



8691 WADSWORTH ROAD  
WADSWORTH, OH 44281

**LEASE RATE: \$2,750/MO + UTILITIES**



## PROPERTY HIGHLIGHTS:

- Available: **Suite 120 (2,600 SF)**
- **Office (900 SF)** - consist of a reception area, kitchenette, 2 restrooms, and 600 SF mezzanine
- **Warehouse (1,700 SF)** - one 12' x 12' grade level door in rear of building
- Ceiling Height: 18'- 24' clear span
- Climate Controlled
- Power: Single Phase, 100 AMP
- Signage available on monument and door
- Landlord on site
- Parking Spaces: 30±
- Zoning: Light Industrial
- No city income tax (Wadsworth Township)



## LISTING AGENTS

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## PROPERTY OVERVIEW

Suite 120 is 2,600 SF (60' deep x 40' wide) with a 900 SF office and 1,700 SF warehouse. It is all climate-controlled and the warehouse has one 12'x12' grade-level door in the rear of the building. There is a reception area when you walk in, along with two restrooms in the space, a kitchenette, and a 600 SF mezzanine. The clear-span warehouse starts at 18' and goes to 24' in the center, making this clean space highly desirable. Power is single-phase, and rent includes water and sewer.

## LOCATION OVERVIEW

8691 Wadsworth Road is located in Wadsworth Township, in southern Medina County, and Northeast Ohio. The building is situated on the top of a hill facing west and is very nicely landscaped. This property fronts on Wadsworth Road (SR-57) and is just 1/8 mile north of I-76 and SR-224 at the SR-57 interchange. I-76 is a major east/west interstate through Ohio. The next exit to the east is the City of Wadsworth. This location gives one easy access to Medina, Akron, Canton, the I-71 interchange to Columbus, the I-77 interchange to Cleveland, and the Akron Canton Airport.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	452	10,350	18,333
Total Population	1,176	25,333	45,373
Average HH Income	\$137,928	\$106,172	\$111,643

*The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.*

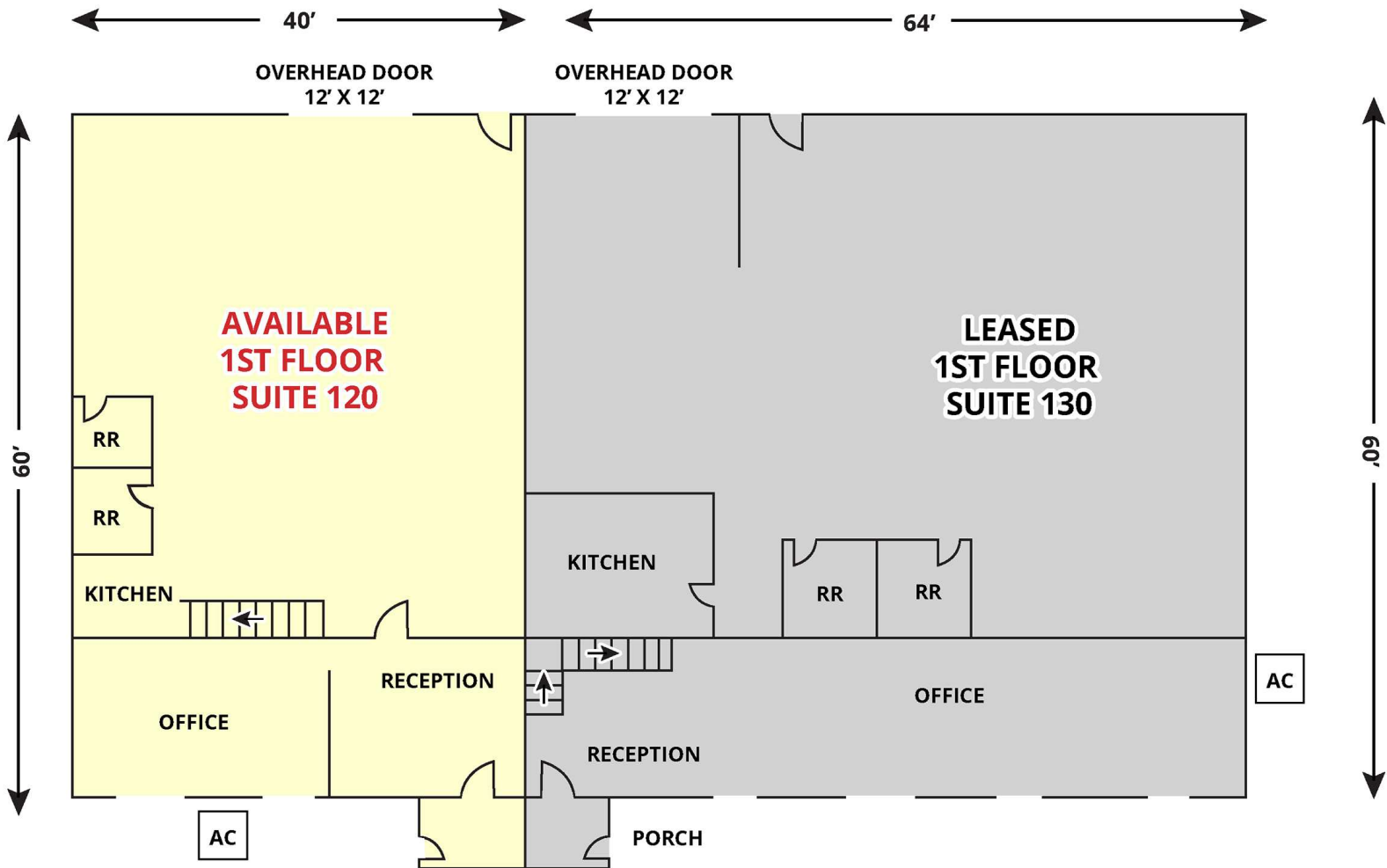


# FLEX UNIT AVAILABLE IN WADSWORTH TOWNSHIP



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