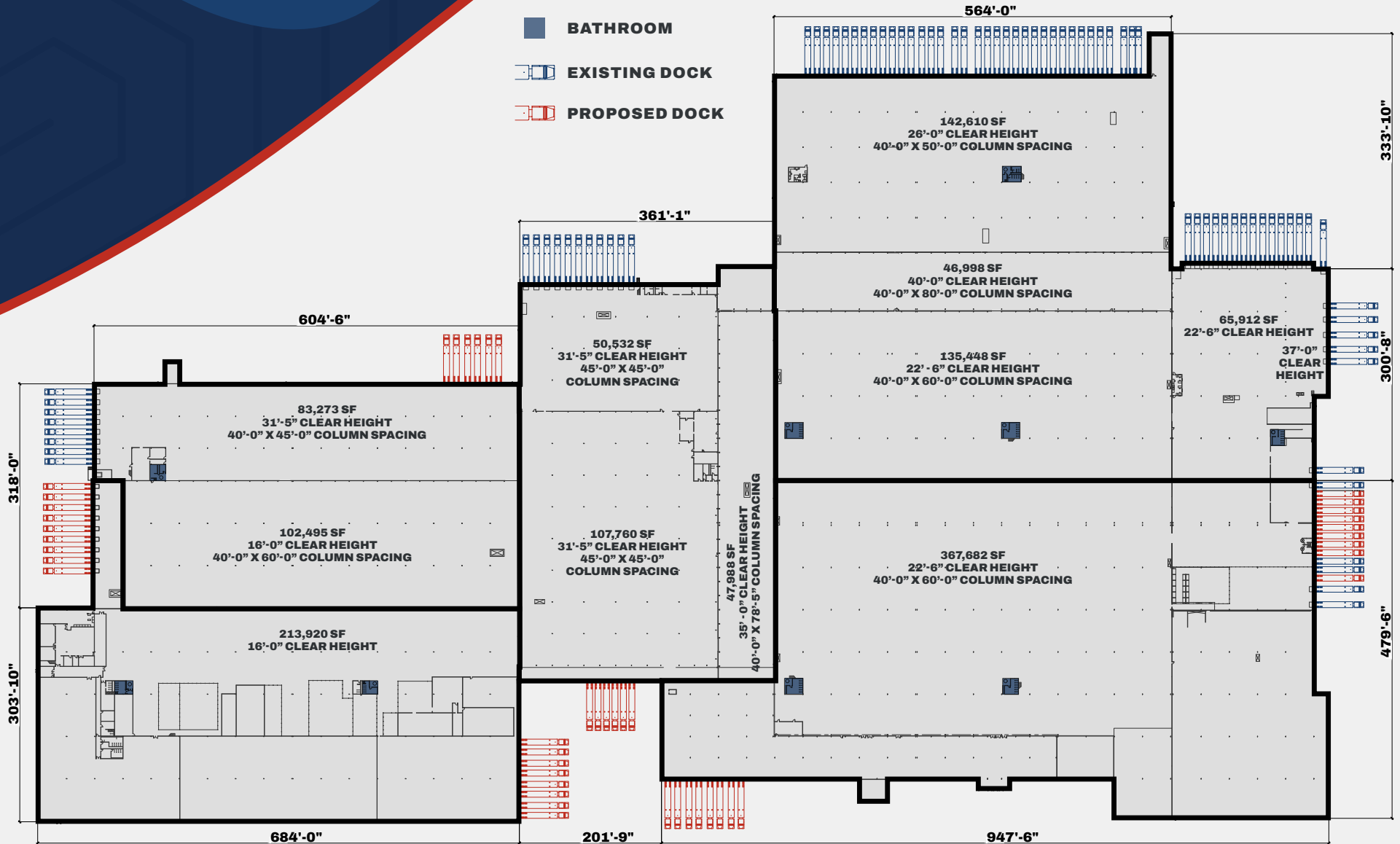


FLEXIBLE SOLUTIONS TO MEET YOUR NEEDS

LEASE RATE
\$5.00-6.25/SF*

EST. NNN (2025)

\$1.65/SF



* Rates are subject to change based on requirement

SITE PLAN

 PROPOSED DOCK



TRUCK ENTRANCE
TO BACK OF SITE

HATCH INDICATES
AREAS OF FUTURE
DEVELOPMENT

1,400,000 SF

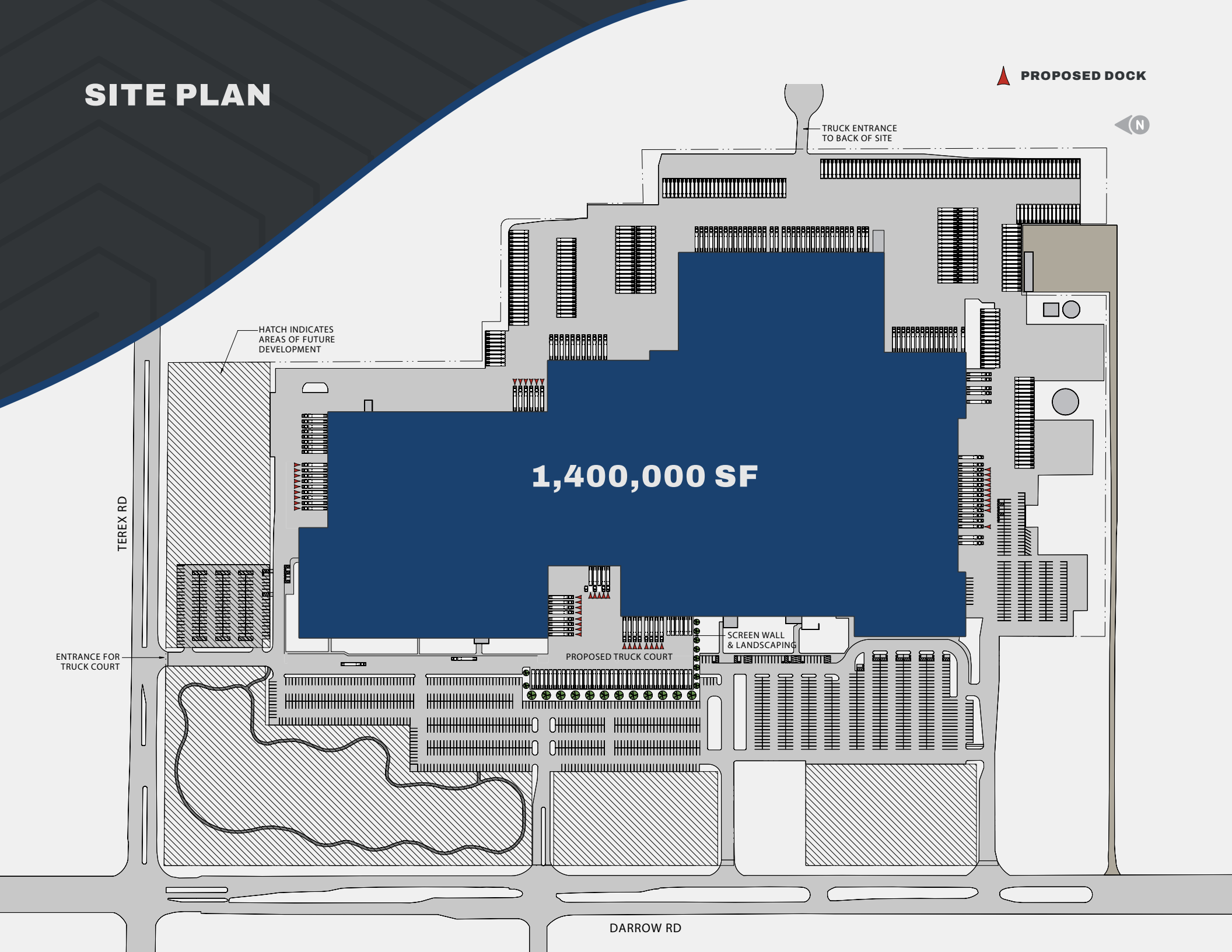
TEREX RD

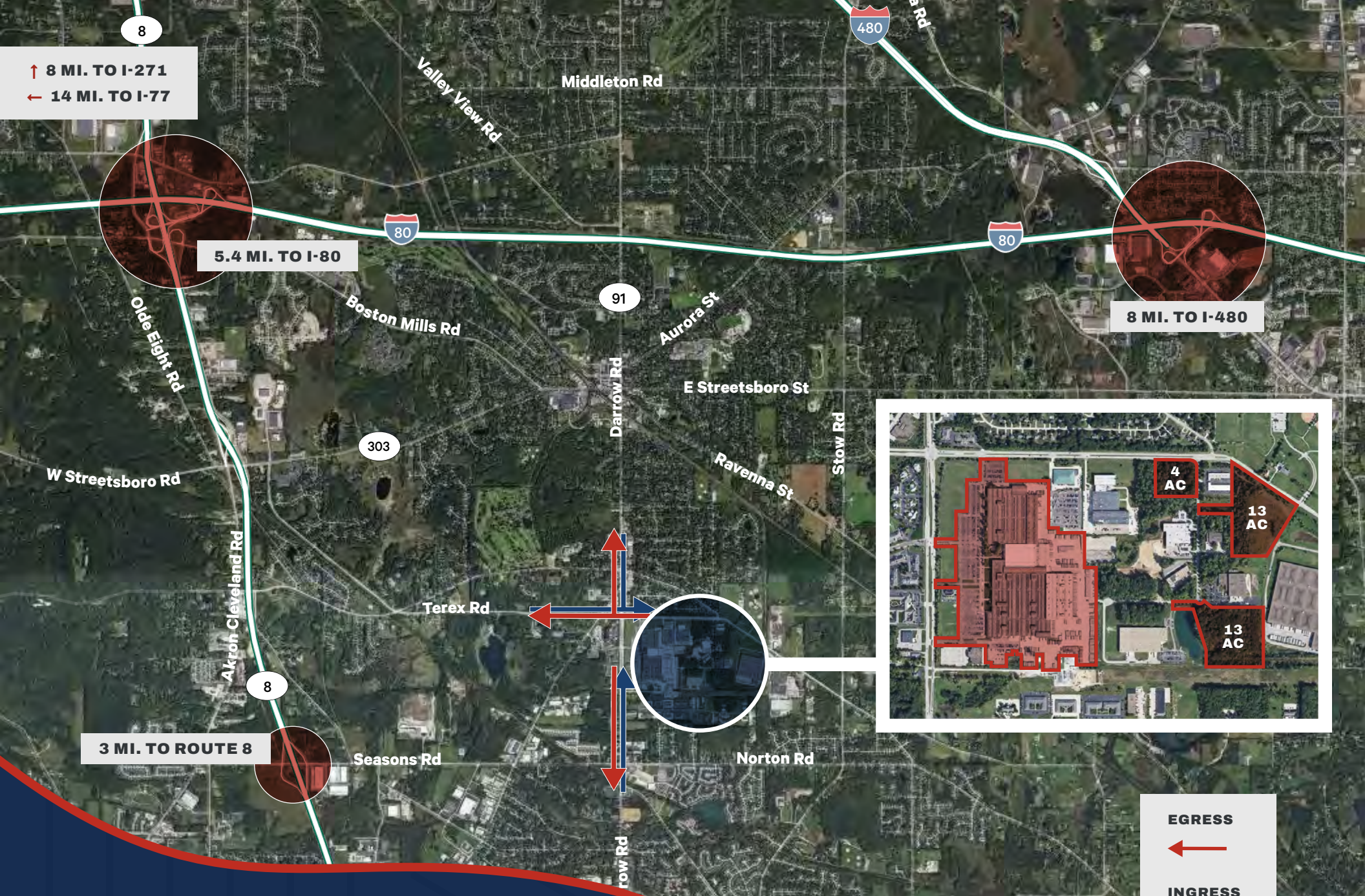
ENTRANCE FOR
TRUCK COURT

SCREEN WALL
& LANDSCAPING

PROPOSED TRUCK COURT

DARROW RD





↑ 8 MI. TO I-271
 ← 14 MI. TO I-77

5.4 MI. TO I-80

8 MI. TO I-480

3 MI. TO ROUTE 8

LOCAL ACCESS TO MAJOR AREA HIGHWAYS

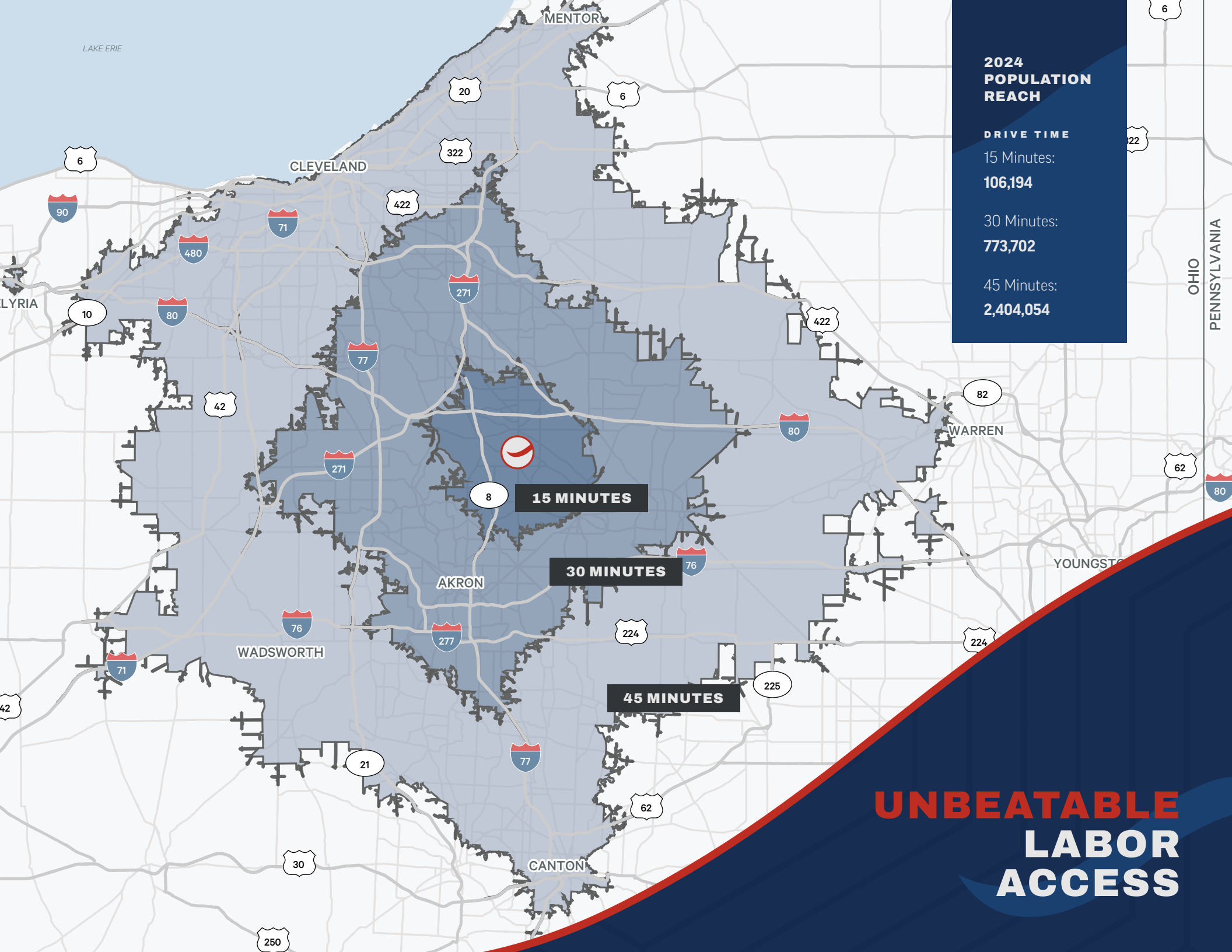
EGRESS
 ←
INGRESS
 →

3 DAYS
77% OF USA & CANADA

2 DAYS
61% OF USA & CANADA

1 DAY
37% OF USA & CANADA

**STRATEGICALLY
LOCATED FOR
DISTRIBUTION**



**2024
POPULATION
REACH**

DRIVE TIME

15 Minutes:

106,194

30 Minutes:

773,702

45 Minutes:

2,404,054

15 MINUTES

30 MINUTES

45 MINUTES

**UNBEATABLE
LABOR
ACCESS**

CBRE



Hudson
INDUSTRIAL DISTRICT

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