

Industrial Space **FOR LEASE**

2046 Akron Peninsula Road
Akron, OH 44313 *Summit County*



Property Features

- **Lease Rate Per Month:** \$2,800.00
- **Lease Term:** 3-5 Years
- **Lease Type:** Modified Gross
- **Available Space:** 4,750 SF
- **Office Space:** 2,250 SF
- **Warehouse Space:** 2,500 SF
- **Zoning:** Industrial
- **Year Built:** 1994
- **Parking:** 15
- **Clearance Height:** 14'
- **Drive-in Doors:** (1) - 10' x 10'
(1) - 12' x 12'



Property Note

Clean office / warehouse facility with 2,250 SF office and 2,500 SF warehouse. Has (2) overhead doors, mix of private offices and conference rooms with some mezzanine storage. Contact **Bob** or **Scott Raskow** for further details. Space will be available January 1, 2018.

FOR MORE INFORMATION:

Bob Raskow, SIOR

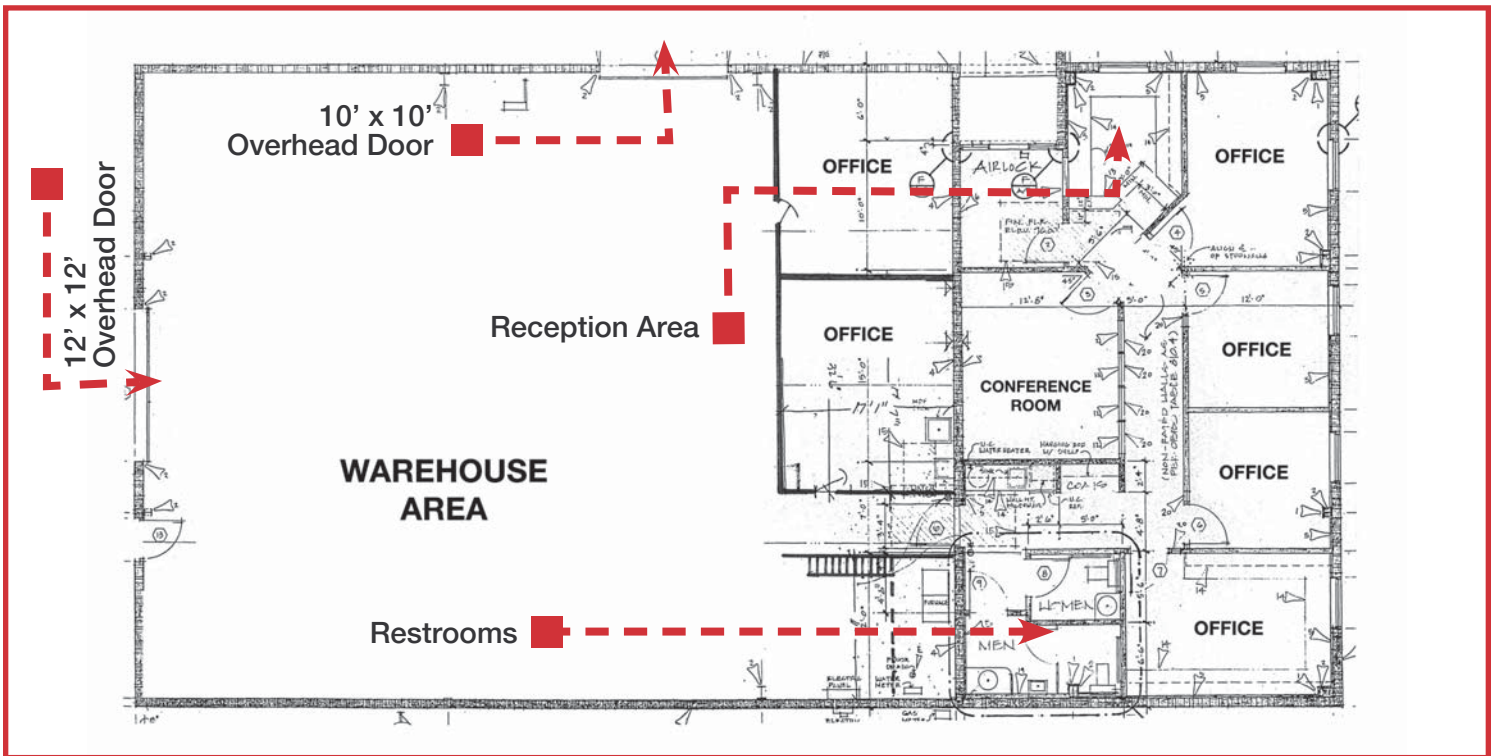
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2046 Akron Peninsula Road, Akron, OH 44313 - Summit County

In the Merriman Valley

LEASE **DETAILS**

LEASE RATE PER MONTH:	\$2,800.00
LEASE TERM:	3-5 Years
LEASE TYPE:	Modified Gross
PRICING DESCRIPTION:	Tenant pays all utilities including pro-rata sewer/water. Landlord pays RE taxes, building insurance, snow removal, lawn care.

PROPERTY **DETAILS**

SF - AVAILABLE:	4,750 SF
SF - OFFICE:	2,250 SF
SF - WAREHOUSE:	2,500 SF
YEAR BUILT:	1994
ZONING:	Industrial
TAX DISTRICT:	Akron
CONSTRUCTION:	Masonry / Steel
BUILDING CONDITION:	Excellent
# OF STORIES / BUILDINGS:	1 / 1
# OF UNITS:	1
RESTROOMS:	2
PARKING:	15
CLEARANCE HEIGHT:	14'
DRIVE-IN DOORS:	(1) - 10' x 10' (1) - 12' x 12'
POWER:	200 Amps, 120 Volts, and 1 Phase
HVAC:	Office Area
HEAT:	Gas Forced Air / Reznor
GAS:	Dominion East Ohio Gas
ELECTRIC:	First Energy
WATER / SEWER:	City / City
PHONE:	AT&T

NOTE: Clean office / warehouse facility with 2,250 SF office and 2,500 SF warehouse. Has (2) overhead doors, mix of private offices and conference rooms with some mezzanine storage. Contact Bob or Scott Raskow for further details. Space will be available January 1, 2018.

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