

CLEAN WAREHOUSE WITH SECURE OUTDOOR STORAGE



1210 Sweitzer Ave.
Akron, OH 44301

**MOVE-IN READY &
ONLY 3 MINUTES TO THE HIGHWAY**

Property Features

- Available Space: 32,864 SF
- PPN: 6717168, 6800851
- Acreage: 1.92 acres
- Zoning: U-5 - Ordinary Industry
- Dock Doors: 4
- Drive-in Doors:
 - (2) 12x14 and (1) 12x10
- Ceiling Height: 14' - 16'
- New LED lights
- Updated heater
- Secured Outdoor Storage: +/-1.16 acres
- Lease Rate: \$3.50 SF NNN

Property Description

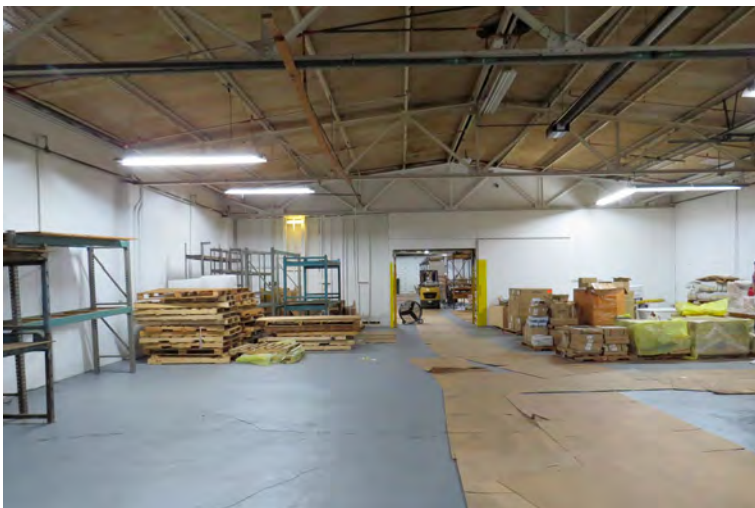
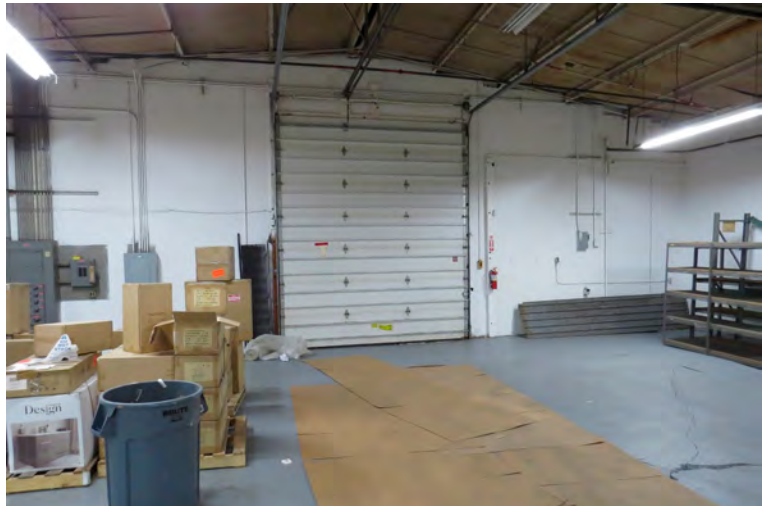
This 32,864 SF industrial warehouse on 1.92 acres is zoned U-5 and features 3 drive-in doors (two 12x14 and one 12x10), 4 dock doors, 14–16 ft ceilings, wet sprinklers, upgraded heater, and new LED lighting. Located at Sweitzer and Stanton Avenues near downtown Akron, it offers quick and easy access to I-77, I-76, and US-224—ideal for manufacturing, storage, or distribution.

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FOR LEASE



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Demographics

	1 Mile	3 Miles	5 Miles
Population:	11,445	90,912	198,689
Households:	4,430	39,419	87,256
Median Age:	34.5	35.7	38.8
Average HH Income:	\$37,842	\$37,968	\$47,892
Traffic Count:	20,411 VPD S Main St @ Gottwalt St		

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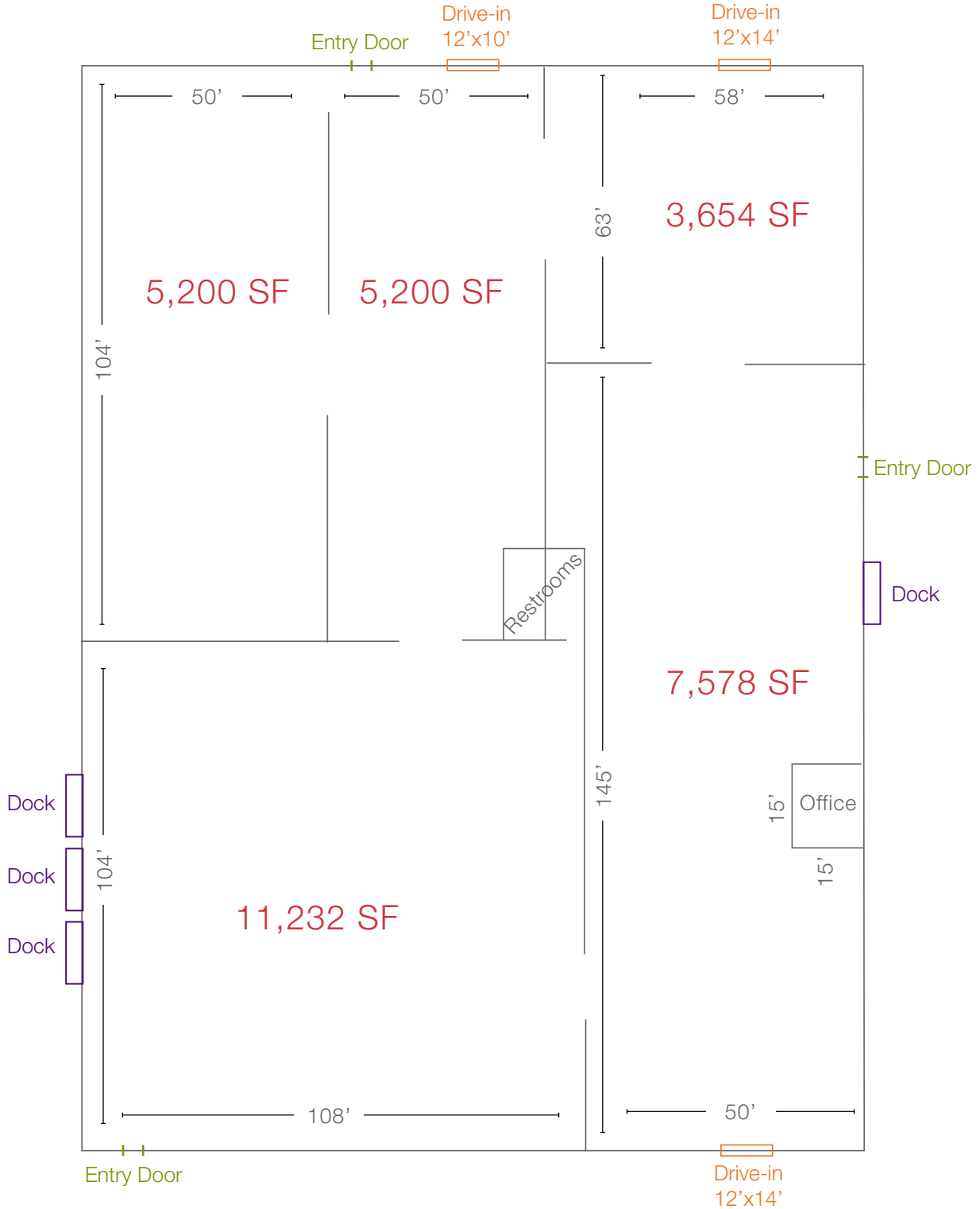
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NAIPleasant Valley
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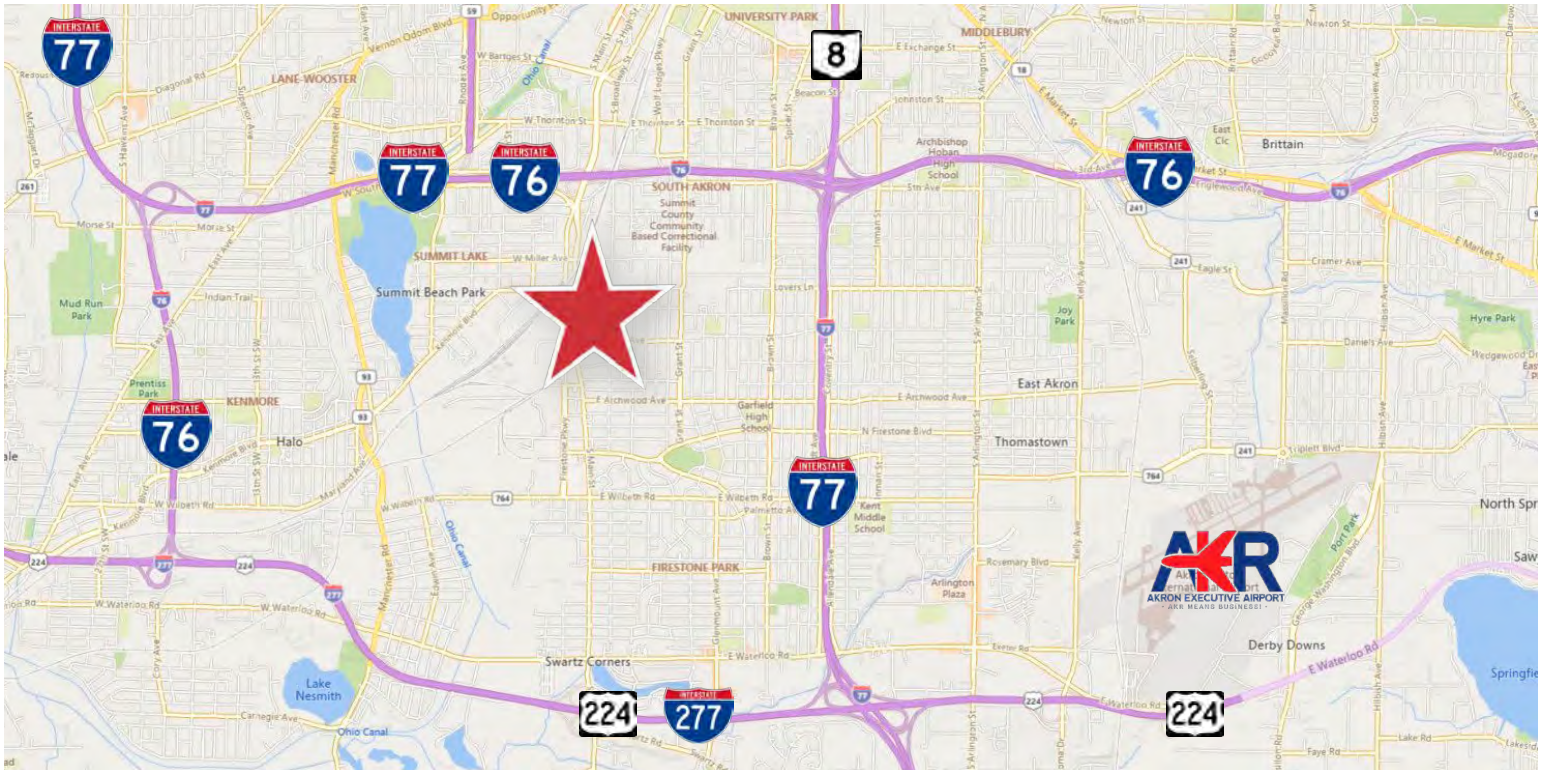


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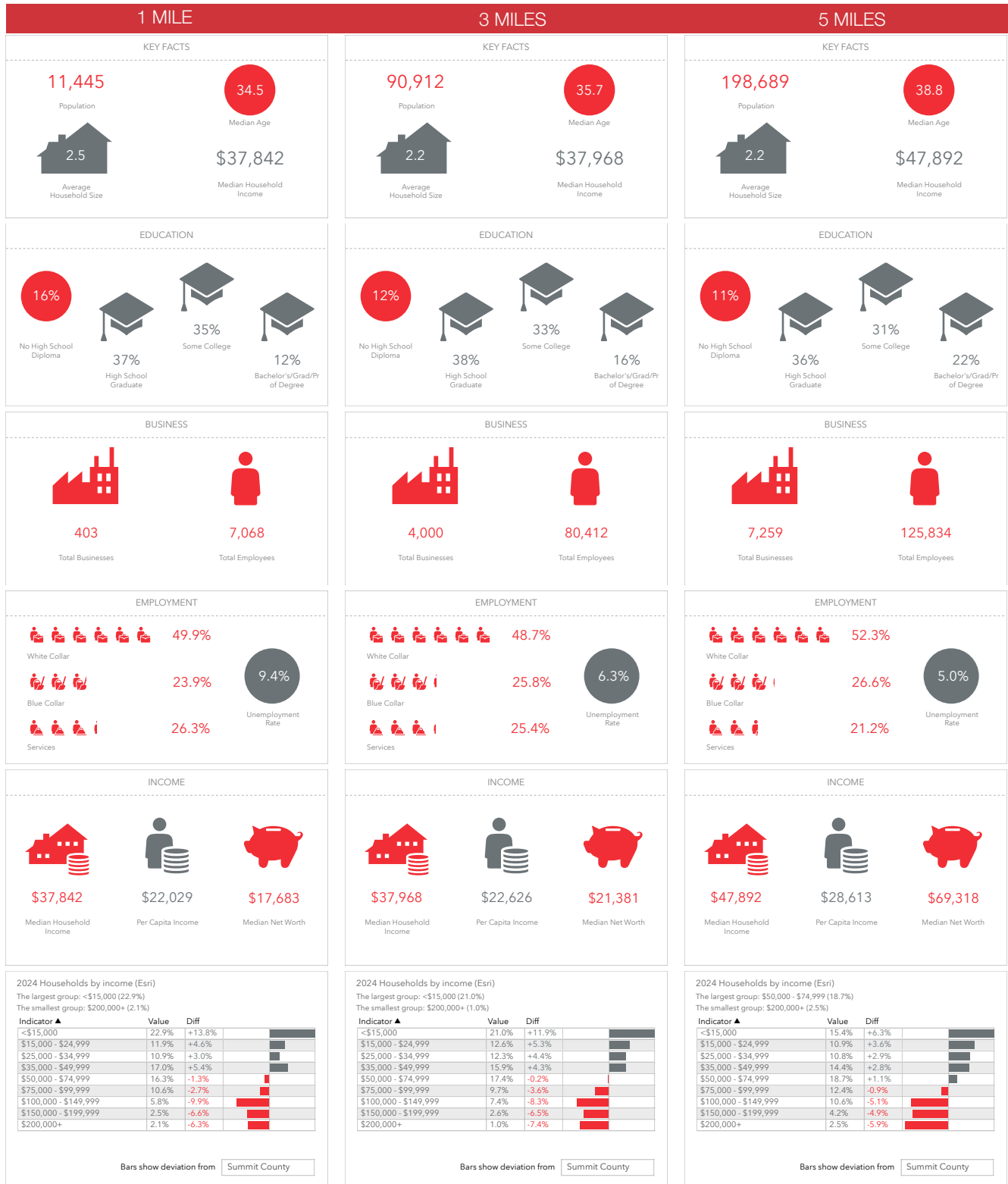
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Property Details

SPACE AVAILABLE:	32,864 SF
LAND AREA:	1.92 acres
PARCEL:	6717168, 6800851
ZONING:	U-5 - Ordinary Industry
DRIVE-IN DOORS:	(3) two 12x14 and one 12x10
DOCK DOORS:	(4)
CEILING HEIGHT:	14' - 16'
SPRINKLERS:	Wet
OUTSIDE STORAGE:	+/-1.16 acres

Pricing Details

LEASE RATE:	\$3.50 SF NNN
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Notes

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