

Food Prep Facility **FOR SALE** or **LEASE**  
*Hattie Larlham Building*  
395 Douglas Street  
Akron, OH 44307 *Summit County*



## Property Details

- **Sale Price:** \$560,000
- **Lease Rate:** \$5,000 Per Month
- **Lease Type / Term:** NNN / 5 Years
- **Space Available:** 4,188 SF
- **Office Area:** 2,000 SF
- **Warehouse Area:** 2,188 SF
- **Zoning:** U-4, Commercial Mixed Use
- **Acres:** 0.89
- **Frontage:** Facing (3) Three Streets
- **Year Built:** 2015
- **Clearance Height:** 12'
- **Grade Level Doors:** (1) - 8' x 8'
- **Electric Power:** 400 Amp, 208 Volt
- **HVAC / Heat:** 7 Tons / Forced Air
- **Amenities:** Full Kitchen, Walk-in Freezer, Cooler, Hood
- **Parking Spaces:** 14
- **# of Stories / Buildings:** 1 / 1
- **Located:** Near Downtown Akron, 1/8 Mile from Interbelt

## Property Details

- Large multi-purpose facility for sale or lease. Constructed in 2015.
- Construction is LEED Silver Certificate certified with living "green" roof possible.



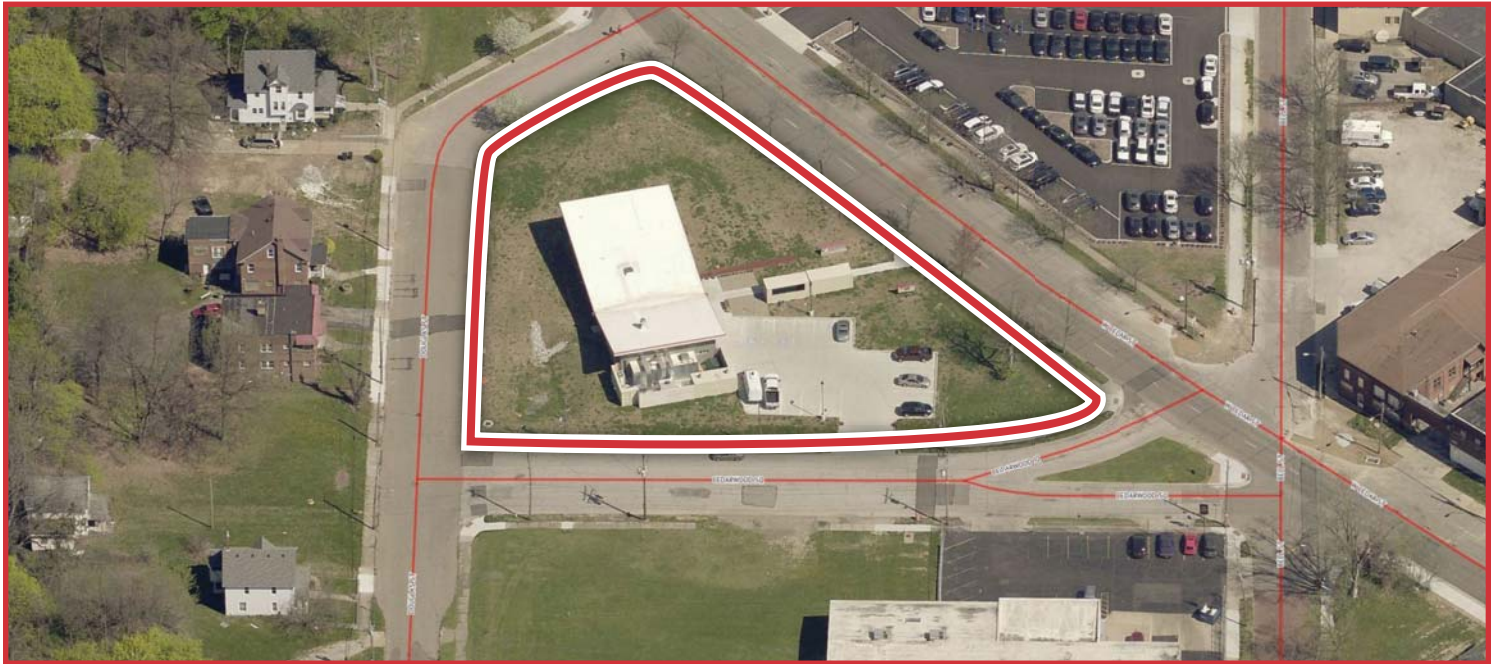
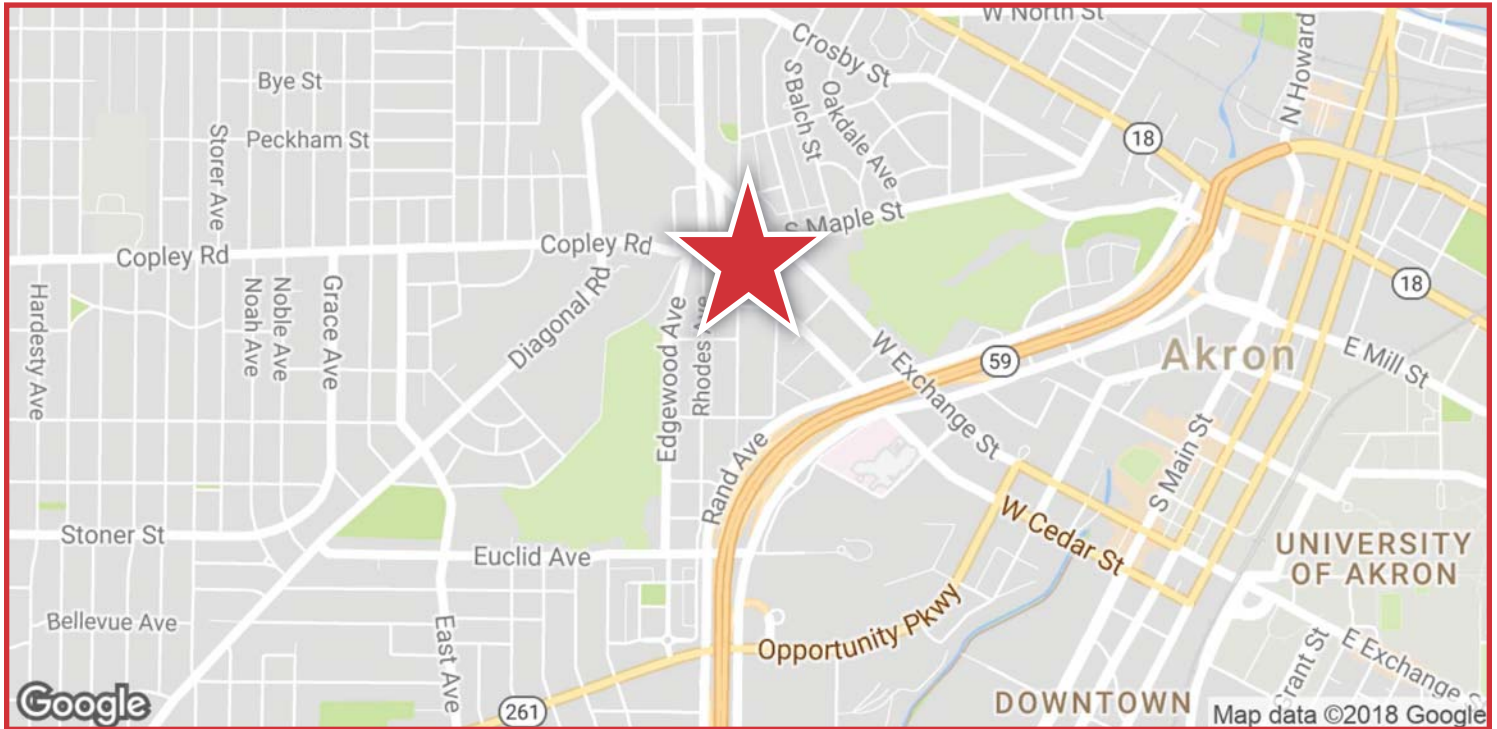
**FOR MORE INFORMATION:**

**Tom Fox, SIOR**

+1 330 535 2661 x 122 • [tfox@naipvc.com](mailto:tfox@naipvc.com)

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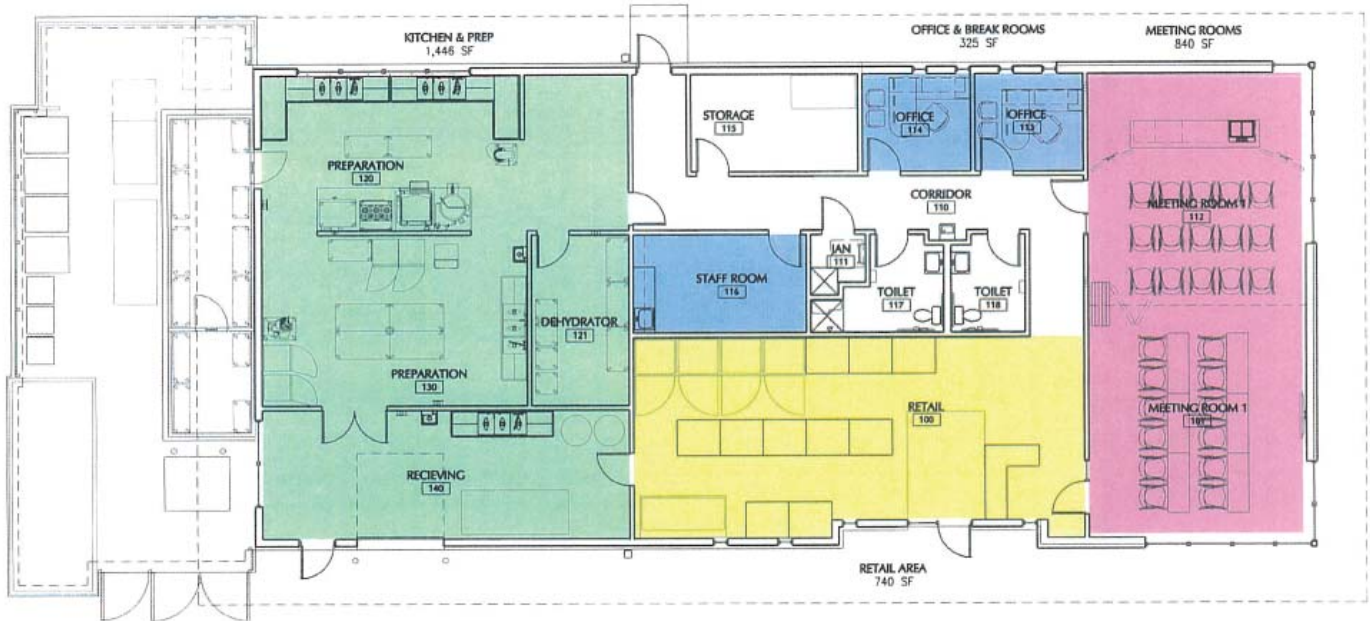
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Akron, OH 44307 - Summit County

**NAIPleasant Valley**

PROPERTY NAME:	Hattie Larlham
SALE PRICE:	\$560,000
LEASE RATE:	\$5,000 Per Month
LEASE TYPE / TERM:	NNN / 5 Years
SPACE AVAILABLE:	Total Area: 4,188 SF Office Area: 2,000 SF Warehouse Area: 2,188 SF
ZONING:	U-4, Commercial Mixed Use
ACRES:	0.89
FRONTAGE:	Facing (3) Three Streets
YEAR BUILT:	2015
CLEARANCE HEIGHT:	12'
GRADE LEVEL DOORS:	(1) - 8' x 8'
ELECTRIC POWER:	400 Amp, 208 Volt
HVAC / HEAT:	7 Tons / Forced Air
AMENITIES:	Full Kitchen, Walk-in Freezer, Cooler, Hood
PARKING SPACES:	14
# OF STORIES / BUILDINGS:	1 / 1
LOCATED:	Near Downtown Akron, 1/8 Mile from Interbelt
BUS AVAILABLE:	Yes
HANDICAP ACCESSIBLE:	Yes
CONDITION:	Excellent
NOTES:	Large multi-purpose facility for sale or lease. Constructed in 2015. The construction is LEED Silver Certificate certified with a living "green" roof possible.
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