

FOR SALE OR LEASE

4560 DARROW ROAD

STOW, OHIO 44224



PROPERTY FEATURES

- **±602,910 SF**
- **±63,800 SF Office**
- **User or Developer offering**
- **Unique redevelopment opportunity**
- **Central location; equal distance New York to Chicago**
- **Great access to Cleveland Akron Market**
- **Flexible for Manufacturing or Distribution Center**
- **Ample Office for Research and Development**
- **Excellent condition**



CONTACT US

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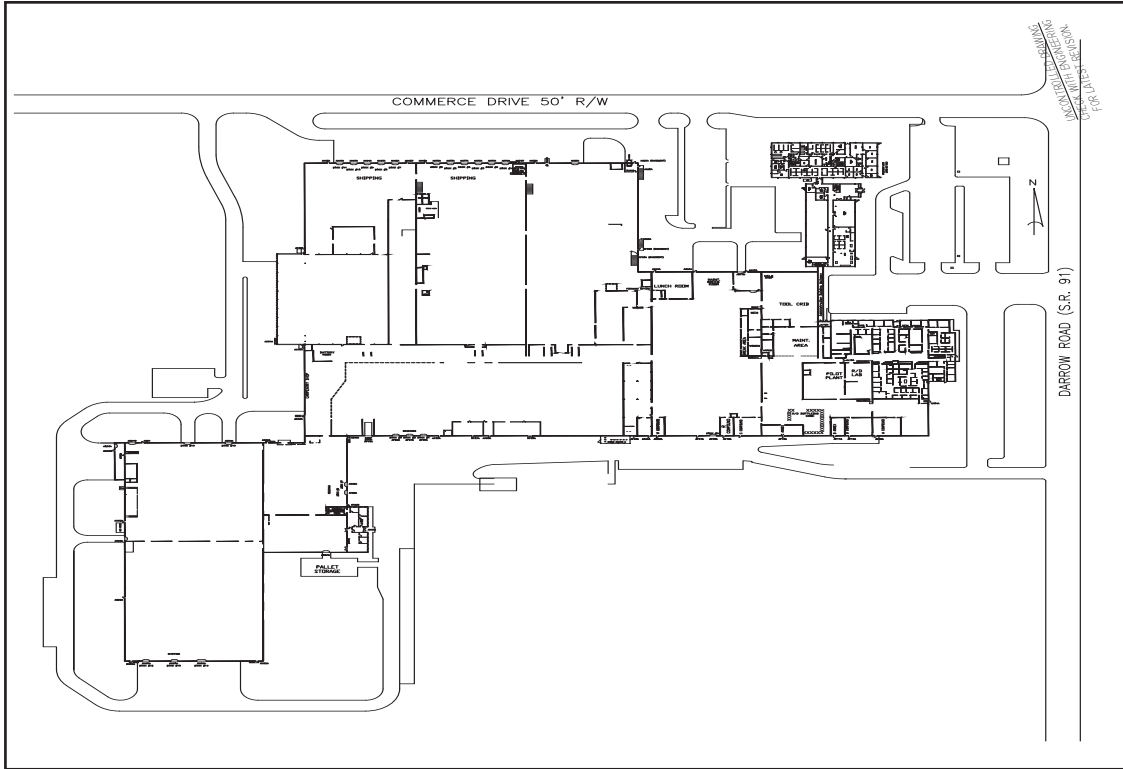


PROPERTY DETAILS

Address	4560 Darrow Road Stow, OH 44224
Total Square Feet	±602,910 SF
Square Feet Breakdown	Office: ± 63,800 SF Mfg/Warehouse ±539,110 SF
Year Built	Original construction 1958 Multiple additions through 1996
Ceiling Height	8'-10' Office 16'9" typical warehouse
HVAC	Mix of gas-fired unit heaters and rooftop A/C units
Construction	Conventional Masonry
Parking	500 car stalls
Loading	25 Truck doors with levelers 4 Ground level over head doors
Acreage	±62 acres
PID and Assessed Value	56-10748 \$12,557,650
Lighting	2x4 fluorescent office, 400W sodium vapor and T-5 Fluorescent in warehouse
Power	69,000 Volt Service, 12,400 Amp, 480 Volts, 3-Phase power
Sprinklers	Yes, wet systems Tyco monitored 1500 GPM Booster Pump
Floors	Poured concrete: 6 - 8 inches
Roof	TPO Ballasted EPDM
Sewer and Water	City of Stow
Natural Gas	Dominion East Ohio/3"/60 PSI
Electric	First Energy/Ohio Edison
Zoning	Industrial/MFG
Condition of Property	Office in excellent condition Plant - Class B Manufacturing 20' x 40' Bays.



SITE PLAN



AERIAL PHOTO



FOR SALE OR LEASE 4560 DARROW ROAD

STOW, OH
44224



CITY OF STOW

Stow is a city in Summit County located near Akron, Ohio and south of Cleveland. Stow is a business-friendly community and home to a diverse range of industries. The community boasts excellent residential opportunities, quality schools and access to a diverse regional employment base. There is convenient access to Rt. 8 connecting to Interstate 80.

Stow Population - 3 Mile Radius

2015 Census	46,542
2010 Census	45,945
2000 Census	43,578
Projected 2020	47,154



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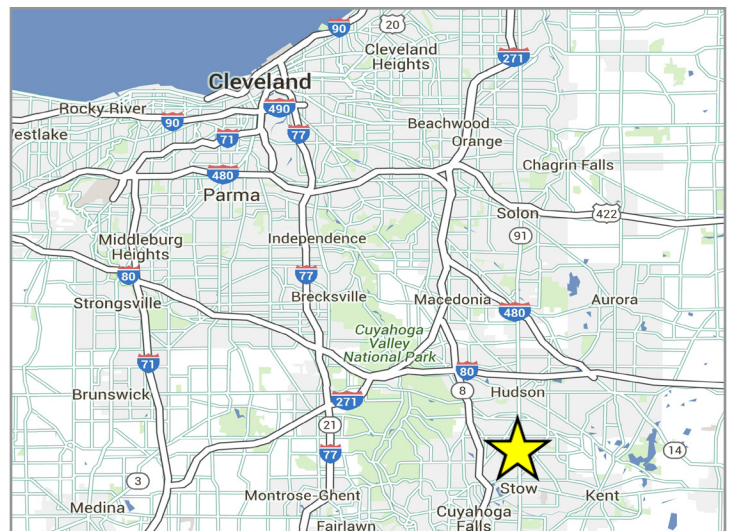
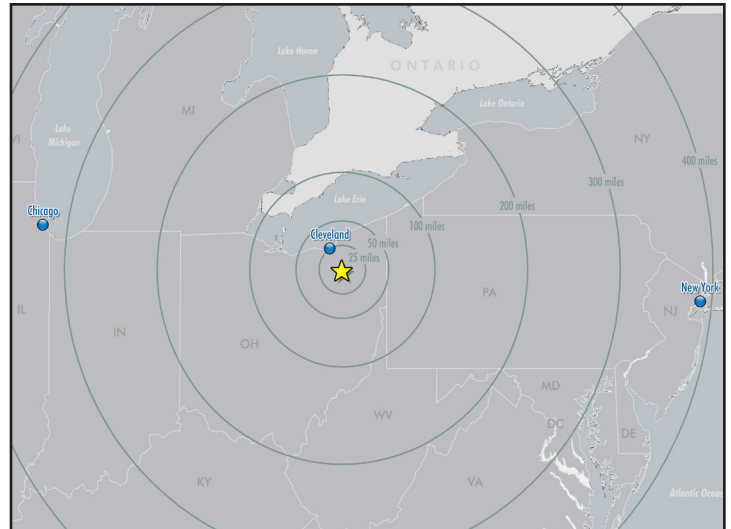
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REGIONAL MAP



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