



**119 Ghent Road
Fairlawn, Ohio 44333
Office: 330-374-5414**

ADDRESS: 103 Western Avenue

LOCATION: Akron, Ohio 44313

Located one block north of West Market Street (near Pershing)

at intersection of Saddlewood and Western Avenues

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**NEW LISTING!
INDUSTRIAL PROPERTY
FOR SALE OR LEASE**

SITE INFORMATION

Area: 1.36 acres
 Frontage: 239' +/-
 Depth: 240' +/-
 Zoning: ULB Limited Business with conditional approval for offices and distribution.
 Gas: Dominion Sewer: Akron
 Water: Akron Electric: FirstEnergy
 Topography: Level
 Survey Available: No
 Nearest Highway: I-77/White Pond
 Distance: 1.5 miles
 Bus Line: Approx. 1,000' away.
 Restrictions: Zoning & as of record.
 H & B Use: Office and warehouse.
 Previous Use: Office and warehouse.
 Office layout: Offices were built in 1989 and include 6 private offices, conference room, reception, waiting area, open office area, storage, and separate restrooms (warehouse has their own).

IMPROVEMENT INFORMATION

Building Size: 15,328 square feet plus 3,910 square foot mezzanine.
 No. Units: One
 No. Floors: One plus mezzanine.
 Age of Building: 1980 & 1989 Sprinklers: None
 Ceiling Height: Approx. 18' clear in whse
 Docks: None
 Drive-in Doors: 2 – 16' overhead doors and 1 – 8' overhead door.
 Warehouse: 12,288 SF (16,198 SF when mezzanine is included).
 Office Space: 3,040 Square Feet
 Air Conditioning: Offices
 Type Heat: Gas Forced Air
 Power Available: 600 amp, 3 Phase
 On-Site Parking: Approx. 28 spaces
 Plans Available: Yes
 Construction: Offices (1989) are masonry block, warehouse (1980) has precast concrete walls and ceiling.

SALES INFORMATION

Sale Price: \$1,250,000.00
 Lease Rate: \$14/\$8 = \$11,735.33/MO, NNN
 Taxes: \$7,986.66 per ½ year
 Assessments: \$422.45 per ½ Yr. (included in total taxes above).
 Occupancy: The property will be vacant 9/15
 Financing: Conventional
 Warehouse Layout: Warehouse has some windows and includes a plant office, tool room, lunch room, storage, separate restrooms and a secured shipping/receiving area with a wash bay.

Some Highlights:

- ❶ All precast concrete and masonry block (long life - low maintenance).
- ❶ Meticulously maintained.
- ❶ Superior construction.
- ❶ Close to I-77 (Approx. 1.5 miles).

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

