

**CBRE**

**9  
3  
4**

**GRANT  
STREET**

AKRON, OHIO 44311

**FOR  
LEASE**



**REFRIGERATED STORAGE WAREHOUSE (FULLY RACKED)  
& CREATIVE MIXED-USE SPACES (OFFICE / RETAIL / STUDIO / WORKSHOP)**



**9 GRANT**  
**3 STREET**  
**4 AKRON, OHIO 44311**

# PROPERTY OVERVIEW



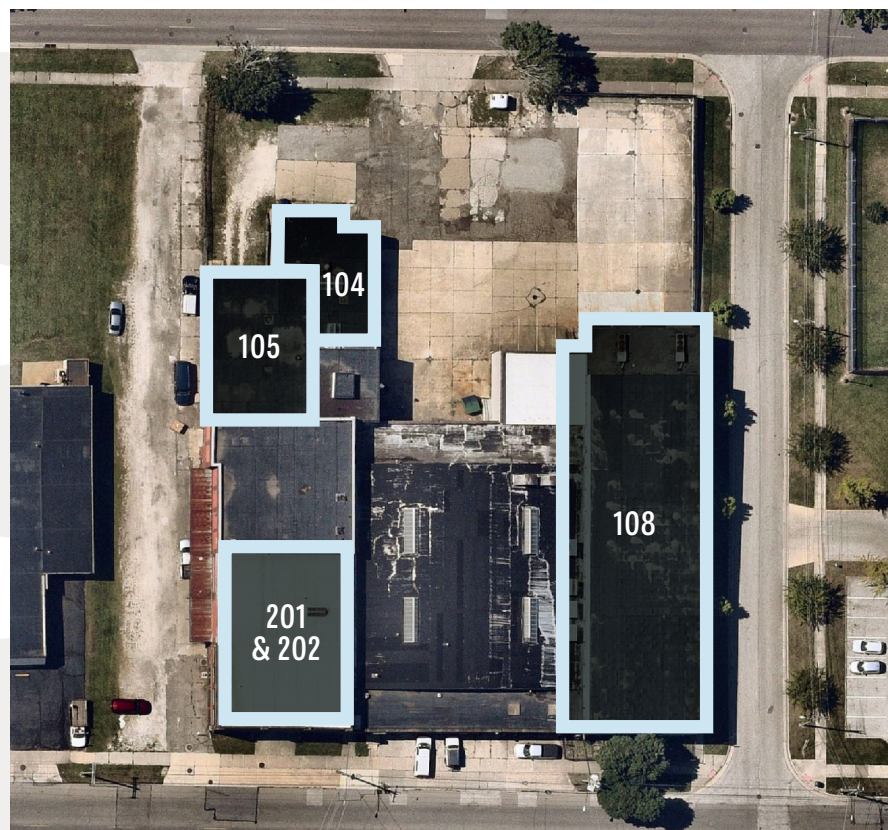
**934 Grant is the perfect place to launch your business, expand your operations, or join a vibrant community of creators & innovators.**

**Ideal for businesses seeking a unique space with a blend of historic charm & modern functionality, 934 Grant Street offers an exceptional opportunity to occupy a piece of Akron's past.**

Originally constructed for Borden's Milk in 1949 and serving as their dairy facility through 1995, this property seamlessly blends vintage charm with contemporary upgrades. Boasting flexible Commercial (U4) Zoning, the space is welcoming to a diverse range of users including office, retail, creative, food & beverage, cold storage, and light industrial. Enjoy unbeatable access to downtown Akron (<2 miles), I-77/I-76 Interchange (2 miles), I-277/US-224 (3 miles) and surrounding amenities – all just minutes away!

## AVAILABLE SPACES

UNIT	SIZE ±	DESCRIPTION
108	11,000 SF	Refrigerated Storage Warehouse
201	2,305 SF	Office / Retail / Studio Space
202	3,986 SF	Creative Mixed-Use Space
104	2,240 SF	Creative Workshop / Maker Space
105	2,216 SF	Creative Workshop / Maker Space





## UNIT 108

# REFRIGERATED STORAGE WAREHOUSE

**Highly functional, fully-racked, and clear span refrigerated warehouse. Suitable for cold or frozen storage & distribution.**

<b>UNIT SIZE</b>	±11,000 SF
<b>REFRIGERATED LOADING</b>	Four (4) 8' x 8' docks with automatic doors (3 with dock plates, seals & bumpers)
<b>CLEAR HEIGHT</b>	23'4" (Warehouse); 16' (Loading)
<b>COLUMN SPACING</b>	Clear span (160' x 51' warehouse; 21 x 51' loading area)
<b>POWER</b>	480V / 1200A / 3PH
<b>REFRIGERATION EQUIPMENT</b>	Kramer KED-400 cooling units

### ADDITIONAL FEATURES

- › Transferable Electricity Agreement (<\$0.06/kwH)
- › Fully Racked Warehouse
- › Small Office / Storage Room, Restrooms, & Mechanical Room

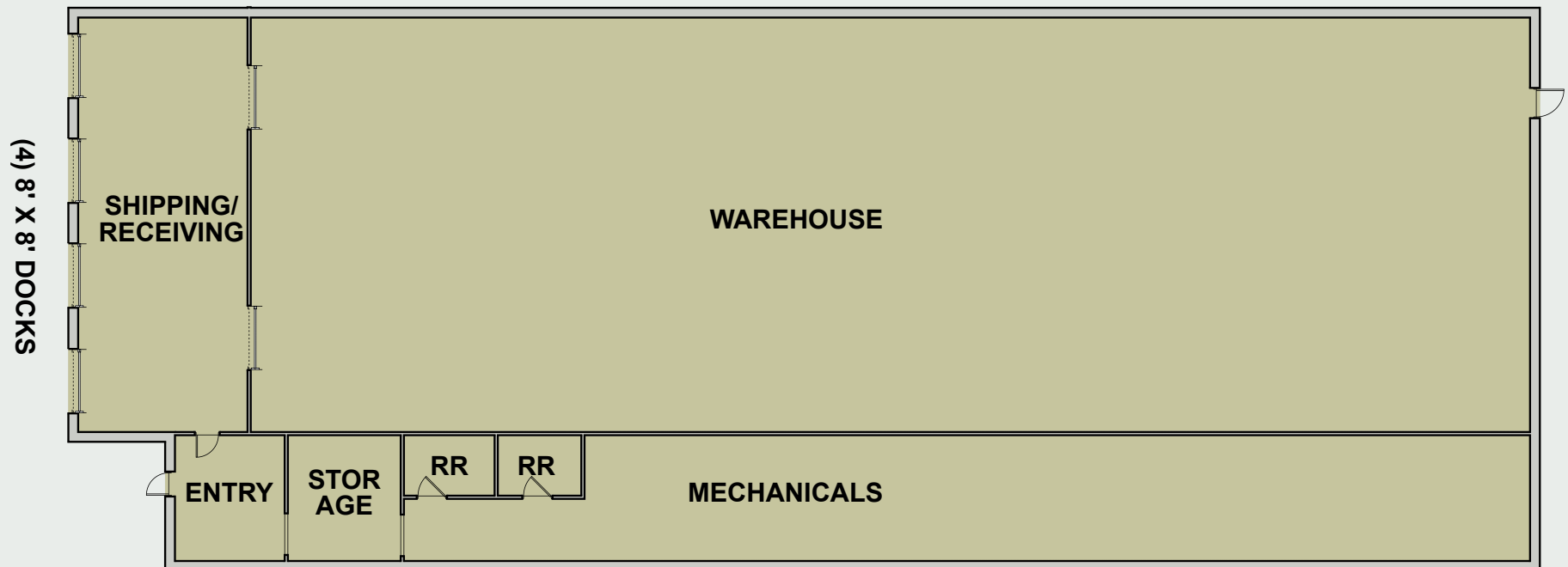
**Asking Rent: \$7,333 / month + NNN + Utilities**

**VIEW VIRTUAL TOUR**



**UNIT 108**

# **REFRIGERATED STORAGE WAREHOUSE**





## UNIT 201 & 202

# CREATIVE MIXED-USE SPACES

**Suitable for a variety of users including:  
office, retail, studio, wellness, artists, & more!**

### UNIT 201 | ±2,305 SF

- › Open Studio / Bullpen, 2 Private Offices, Restrooms with Shower, Break Room / Storage Area
- › Recent Renovations Include: New HVAC, TPO Membrane Roof (2022), LVT Flooring, Interior Paint / Trim
- › Exposed Industrial-style ceilings (drop ceilings can be re-installed)
- › Oversized Windows provide Ample Natural Light

**Asking Rent: \$2,305 / month + Utilities**

### UNIT 202 | ±3,986 SF

- › New TPO Membrane Roof (2022)
- › Radiant Tube Heat
- › Dairy Brick Walls & Flooring
- › Floor Drains
- › Potential to Reactivate Freight Elevator

**Asking Rent: Negotiable**

**VIEW VIRTUAL TOUR**



UNIT 201

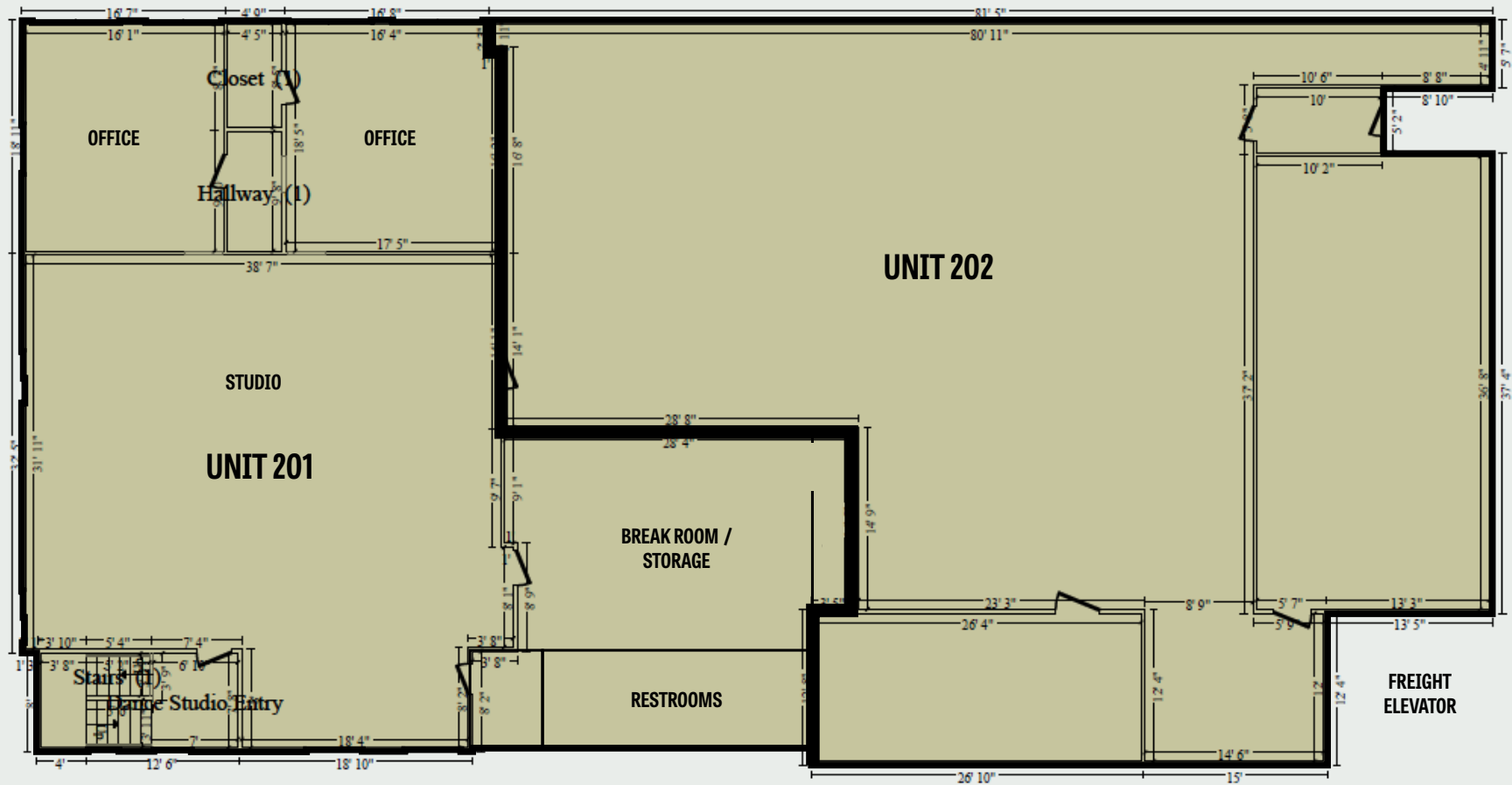


UNIT 201



## UNIT 201 & 202

# CREATIVE MIXED-USE SPACES





## UNIT 104

# CREATIVE WORKSHOP / MAKER SPACE

**Suitable for a variety of users including:  
light assembly / manufacturing, warehousing,  
storage, workshop, makers, and more!**

### UNIT 104 | ±2,240 SF

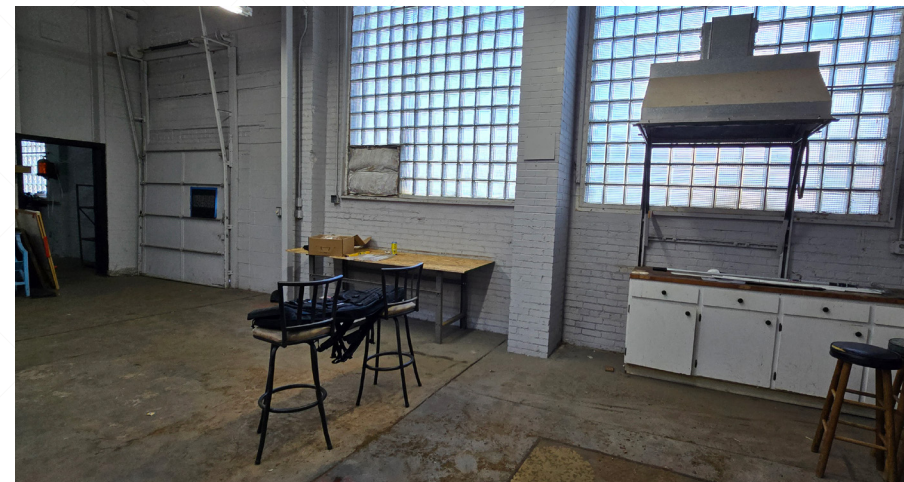
- › 14'6" Clear Height
- › One (1) 8' x 8' UPS Dock
- › Radiant Unit Heaters
- › 240V Power
- › Concrete floors
- › Renovated restroom with shower
- › Commercial Hood
- › Skylights and oversized glass block windows provide abundant natural light
- › Industrial-style exposed brick

**Asking Rent: \$1,680 / month + Utilities**

**VIEW VIRTUAL TOUR**



**INDUSTRIAL-STYLE EXPOSED BRICK**

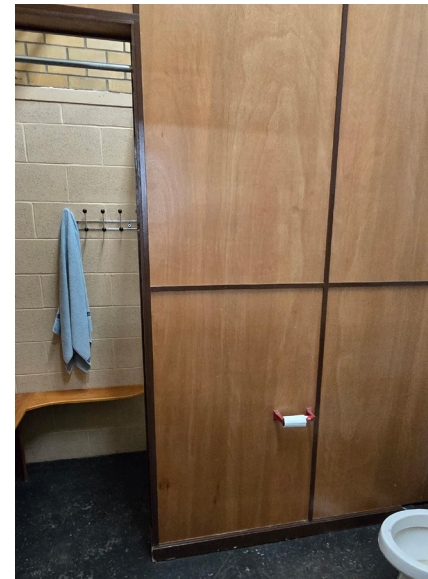
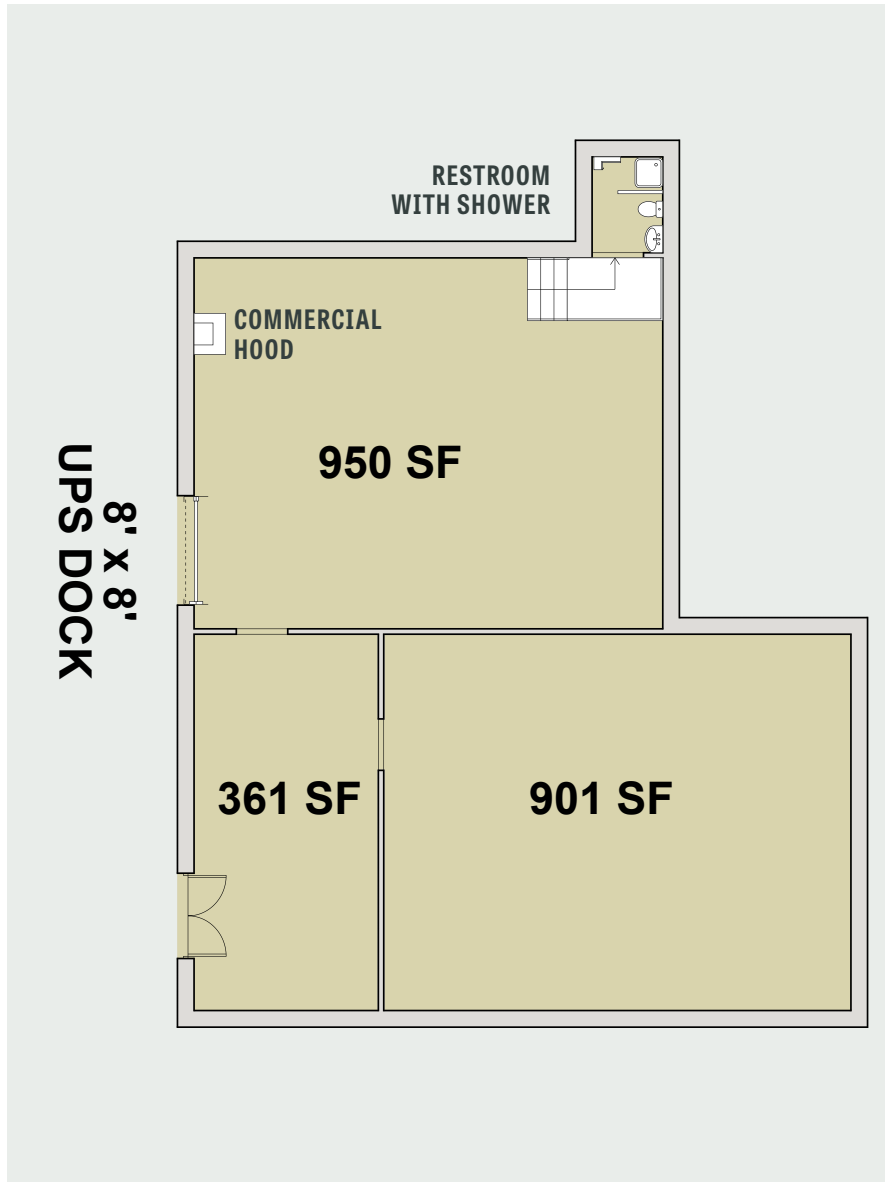


**UPS DOCK & COMMERCIAL HOOD**

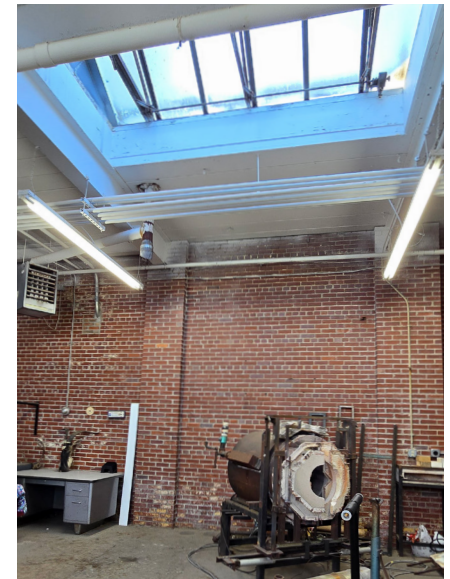


**UNIT 104**

# **CREATIVE WORKSHOP / MAKER SPACE**



**RESTROOM WITH SHOWER**



**ABUNDANT NATURAL LIGHT**



**EXTERIOR**

## UNIT 105

# CREATIVE WORKSHOP / MAKER SPACE

**Suitable for a variety of users including:  
light assembly / manufacturing, warehousing,  
storage, workshop, makers, and more!**

**UNIT 105 | ±2,216 SF**

- › 12' Clear Height
- › One (1) Overhead Drive-In
- › Restrooms
- › Available 4/1/2025

**Asking Rent: \$1,662 / month + Utilities**

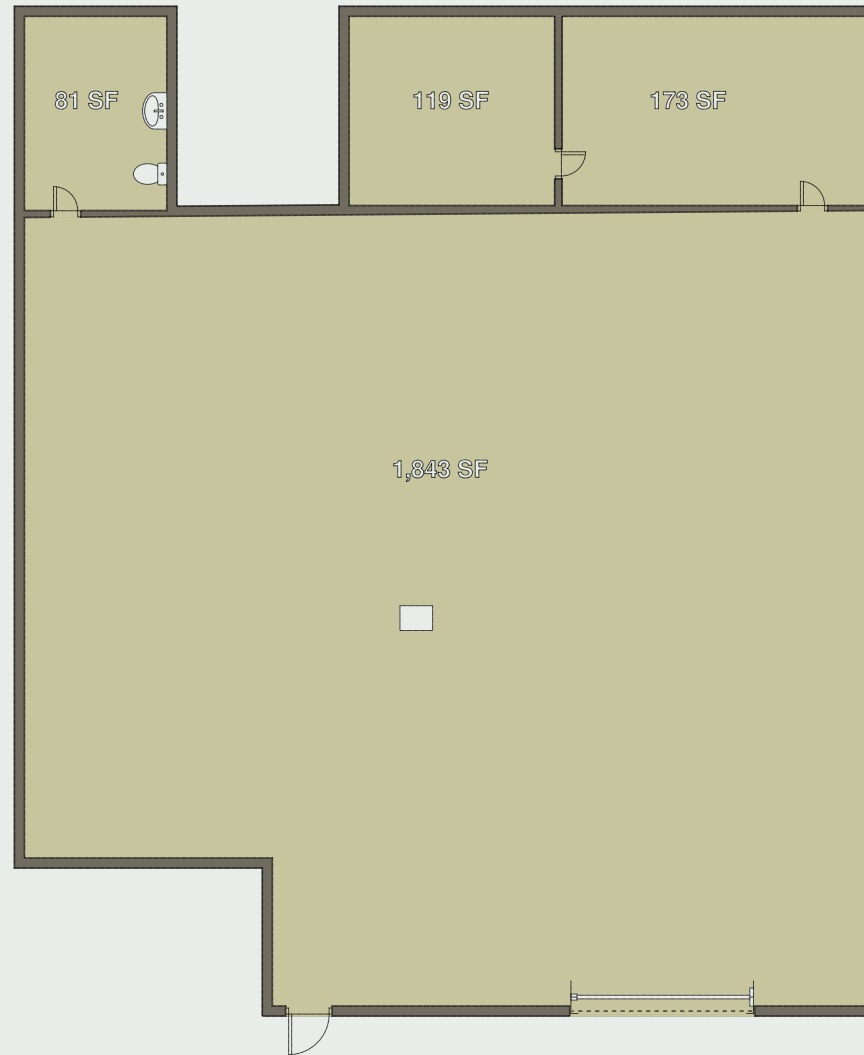


OVERHEAD DRIVE-IN



**UNIT 105**

# **CREATIVE WORKSHOP / MAKER SPACE**



# SOUTH AKRON MARKET SNAPSHOT

## EATERIES & BARS ●

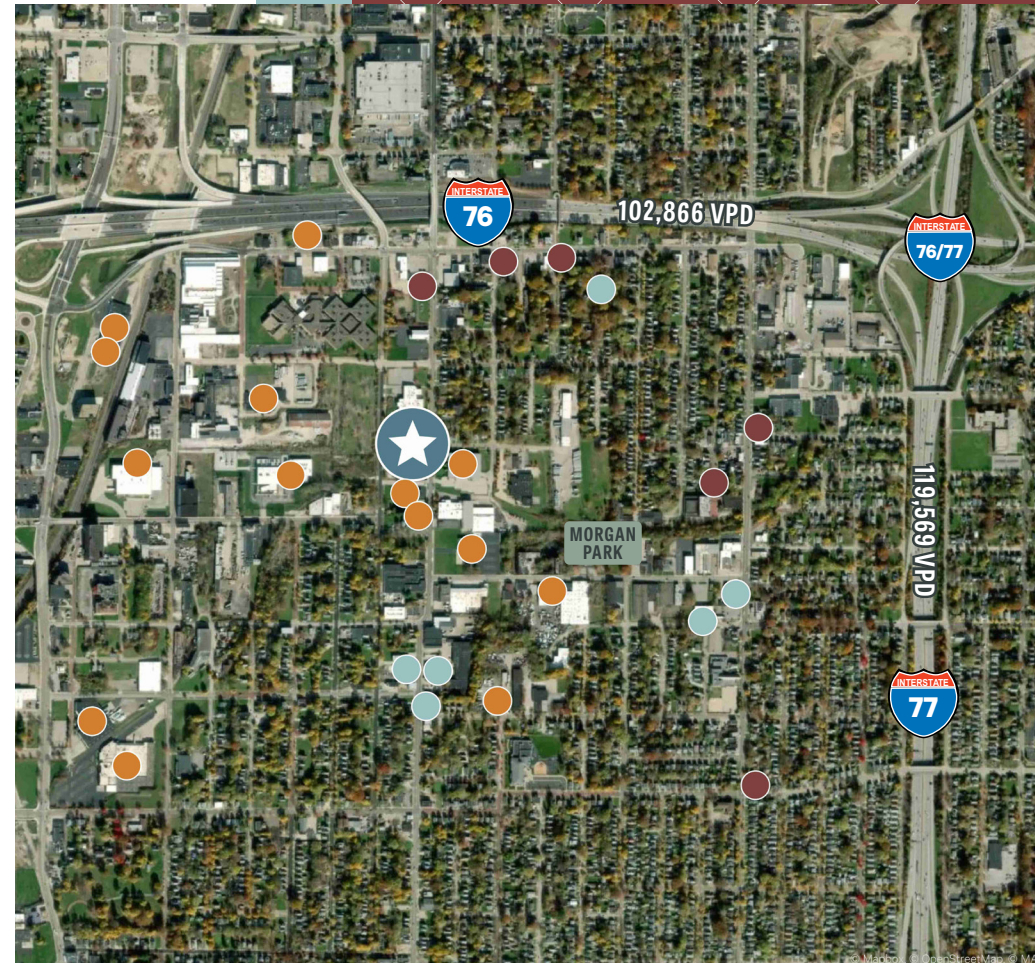
- › Sanabel Middle East Bakery
- › Porchlight Coffee Co
- › Tacos El Mandi
- › Zulus
- › Mama Rosa's
- › Platinum Lounge

## SHOPS & MARKETS ●

- › Adam Kleins Seafood
- › Asia Market
- › Difeo & Sons Poultry
- › Amedeo's Florist
- › Akron Urban Agriculture
- › Dollar General

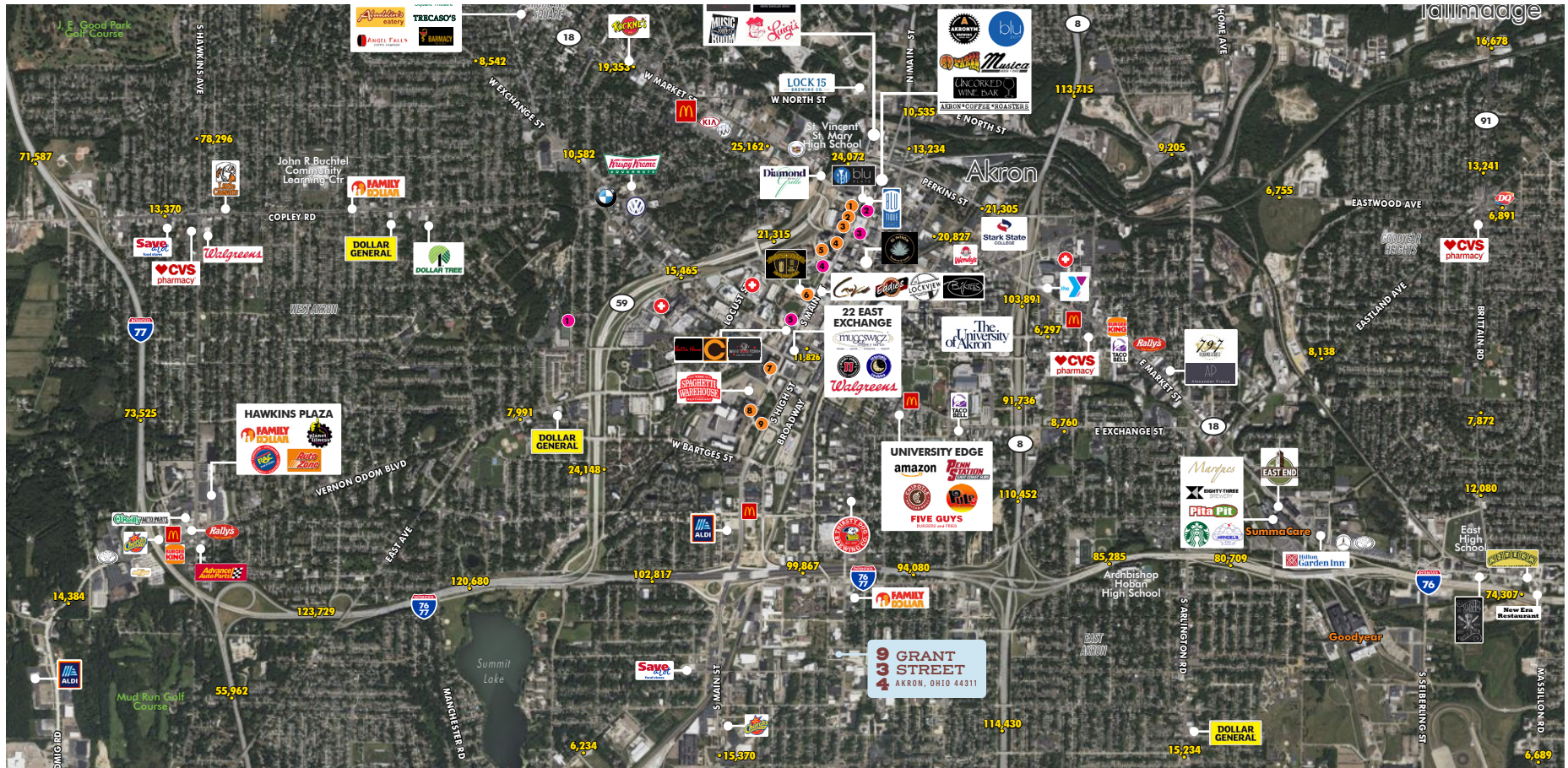
## COMMERCIAL BUSINESSES ●

- › Hunnell Electric
- › Restaurant Depot
- › Refrigeration Sales Corp.
- › H&H Machine Shop
- › Involta Data Center
- › Myers Industries
- › Tramonte Distributing
- › Thybar Mfg
- › Burt Manufacturing
- › FourStarGroup
- › Metalcraft Solutions
- › Bernard Heating & Cooling
- › Parris Truck Sales
- › Cotter Moving & Storage Company





# AKRON TRADE AREA



## CONTACT US FOR LEASING:

**JENNA GAUNTNER**  
Senior Associate  
+ 1 216 363 6450  
[jenna.gauntner@cbre.com](mailto:jenna.gauntner@cbre.com)

**CBRE, Inc.**  
950 Main Avenue,  
Suite 200  
Cleveland, OH 44113

**CBRE**

© 2024 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. Licensed Real Estate Broker.