

24,576 SF Industrial Space Docks & Drive-In Near I-76

For Lease | 3175 Gilchrist Road, Mogadore, OH 44260



3175 Gilchrist Road Mogadore, OH



24,576 SF Available

Industrial space with two (2) docks and one (1) drive in door



Exceptional I-76 Access

Situated just 1 mile from the I-76 interchange



Dense Industrial Neighborhood

Surrounded by major employers like Newell Rubbermaid and Howmet Wheel Systems on Gilchrist.

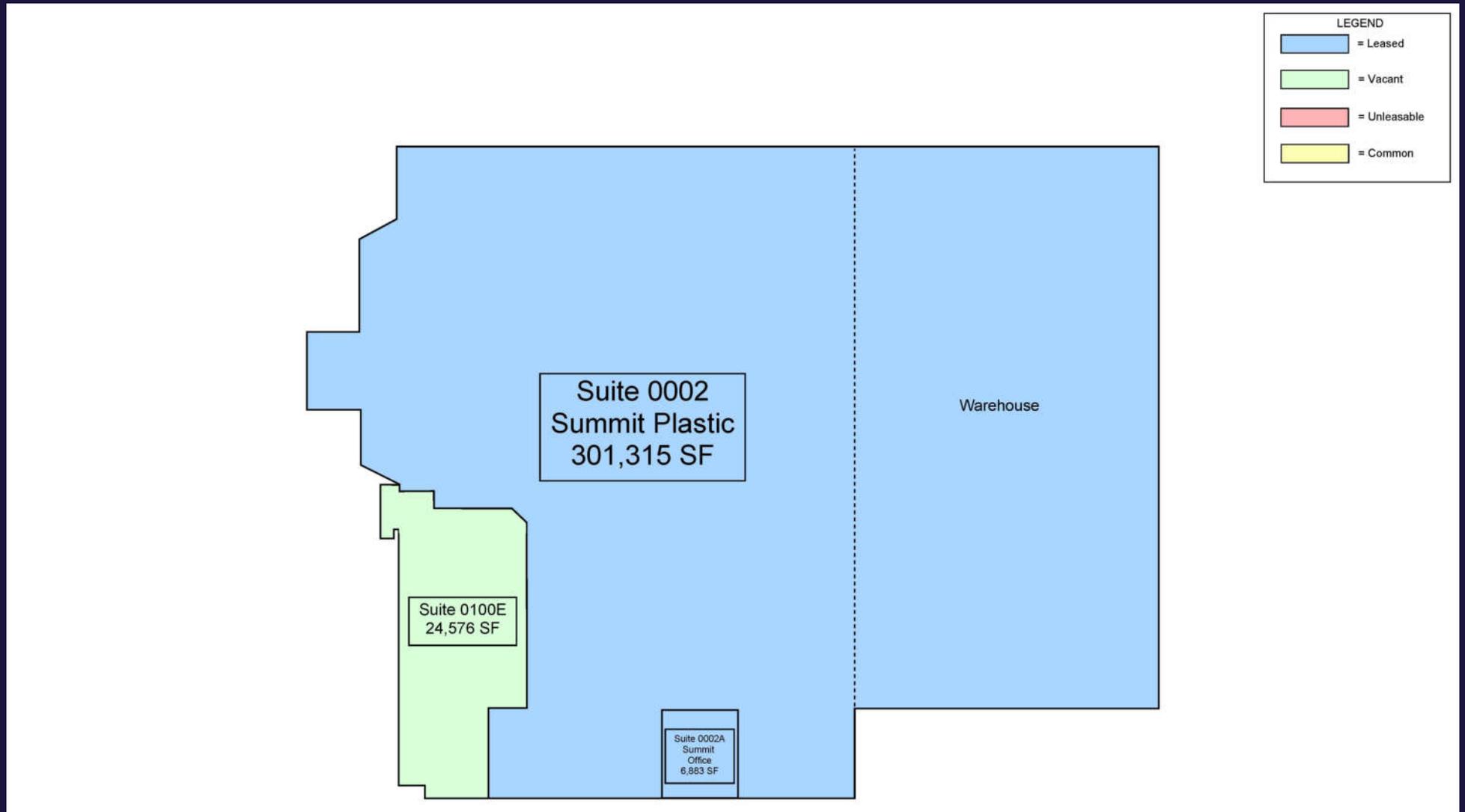
Lease Rate: **Negotiable**



Quick Stats

Building Size	350,000 SF
Available Space	24,576 SF
# Docks	Two (2)
# Drive-in-Doors	One (1)
Clear Height	18'
Lighting	LED
Column Spacing	40'x30'

Floor Plan



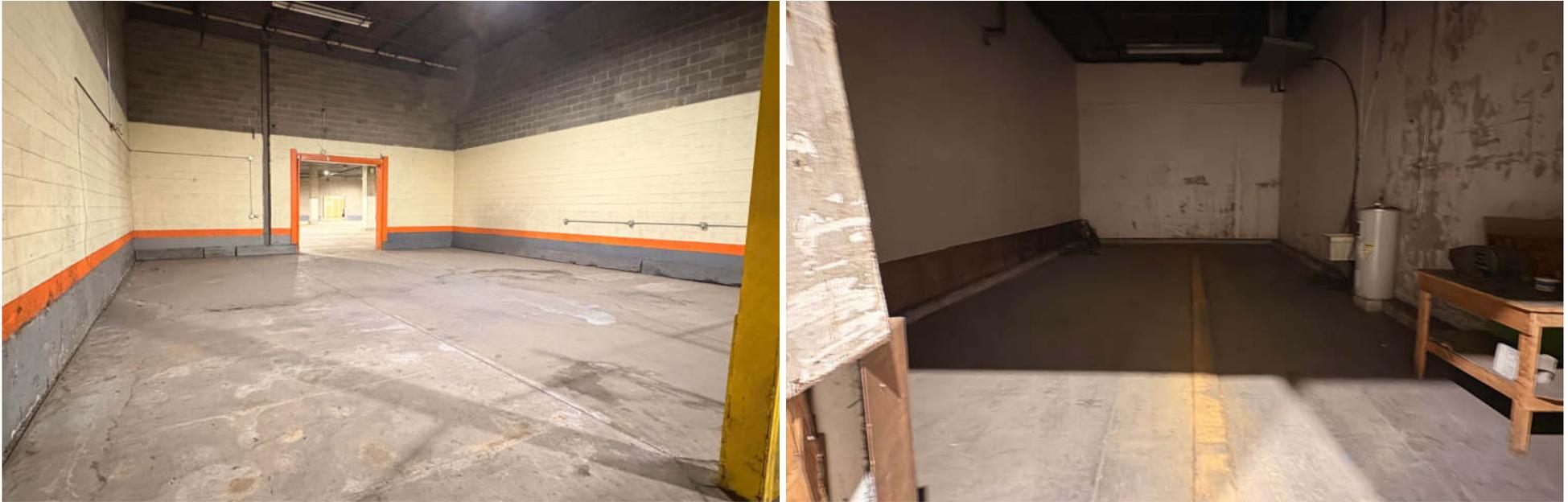
Exterior Photos



Exterior Photos



Interior Photos



Interior Photos



MUNROE FALLS RD

3175
GILCHRIST ROAD
MOGADORE, OH

GILCHRIST RD



Location Overview

Mogadore, Ohio offers a strategic industrial location within the Akron market, positioned just one mile from Interstate 76 with convenient access to Interstate 77 and Interstate 271. This connectivity allows for efficient distribution throughout Northeast Ohio and the broader Midwest, with Cleveland, Akron, and Canton all within a short drive.

The property is located within a well-established industrial corridor spanning Summit and Portage Counties, home to a concentration of manufacturing and logistics users. Nearby employers, including Newell Brands and Howmet Aerospace, support a reliable, production-oriented labor pool with experience in advanced manufacturing and distribution operations.

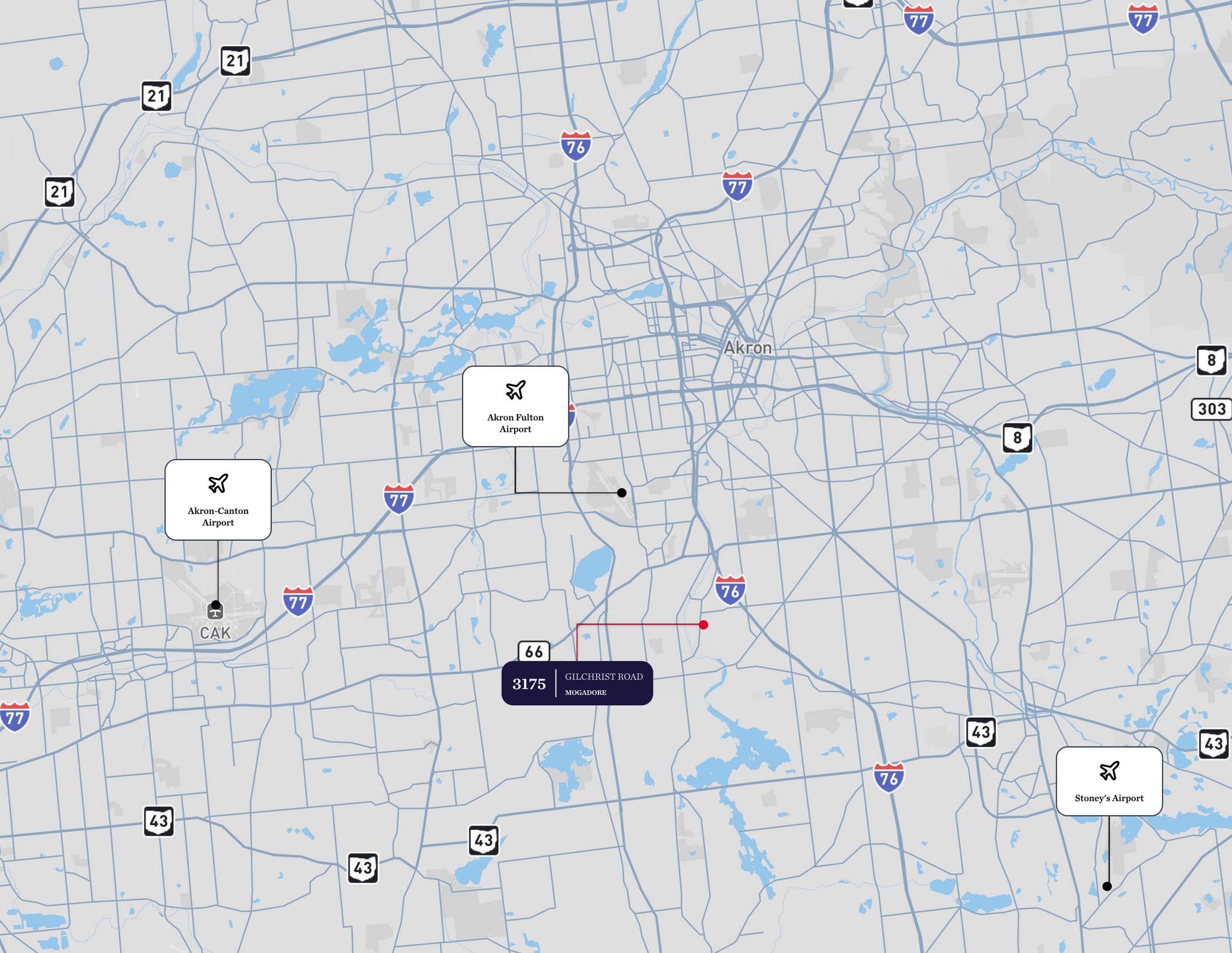
With access to the broader Akron metropolitan workforce, the area provides employers with strong labor availability while maintaining a cost-effective alternative to larger, more competitive submarkets. Combined with its proximity to key transportation routes and surrounding industrial users, Mogadore continues to be a practical and proven location for industrial operations.

Major Employers



The subject property is situated within the robust Akron metropolitan area, which features a highly diversified and recession-resistant employment landscape. The local economy is anchored by a formidable healthcare sector, including major systems like Summa Health, Cleveland Clinic Akron General, and Akron Children’s Hospital, which provide a stable economic bedrock. This is complemented by the presence of The University of Akron, a key driver of innovation and a supplier of a skilled workforce. Furthermore, the region’s legacy as a corporate hub endures with the global headquarters of The Goodyear Tire & Rubber Company, and the continued growth of manufacturers like GOJO Industries and Howmet Wheel Systems. Newell Rubbermaid, another significant employer, also contributes to the area’s diversified industrial base. This powerful combination of healthcare, education, and corporate employers ensures sustained economic stability and underpins long-term demand for industrial assets in the market.

Employer	Industry	Employees	Distance
Summa Health System	Healthcare	8,000	6.4 mi
Akron Children’s Hospital	Healthcare	5,000	7.5 mi
Cleveland Clinic Akron General	Healthcare	4,500	8.4 mi
University of Akron	Education	3,000	7.6 mi
Goodyear Tire & Rubber Company	Automotive	3,000	4.1 mi
GOJO Industries, Inc.	Manufacturing	2,500	6.8 mi
FirstEnergy Corp.	Utilities	2,000	7.7 mi
Newell Rubbermaid	Manufacturing	2,500	1.0 mi
Howmet Wheel Systems	Manufacturing	2,000	6.2 mi




Akron Fulton
Airport


Akron-Canton
Airport


CAK

66
3175 | GILCHRIST ROAD
MOGADORE


Stoney's Airport

Akron



**3175 GILCHRIST ROAD
MOGADORE, OH**

Austin Wetzel

Associate
+1 216 525 1474
awetzel@crescorealestate.com

Robert Wetzel

Vice President
+1 216 525 1486
rwetzel@crescorealestate.com



Cushman & Wakefield | CRESCO Real Estate

6100 Rockside Woods Blvd, Suite 200
Cleveland, Ohio 44131

crescorealestate.com

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