

# Industrial Property for Lease

3041 MANCHESTER ROAD, AKRON, OH 44319

PRICE REDUCED!



## Overview

Former home to Main Paint & Body for the last four decades, this 6,550 SF building is perfect for an auto or motorcycle repair business or for a contractor. This property has six drive-in doors with thick floors. The space has 13'+ ceilings, a spray booth, and air lines with a compressor.

The property is located on Manchester Road and offers great signage capabilities for your business. This is a wonderful space that will not last long. Call TJ Hollin or Ed Jesson to schedule a private tour.

Unit:	Size:	Lease Rate:
3041	5,550 SF	\$3,700 / Month (MG)

## Highlights

- Six Drive-In Doors
- 13' Plus Ceiling Height
- Spray Booth
- Well-traveled Street
- Great Signage
- Close to Highway

## Property Details



### Lease Rate

\$9.16 SF/YR (Modified Gross)  
\$8.00 SF/YR (Modified Gross)



### Space Available

5,550 SF



### Building Size

6,550 SF



### Lot Size

0.48 Acres



### Zoning

B-3 General/  
Regional Business  
District

Rev: March 25, 2024

### 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.

### TJ Hollin

C: 330.618.8045

O: 330.940.9360

TJHollin@HoffLeigh.com

### Ed Jesson

C: 330.760.4494

O: 330.940.9360

EJesson@HoffLeigh.com

# Industrial Property for Lease

3041 MANCHESTER ROAD, AKRON, OH 44319



Rev: March 25, 2024

## 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.

## TJ Hollin

C: 330.618.8045

O: 330.940.9360

TJHollin@HoffLeigh.com

## Ed Jesson

C: 330.760.4494

O: 330.940.9360

EJesson@HoffLeigh.com



# Industrial Property for Lease

3041 MANCHESTER ROAD, AKRON, OH 44319

3041 Manchester Rd, Coventry Township, Ohio, 44319

## DEMOGRAPHICS



59,825  
Population



41.7  
Median Age



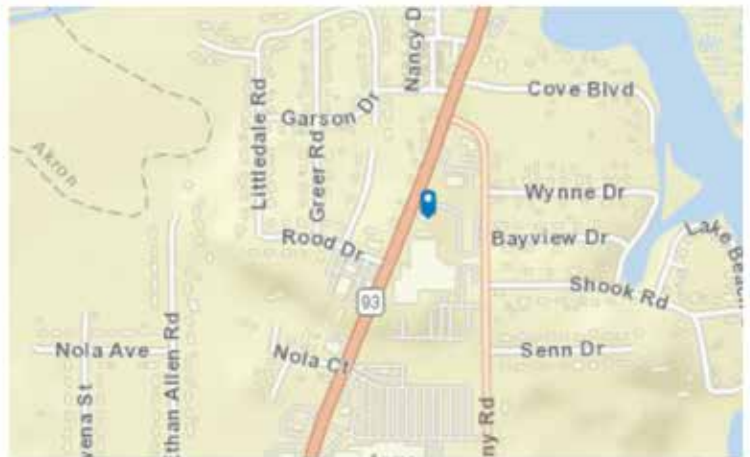
2.2  
Average  
Household Size



\$49,050  
Median Household  
Income

## TRAFFIC COUNT

Cross street	Traffic 1	Distance
Nola Ave	21,243	0.2
Van Devere Ln	4,745	0.3
Nola Ave	22,580	0.3
Carnegie Ave	19,910	0.4
Manchester Rd	8,279	0.5



Rev: March 25, 2024

# Industrial Property for Lease

3041 MANCHESTER ROAD, AKRON, OH 44319



Rev: March 25, 2024

## 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.

## TJ Hollin

C: 330.618.8045

O: 330.940.9360

TJHollin@HoffLeigh.com

## Ed Jesson

C: 330.760.4494

O: 330.940.9360

Ejesson@HoffLeigh.com