

Self-Storage Building For Sale or Lease

1025 S BROADWAY STREET, AKRON, OHIO 44311

PRICE REDUCED!



Overview

This beautifully maintained four-story solid brick flex building with a full lower-level is being offered at under \$25.00/SF. The building has heavy power (3 Phase/208 V/1200 Amps), a large electronic billboard visible from the highway, a full building sprinkler system, security system, new glass block windows, and three newer overhead doors. The building also has one passenger elevator that is accessible on all floors and one freight elevator that accesses the lower-level through the third floor.

The property is currently producing income from the leasing of some self-storage units. The property can be used for self-storage, warehouse storage, distribution, machine shop and many other uses. The fourth floor is fully air conditioned and is currently built out for offices of varying sizes. With four large overhead drive-in doors in the front of the building and interior dock spaces for unloading along with cool offices and creative spaces on the fourth floor, this building offers something for everyone.

To schedule a tour, contact Ed Jesson at (330) 760-4494.

Highlights

- Four-Story Brick Building with Lower Level
- Three Drive-In Doors with Interior Docks
- One Drive-In Door in Rear
- Parking Lot plus Plenty of Street Parking Available
- Electronic Billboard visible from I-76
- Fully Sprinklered Building
- Easy Access to Major Highways
- First, Second, Third Floor and Lower Level used as self-storage
- Fourth Floor Offices with Mainly Open Floor Plans and Several Different Sizes
- Plenty of Natural Light on All Floors
- Two Elevators

Lease Rates

Floor:	Price:
Third	\$4.00/SF/YR
Fourth	\$3.00 - \$5.00/SF/YR

Property Details

Sales Price

- Call For Price

Building Size

- 63,675 SF

Space Available

- 63,675 SF

Lot Size

- 0.51 Acres

Zoning

- U-5 Ordinary Industry

Rev: July 20, 2026

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

Ed Jesson

C: 330.760.4494

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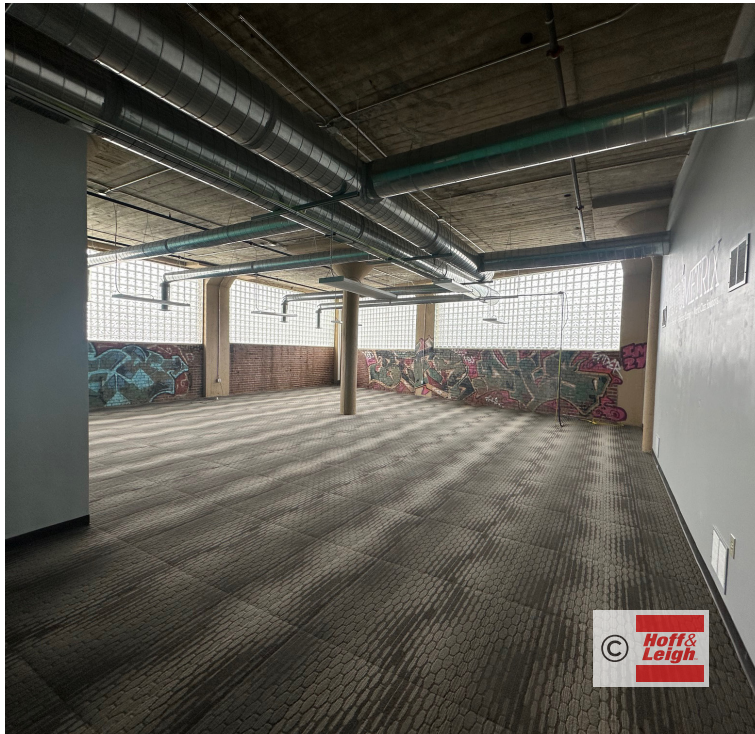
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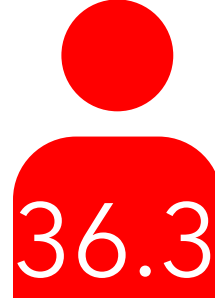
1025 S BROADWAY STREET, AKRON, OHIO 44311

1025 S Broadway St, Akron, Ohio, 44311

DEMOGRAPHICS



96,596
Population



36.3
Median Age



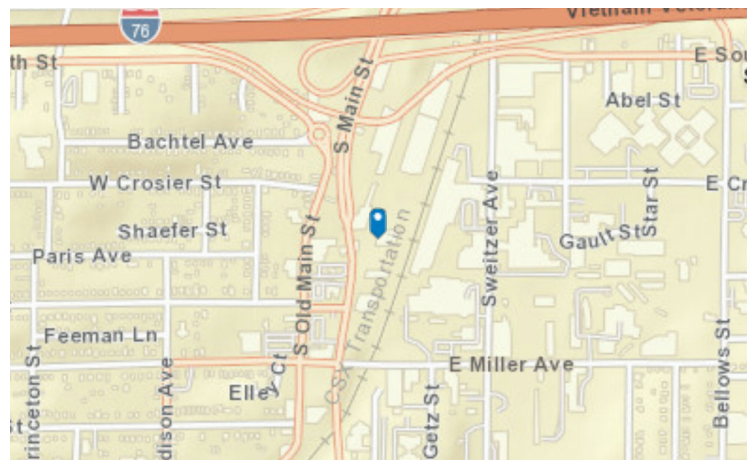
2.2
Average
Household Size



\$40,986
Median Household
Income

TRAFFIC COUNT

Nearest Cross Street	VPD	Distance (mi)
E Crosier St	9,708	0.0
E Long St	8,770	0.0
W Crosier St	1,275	0.1
Getz St	2,635	0.2
S Main St	4,440	0.2

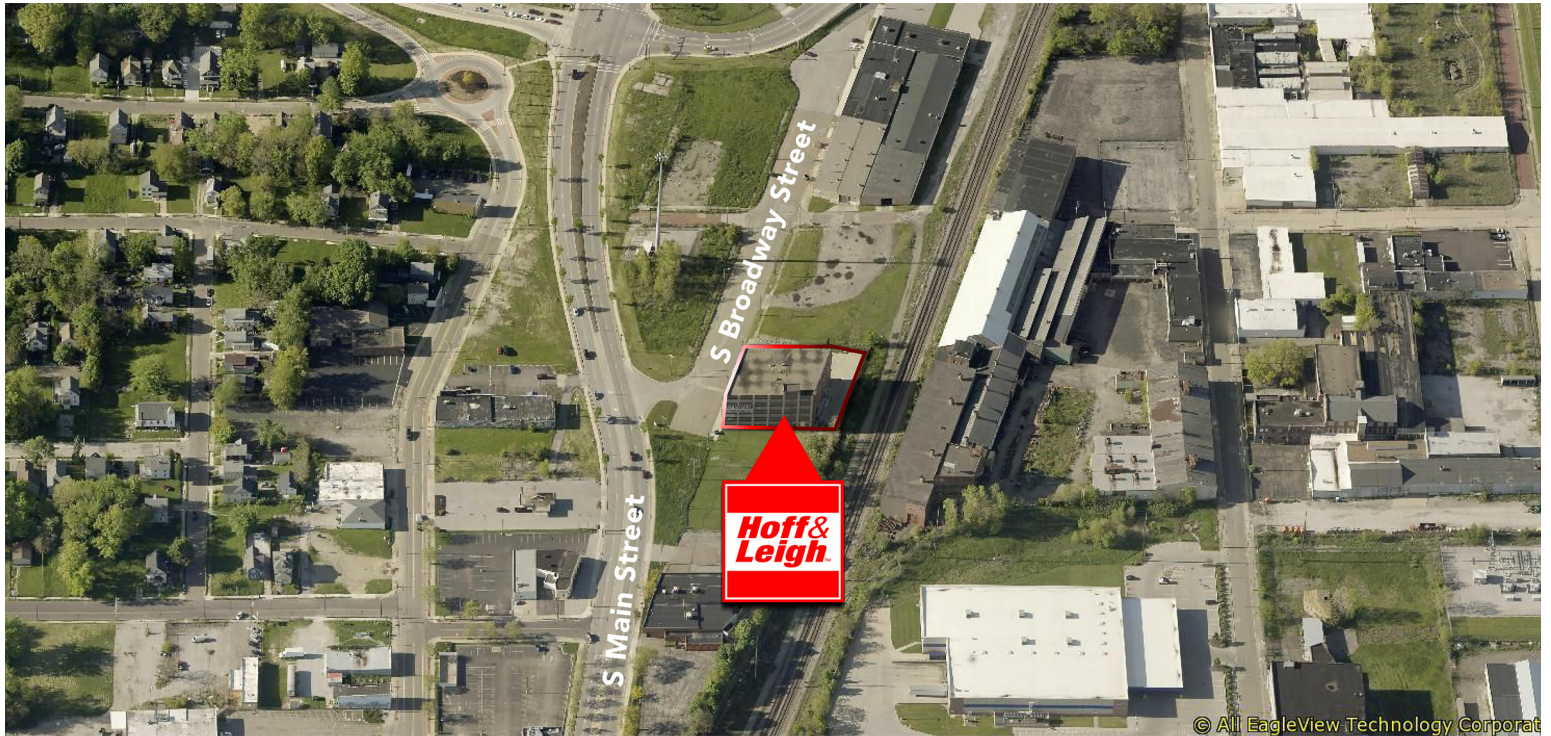


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