



FOR LEASE OR SALE

225 W. Bartges Street
Akron, Ohio 44307

FREESTANDING FACILITY

38,188 SF Class A Industrial Facility

Property Highlights

- Very clean freestanding facility – like new – located near Downtown Akron with great highway accessibility to I-77 and I-76.
- All brick facility offering 5,000 SF of nicely remodeled offices, 25,000 SF of drop ceiling air-conditioned space (Liebert Units), 8,000 SF of 26' - 30' clear warehouse.
- Drop ceiling can be removed to offer more warehouse space.
- Located on 5 acres – room to expand.



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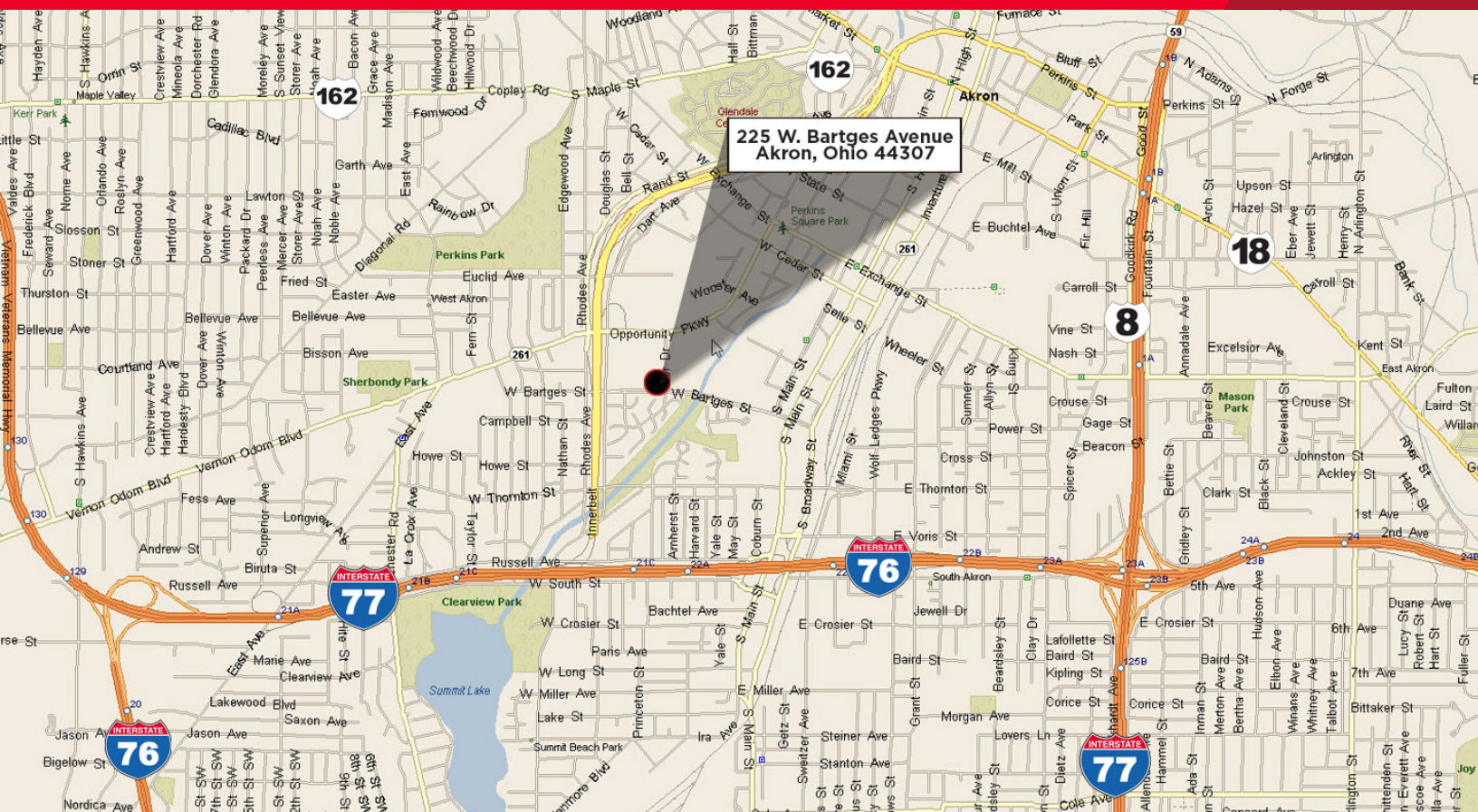


**CUSHMAN &
WAKEFIELD**



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Property Specifications

TOTAL SF	38,188 SF
OFFICE SF	5,000 SF
INDUSTRIAL SF	33,188 SF
LAND	5 acres
CONSTRUCTED	1979
REFURBISHED	2004
CONSTRUCTION	Masonry
CEILING HEIGHT	26' - 30'

DRIVE-IN DOORS	Two (2) 14' x 14'
DOCKS	One (1) with leveler
LIGHTING	Fluorescent
HEAT	Electric
AIR-CONDITIONING	Liebert Units
ROOF	Standing Seam
POWER	2000A / 480V / 3P
LEASE RATE	\$6.00 NNN

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Floor Plans



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