

# Industrial Flex Space for Lease

1197 GEORGE WASHINGTON BOULEVARD, AKRON, OH 44312



## Overview

Lease 2,000 SF of industrial flex space. The unit consists of 1,600 SF of warehouse space and 400 SF of office space. Each unit features (1) 10' X 12' drive-in door, 14' clear height, high intensity lighting and retail like visibility. The space is very clean and efficient. The building is well insulated resulting in low gas consumption. There are additional storage units available (16' X 25'). The property is remarkably maintained and offers all the features you desire in a light industrial space. It's located 300 yards north of US-224, which gives it excellent access to all major highways.

Unit:	Size:	Price:
1197	2,000 SF	\$8.40 SF/YR (Gross + Utilities)

## Highlights

- Rare Office / Warehouse Units
- Suitable for Many Types of Businesses
- 12' Drive-in Doors
- Great Highway Access

## Property Details

	<b>Lease Rate</b> \$8.40 SF/YR (Gross Plus Utilities)		<b>Building Size</b> 12,000 SF
	<b>Space Available</b> 2,000 SF		<b>Zoning</b> U-4 Commercial
	<b>Lot Size</b> 3.05 Acres		

Rev: January 30, 2024



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## 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.

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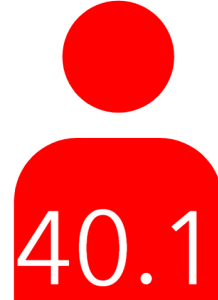
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1199 George Washington Blvd, Akron, Ohio, 44312

## DEMOGRAPHICS



60,572  
Population



40.1  
Median Age



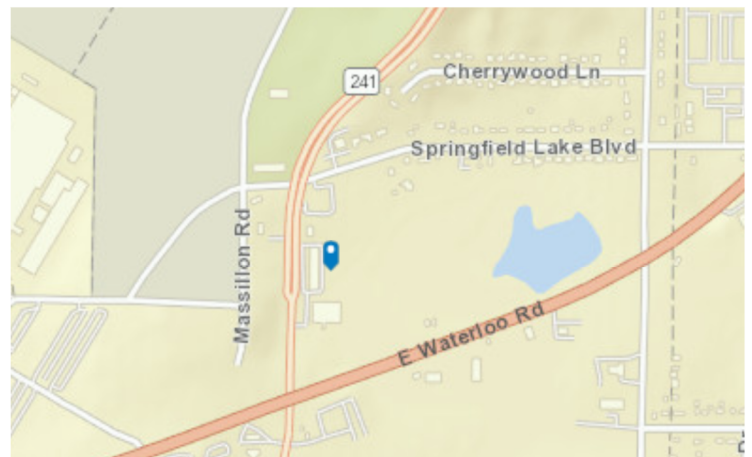
2.3  
Average  
Household Size



\$49,959  
Median Household  
Income

## TRAFFIC COUNT

Cross street	Traffic 1	Distance
E Waterloo Rd	8,460	0.1
George Washington Blvd	20,726	0.1
Massillon Rd	9,323	0.3
George Washington Blvd	8,660	0.3
Springfield Lake Blvd	9,871	0.4

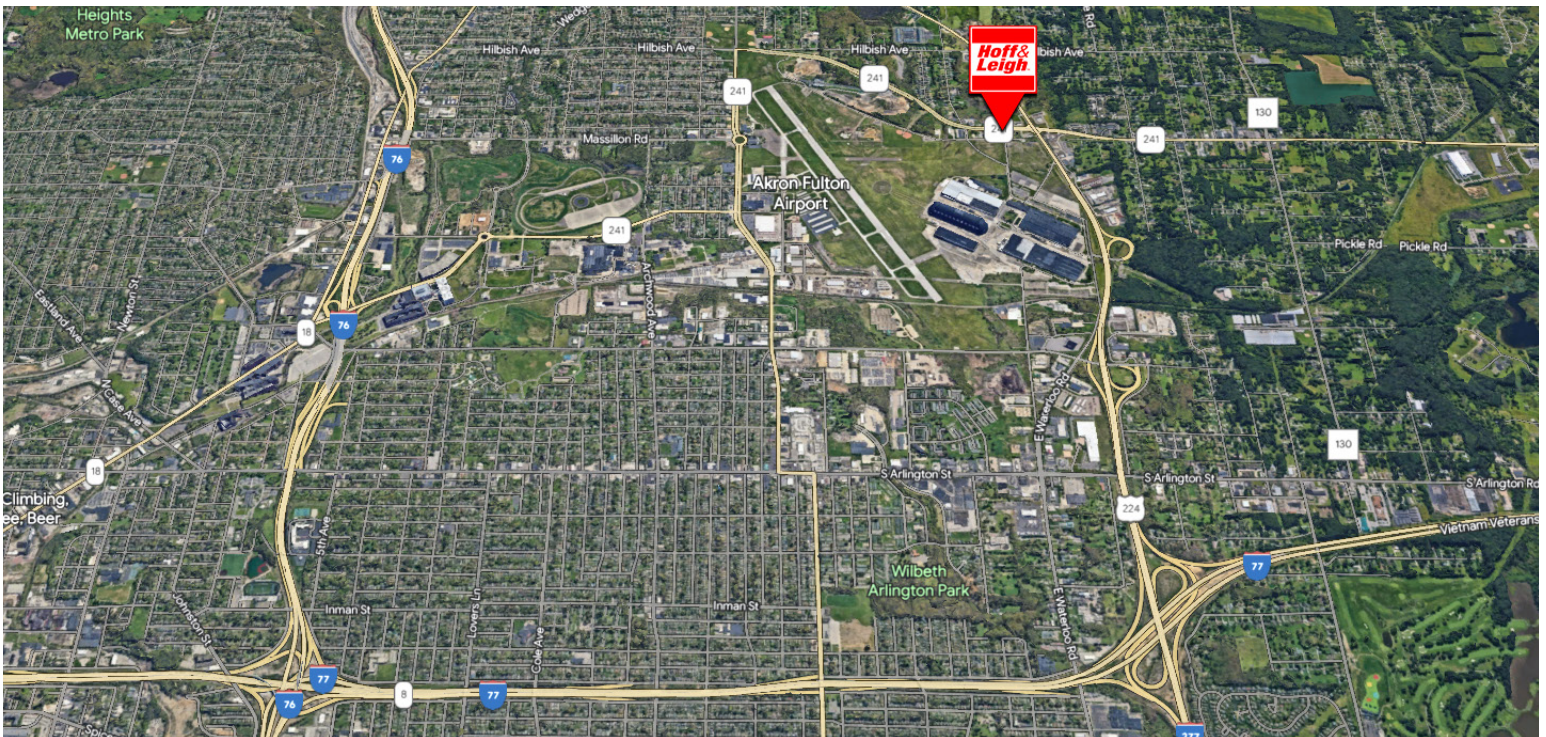


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