

14,656 SQ.FT. INDUSTRIAL FOR LEASE

FOR LEASE

1960 MYERSVILLE RD, AKRON, OH 44312



PROPERTY DESCRIPTION

14,656 Sq.ft. pre-engineered steel / block industrial building on 7.07 acres.

Two (2) docks w/ levelers and two (2) 10' x 12' overhead doors. 3phase 208v 800a. 12'-17' Clear Height. West half has a two (2) story office and two (2) restrooms.

Concrete drive on the South side to the two (2) docks with gravel lot around back and gravel lot on North side of building. Available yard space for additional exterior storage or parking.

Modified Gross Lease: Tenant pays rent, utilities, snow plowing and landscaping. Landlord pays property insurance and real estate taxes.

Owner would lease whole building or could be leased to two separate tenants as there is an interior fence which divides the East & West half.

\$6,500 / mo + utilities for entirety

\$3,500 / mo + utilities for West half or \$3,000 / mo + utilities for East half

Spencer Hartung

Vice President, Senior Sales Associate

330.936.0276

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LOCATION DESCRIPTION

Directions: I-77 towards Akron, exit #118 onto Massillon Rd/OH-241 toward Massillon Rd, turn right onto Massillon Rd towards Hartville, at roundabout, take the 2nd exit onto Massillon Rd, right onto Killian Rd, left onto Myersville Rd.

Located in Springfield Township. Zoned R-3 with non-conforming use. New tenant may need to apply for a zoning variance.

OFFERING SUMMARY

Lease Rate:	\$5.14 - 6.00 SF/yr (MG)
Available SF:	7,000 - 14,656 SF
Lot Size:	7.07 Acres
Building Size:	14,656 SF
Year Built:	1969

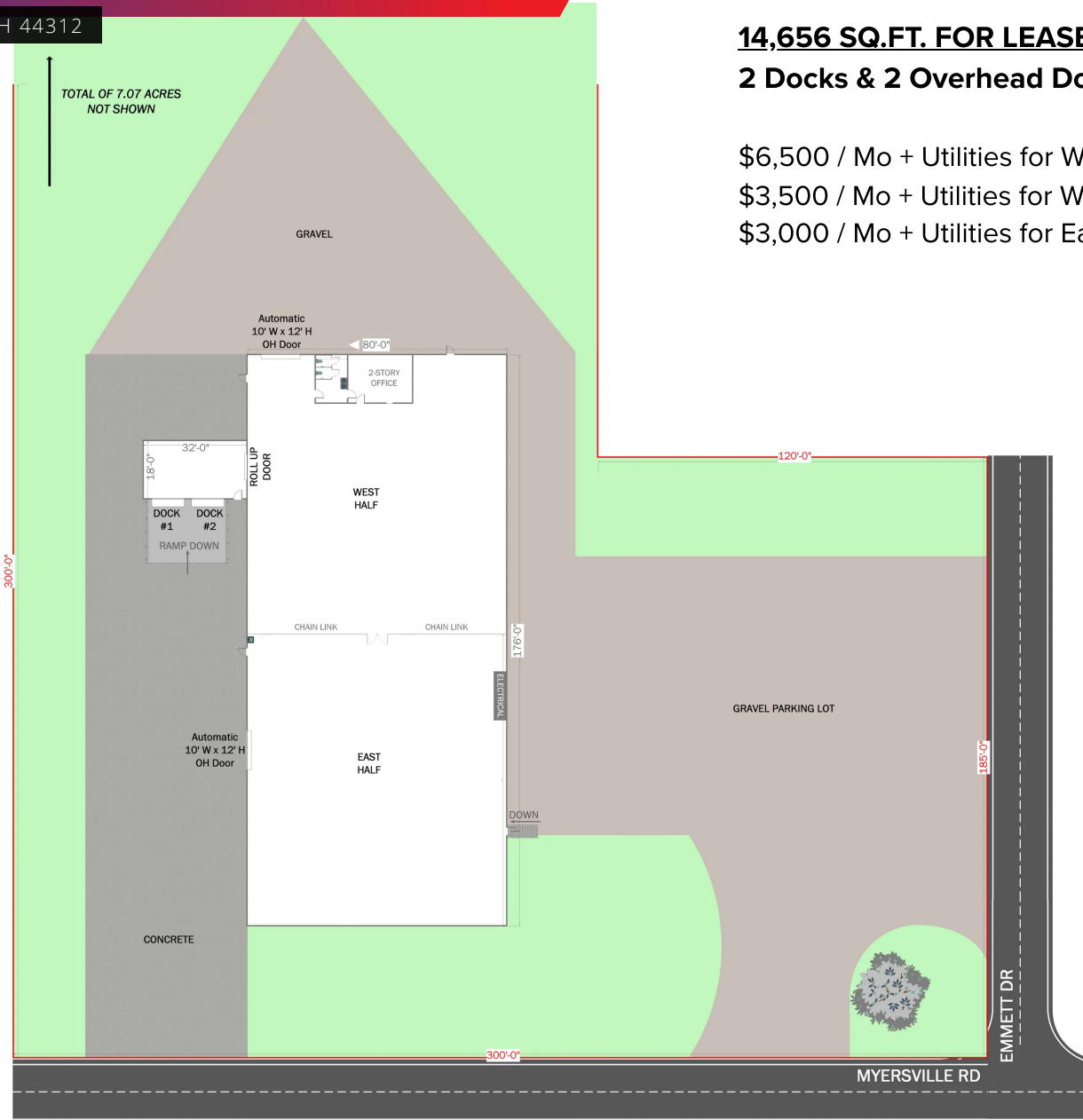


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\$3,500 / Mo + Utilities for West Half

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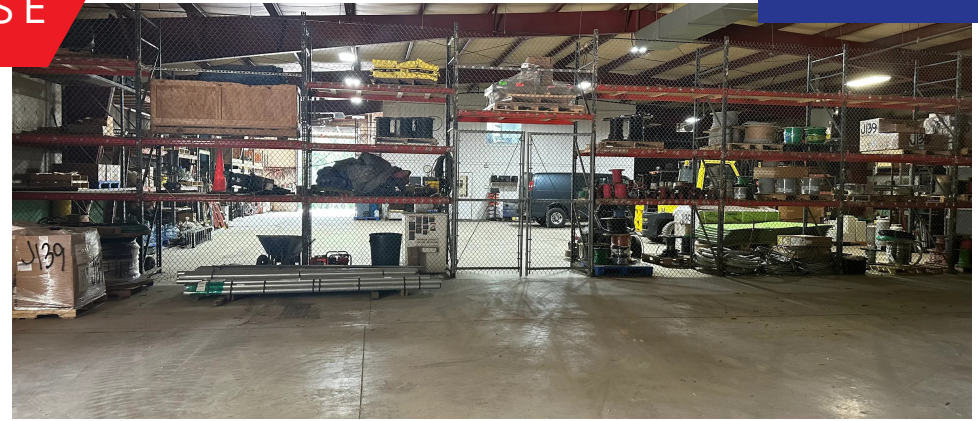
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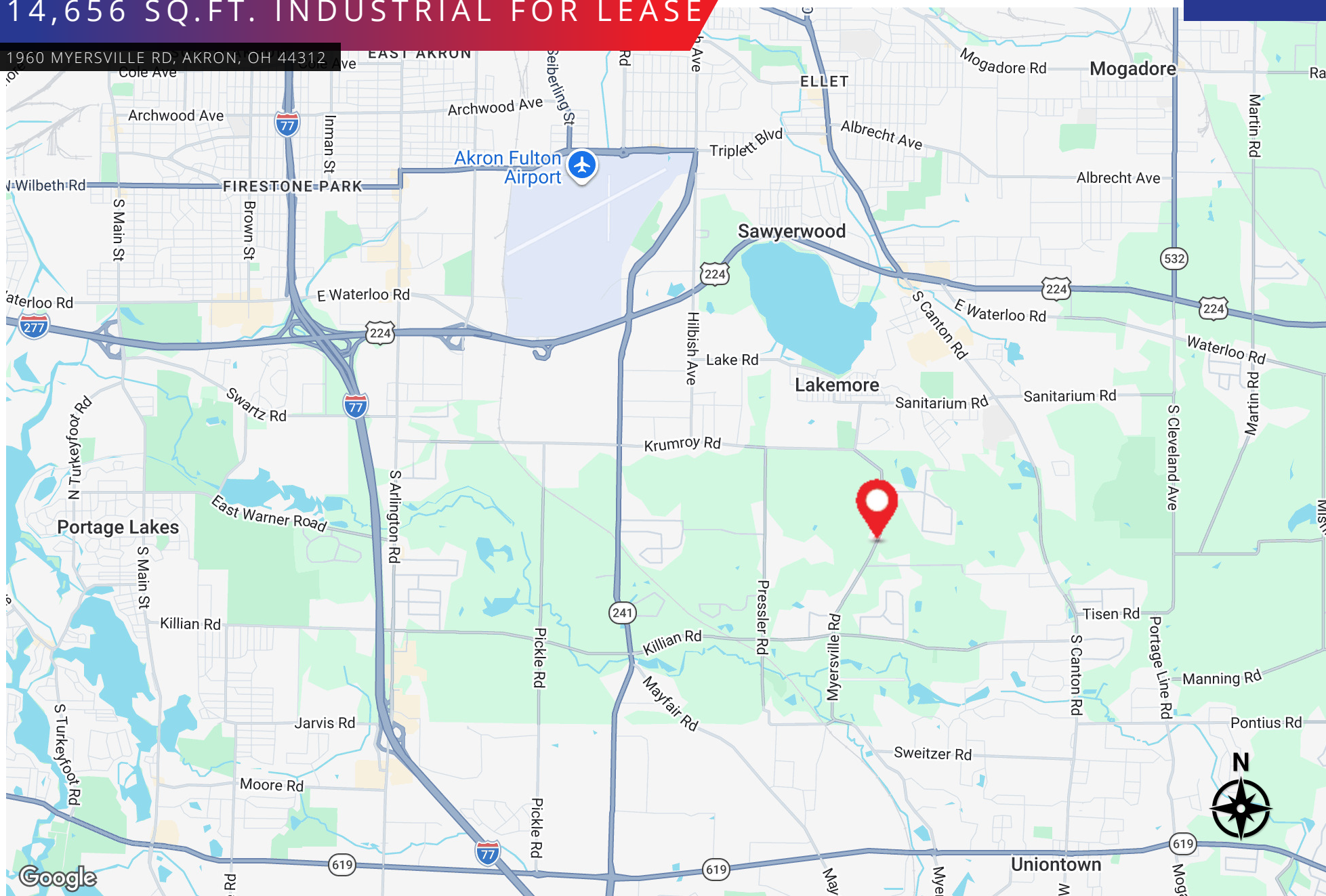


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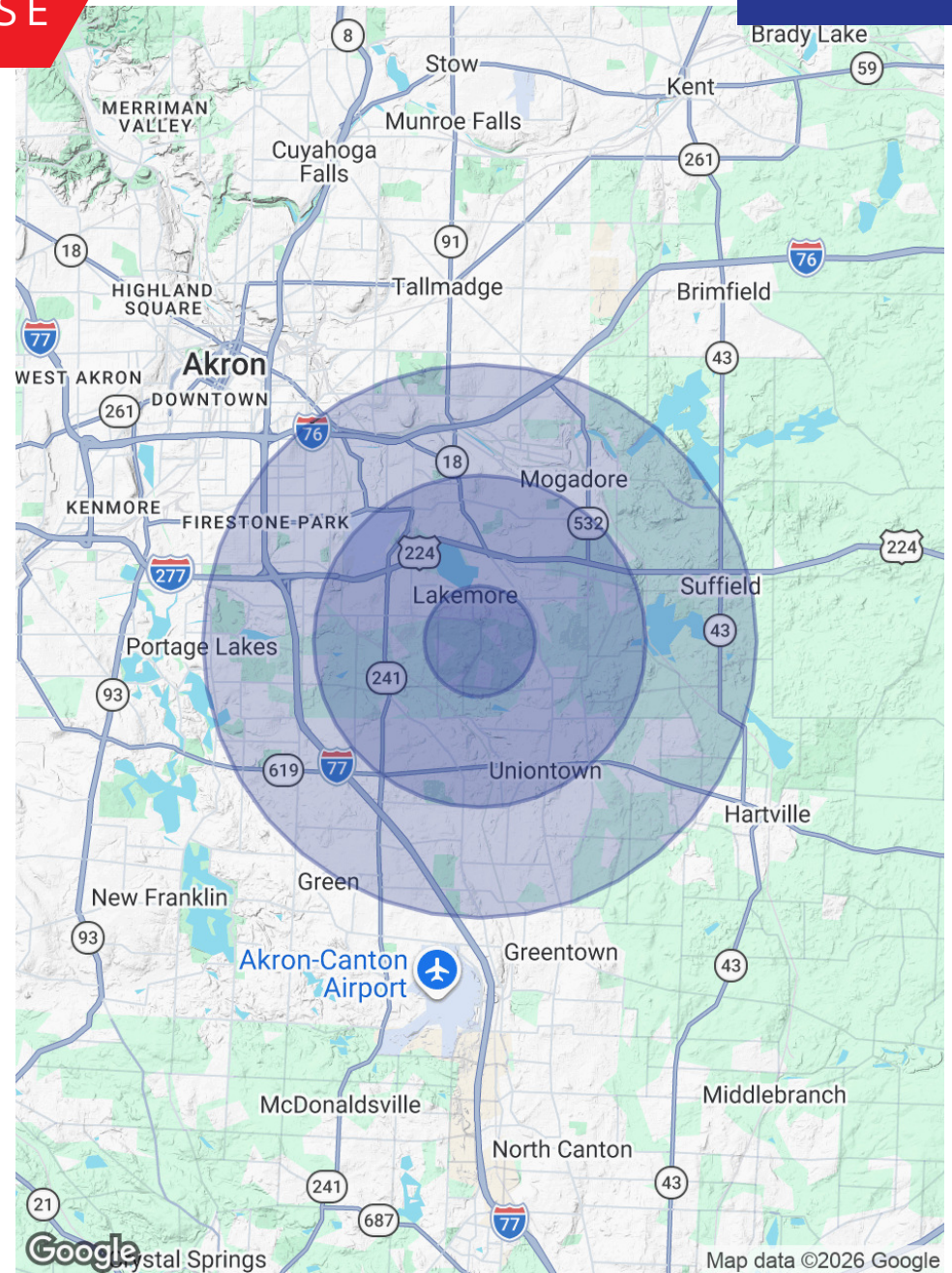
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,434	34,532	107,143
Average Age	52.5	45.3	42.8
Average Age (Male)	52.3	43.6	41.6
Average Age (Female)	52.9	47.6	44.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,045	14,752	45,818
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$85,798	\$83,369	\$82,674
Average House Value	\$154,850	\$175,521	\$177,104

2023 American Community Survey (ACS)



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