

Flex/Warehouse With Infrastructure for 3 Cranes



1740 S. Arlington Rd.
Akron, OH 44306



**SUMMIT
COUNTY**

Development Opportunity

- Great open space with large outdoor lay down area
- Infrastructure for 3 cranes
- Loading dock
- Secured/fenced lot
- Accessible to large trucks including semi-tractor trailers
- Conveniently located with great access to I-77 & I-76

Quick Look

BUILDING	15,700 SF
AVAILABLE	10,000 SF (warehouse)
ZONING	U-5 - Ordinary Industry
DRIVE-IN DOORS	2
TRUCK DOCKS	1
CRANES	3: (2) 5-ton and (1) 3-ton <i>cranes are not operational</i>
CEILING HEIGHT	18'5" below hook
POWER	480/277 3-phase

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FOR LEASE



Property Note

FOR LEASE: Great open space! 10,000 SF with spacious outdoor lay down area, 2 drive-in doors, loading dock and a secured/fenced lot. There are 3 (non-operational) cranes on site at this time. The property is conveniently located with easy access to I-76 & I-77 and is accessible to large trucks.



Demographics	1 Mile	3 Miles	5 Miles
Population:	6,102	55,888	163,838
Households:	2,608	24,046	71,481
Median Age:	33.5	39	39.3
Average HH Income:	\$69,222	\$83,415	\$81,041
Traffic Count:	12,501 VPD on S. Arlington Rd.		



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FOR LEASE

GIANT EAGLE

BIGSHOTS GOLF

Firestone COUNTRY CLUB

AutoZone

RANGE USA

SHERWIN-WILLIAMS

AKR
AKRON EXECUTIVE AIRPORT

Parassoni's Italian Restaurants

RNR TIRE EXPRESS

SUBWAY

McDonald's

Arby's

Wendy's

CHASE

DG

Safelite AutoGlass

O'Reilly AUTO PARTS

THE HOME DEPOT

IHOP RESTAURANT

Walmart
Save money. Live better.

Applebee's

Denny's

STAPLES

KOHL'S

Speedway

WAFFLE HOUSE

SITE

Map labels: E. Waterloo Rd, Swartz Rd, East Warner Road, Killian Rd, S. Arlington Rd, Janvis Rd, I-76, I-77, 224.

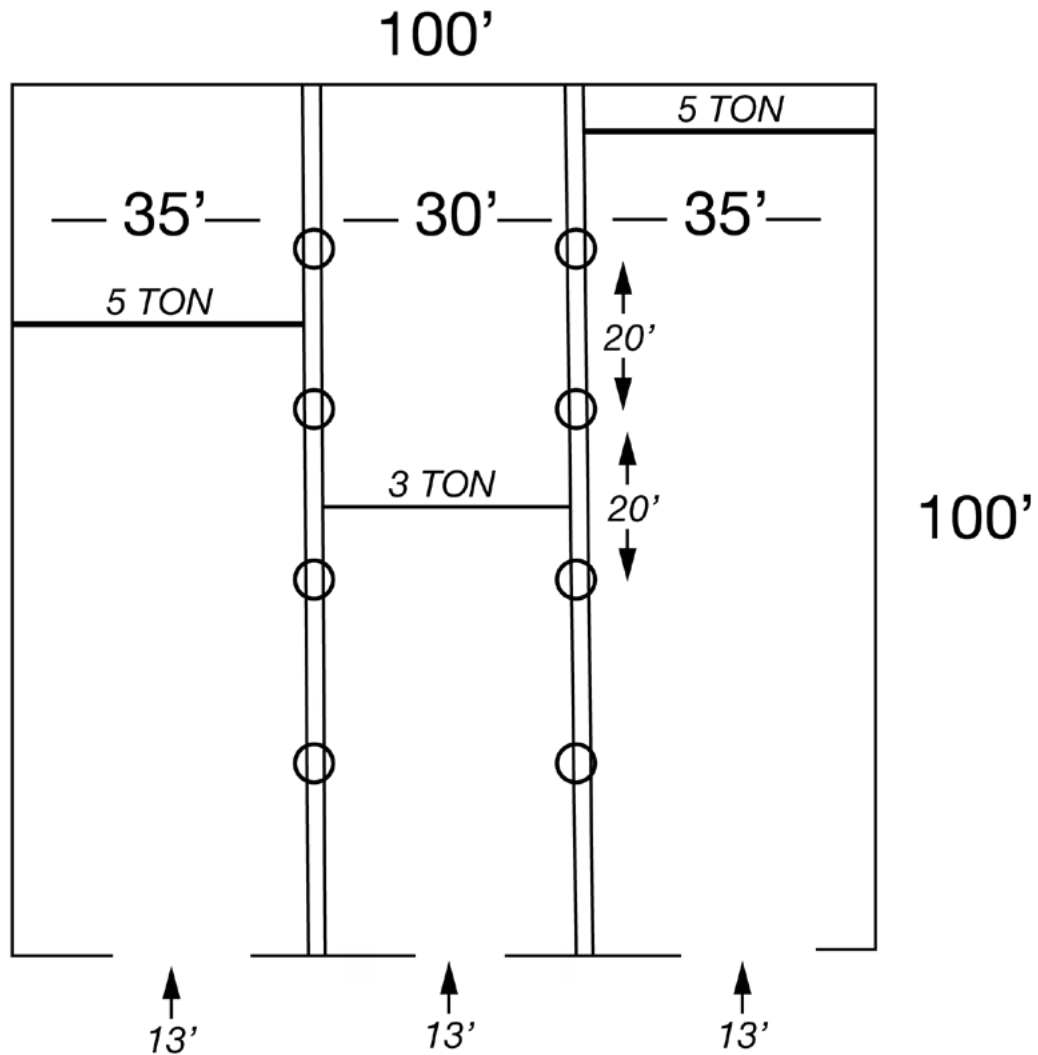
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Floorplan



27' to the deck
18.5' under hook
13' W Garage Doors
15' H

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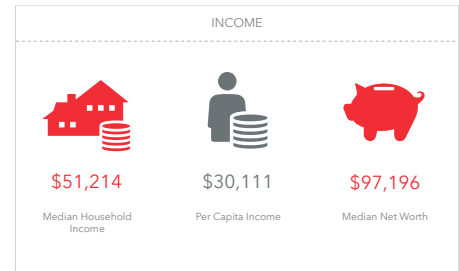
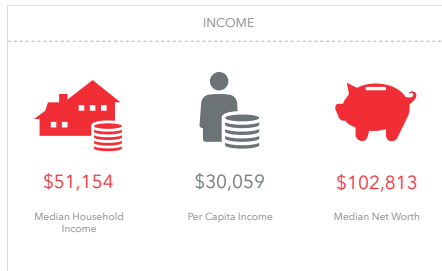
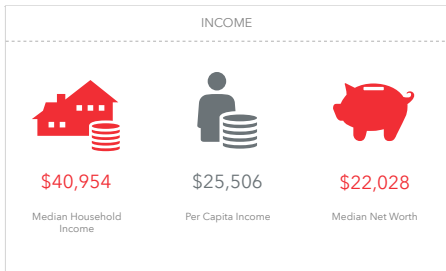
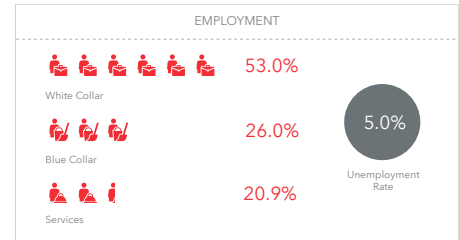
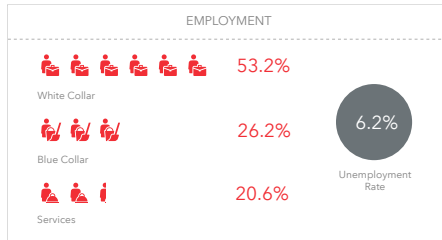
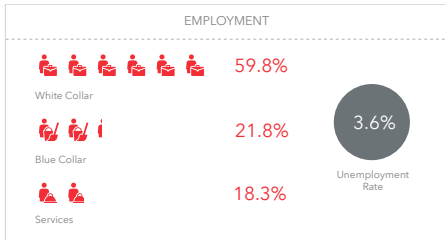
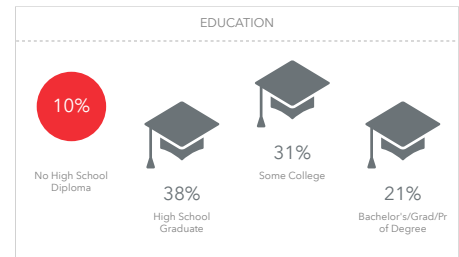
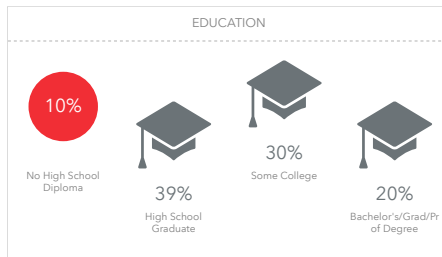
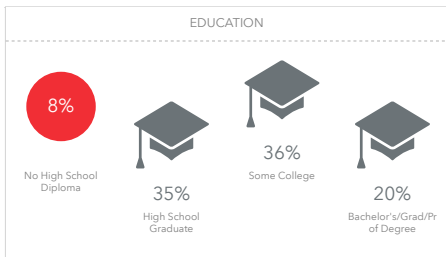
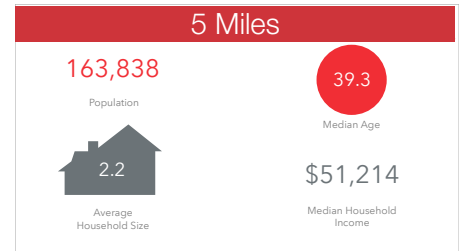
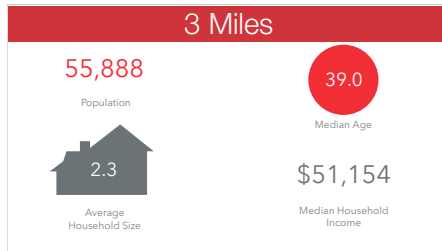
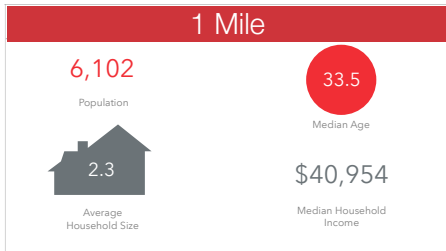
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2024 Households by income (Esri)

The largest group: <\$15,000 (25.5%)

The smallest group: \$200,000+ (1.6%)

Indicator ▲	Value	Diff	
<\$15,000	25.5%	+16.4%	
\$15,000 - \$24,999	10.0%	+2.7%	
\$25,000 - \$34,999	8.1%	+0.2%	
\$35,000 - \$49,999	13.7%	+2.1%	
\$50,000 - \$74,999	12.8%	-4.8%	
\$75,000 - \$99,999	13.3%	0	
\$100,000 - \$149,999	11.2%	-4.5%	
\$150,000 - \$199,999	3.9%	-5.2%	
\$200,000+	1.6%	-6.8%	

Bars show deviation from Summit County

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (20.3%)

The smallest group: \$200,000+ (3.2%)

Indicator ▲	Value	Diff	
<\$15,000	12.2%	+3.1%	
\$15,000 - \$24,999	10.0%	+2.7%	
\$25,000 - \$34,999	9.4%	+1.5%	
\$35,000 - \$49,999	16.9%	+5.3%	
\$50,000 - \$74,999	20.3%	+2.7%	
\$75,000 - \$99,999	12.1%	-1.2%	
\$100,000 - \$149,999	11.0%	-4.7%	
\$150,000 - \$199,999	4.9%	-4.2%	
\$200,000+	3.2%	-5.2%	

Bars show deviation from Summit County

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (19.4%)

The smallest group: \$200,000+ (2.8%)

Indicator ▲	Value	Diff	
<\$15,000	13.6%	+4.5%	
\$15,000 - \$24,999	10.4%	+3.1%	
\$25,000 - \$34,999	10.2%	+2.3%	
\$35,000 - \$49,999	14.4%	+2.8%	
\$50,000 - \$74,999	19.4%	+1.8%	
\$75,000 - \$99,999	12.6%	-0.7%	
\$100,000 - \$149,999	11.3%	-4.4%	
\$150,000 - \$199,999	5.2%	-3.9%	
\$200,000+	2.8%	-5.6%	

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Property Details	BUILDING SIZE:	15,700 SF
	AVAILABLE SPACE:	10,000 SF
	BUILDING TYPE:	Multi-tenant
	ACRES:	1.5 acres
	ZONING:	U-5 - Ordinary Industry
	PARCELS:	7101223, 6746763
	DRIVE-IN DOORS:	2
	DOCK DOORS:	1
	CRANES:	3: (2) 5-ton; (1) 3-ton <i>-non-operational at this time</i>
	CEILING HEIGHT:	18'5" below hook
	MAX CEILING HEIGHT:	27'
	POWER:	480/277 3-phase
	YEAR BUILT:	1960
	HEAT:	Reznor

Price Details	LEASE PRICE:	negotiable
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Location Details	APPROX. FRONTAGE:	150'		
	INTERCHANGE:	I-277/SR-224	I-77	I-76
	DISTANCE:	1 mile	2 miles	3.5 miles

Notes

For Lease: Great open space! 10,000 SF with spacious outdoor lay down area, 2 drive-in doors, loading dock and a secured/fenced lot. There are 3 (non-operational) cranes on site at this time. The property is conveniently located with easy access to I-76 & I-77 and is accessible to large trucks.

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