

# INDUSTRIAL BUILDING FOR LEASE

525 Wolf Ledges Parkway, Akron, OH 44311



## OVERVIEW

This property is move in ready, in excellent condition with manicured grounds. Easy access to Interstate 76/77 and SR 8; seconds from the University of Akron and minutes from: downtown Akron, West Akron, and Cuyahoga Falls.

## PROPERTY HIGHLIGHTS

- Real Estate Taxes: \$12,315.00 Annually
- 6,020 SF easily divisible to 3,010 SF
- Layout is easily convertible to multi-tenant use
- Ample land for additional parking or expansion
- Parking and entrances on East and West side of building
- Generous mix of open and private areas
- 5 Restrooms
- Furniture is negotiable



**Sale Price:**

\$512,000  
(\$85/SF)



**Lot Size:**

1.34 Acres



**Building Size:**

6,020 SF



**Zoning:**

U-4 Commercial/Office

## OUR NETWORK IS YOUR EDGE.

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

**David Kaplan, SIOR**  
O: 330.940.9360  
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dkaplan@hoffleigh.com



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