



FOR LEASE
8691 WADSWORTH ROAD
WADSWORTH, OH 44281

LEASE RATE: \$850 - \$1,200/MO + UTILITIES



PROPERTY HIGHLIGHTS

- Available: 8 Units 1,144 - 1,440 SF
- Landlord on Site
- Unit 230 (1,440 SF) \$1,200/Mo + Separately Metered Gas and Electric | 1 - 16' x 14' Grade-Level Door, Front and Rear Man Door with Lofted Office, and Full Restroom | Ceiling Height: 16' Clear Span | Heat | No A/C
- Power: Single Phase, 240 V with 30 AMP RV Hookup
- Units 300, 320 - 370 (1,144 SF) each (22' x 52') for \$850/Mo + Gas | 1 - 14' x 14' Grade-Level Door, 16' Ceilings | Heat | Front Man Door | No Restrooms | No Occupied Businesses are Permitted
- Power: Single Phase 120 V, 100 AMP
- 1-Year Term Minimums for All Units
- Parking: 16+ Shared Spaces
- Zoning: Light Industrial
- No City Income Tax (Wadsworth Township)



LISTING AGENTS

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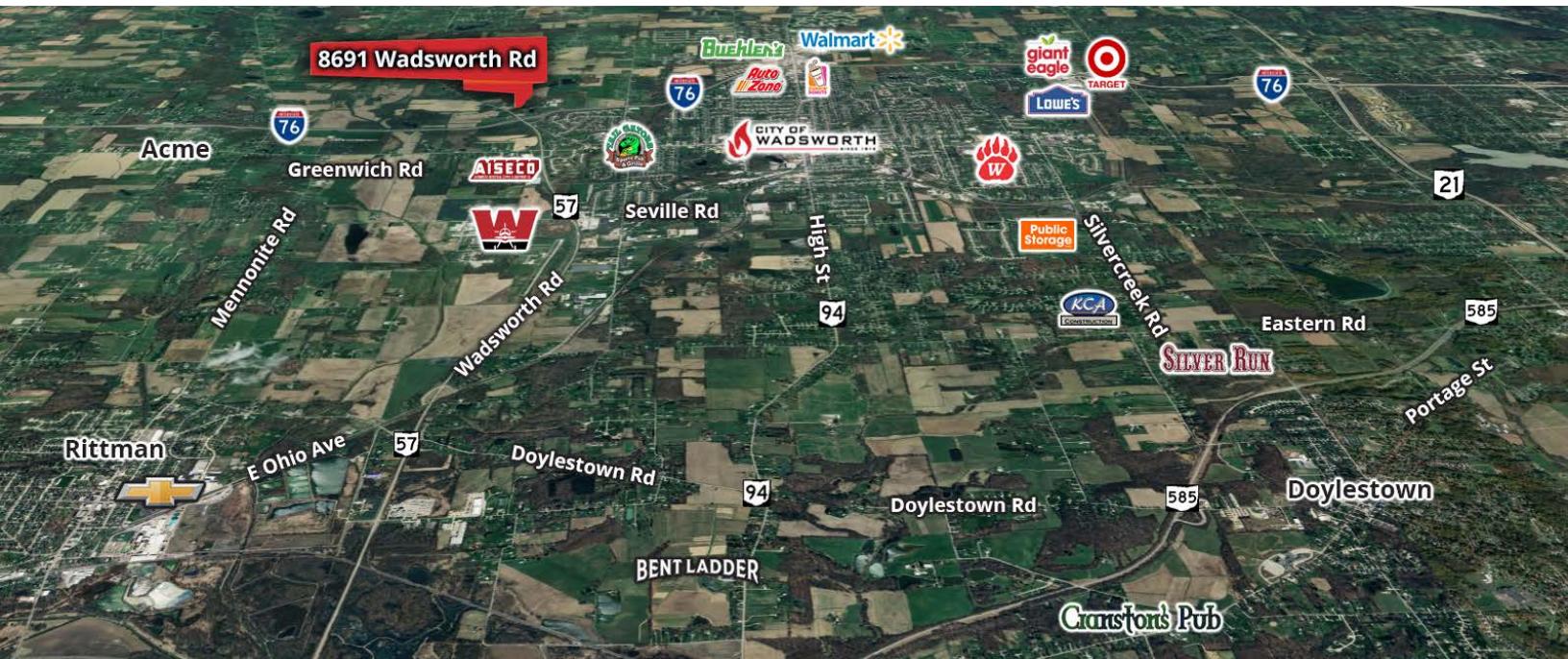
330.722.5002





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PROPERTY OVERVIEW

Unit 230 is a rear 1,440 SF unit (24' wide x 60' deep) featuring a 350 SF loft office, a full restroom with a shower, and a utility sink. The space is heated and includes one 16' x 14' grade-level door, front and rear man doors, 220 AMP electrical service, and a 30 AMP RV hookup. The tenant pays \$1,200 per month plus separately metered gas and electric. An additional identical unit will be available in October. The property also features eight newly constructed storage units located along the front of the property on Route 57. Each unit contains 1,144 SF (22' wide x 52' deep) and is heated. The units include one 14' x 14' grade-level door, a front man door, 16' clear ceilings, six 110 V outlets, LED lighting, and two parking spaces per unit. Tenant pays \$850 per month plus separately metered gas.

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 provides 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 Population	1,252	24,931	44,026
Total Units	511	10,858	18,953
Median Income	\$113,297	\$87,047	\$90,102

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

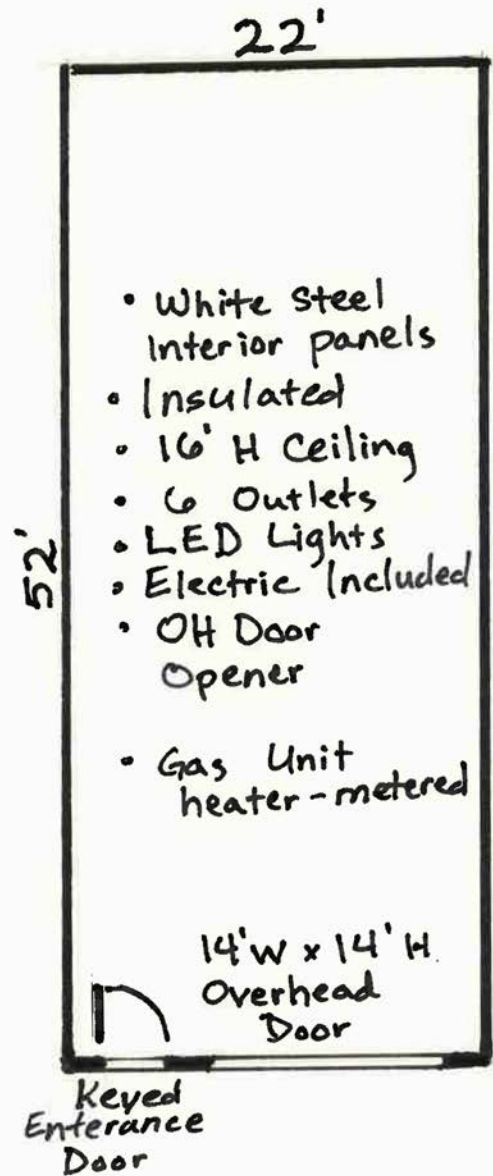
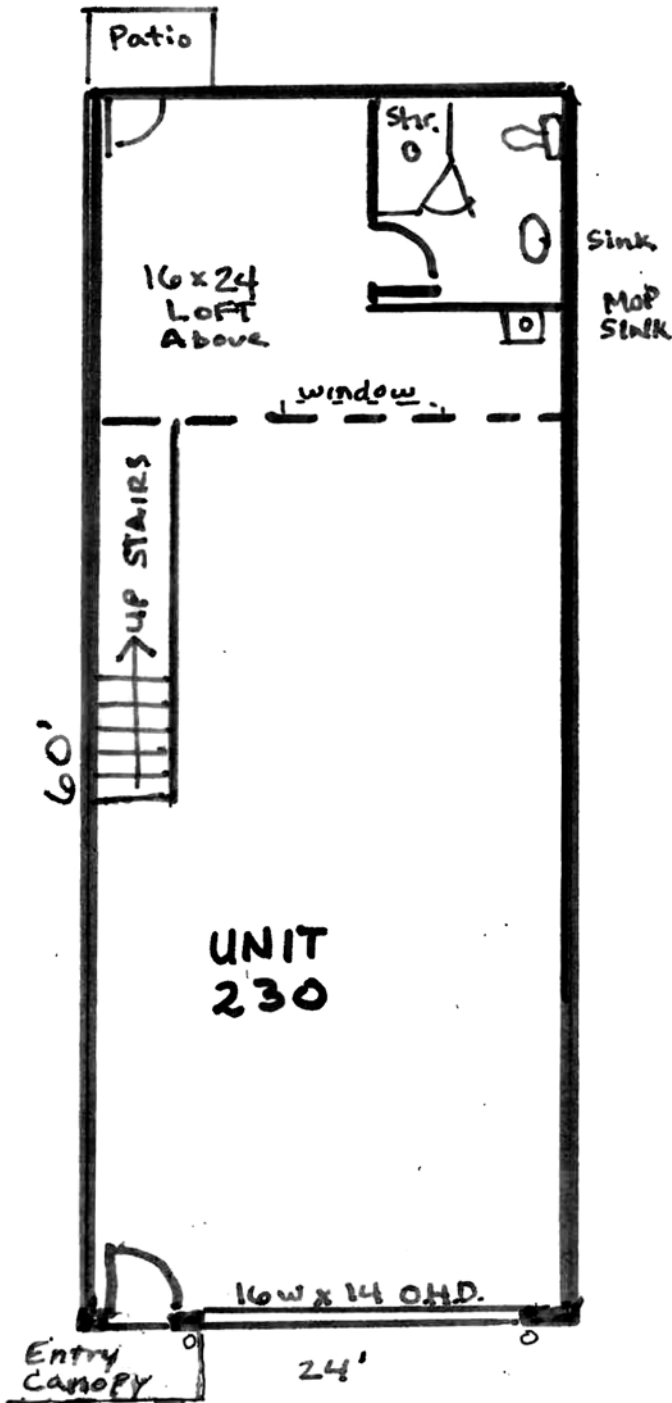




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Jumbo Storage Units
300 - 370



FLEX & JUMBO STORAGE UNITS AVAILABLE IN WADSWORTH



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Unit 230 - Loft Style Office



Unit 230 Warehouse



Unit 230 - Warehouse #2



Unit 230



Unit 300



Unit 300 - Drive-in Door



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Unit 230



Unit 230



Unit 230 - Loft Style Office