

# Industrial Building for Sale

1750 NEWBERRY STREET, CUYAHOGA FALLS, OH 44221

**PRICE REDUCED!**






## Overview

Hoff & Leigh is offering 1750 Newberry Street in Cuyahoga Falls for sale at \$1,095,000. This opportunity and location does not come up often and has great features. The building was built in 1988 and consists of 10,000 SF with approximately 8,000 SF of warehouse and 2,000 SF of office on two floors. The warehouse has two 12' x 14' drive-in doors and one dock with leveler. With over 18 feet of clear height, the warehouse also has floor drains, roof exhaust fans and multiple other features. This is a solid building with a ton of potential. For additional information please contact Craig DeLorenzo at 330-620-0799.

## Highlights

- Close to Highway
- 18' 6" Clear Height
- Floor Drains
- One Dock, Two 12' x 14' Drive-in Doors
- LED Lighting
- Great Signage Opportunities
- 240 3 Phase Power

## Property Details

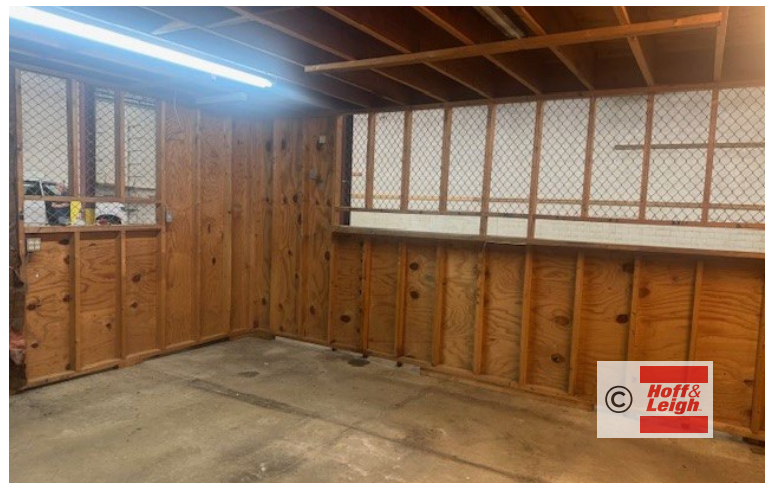
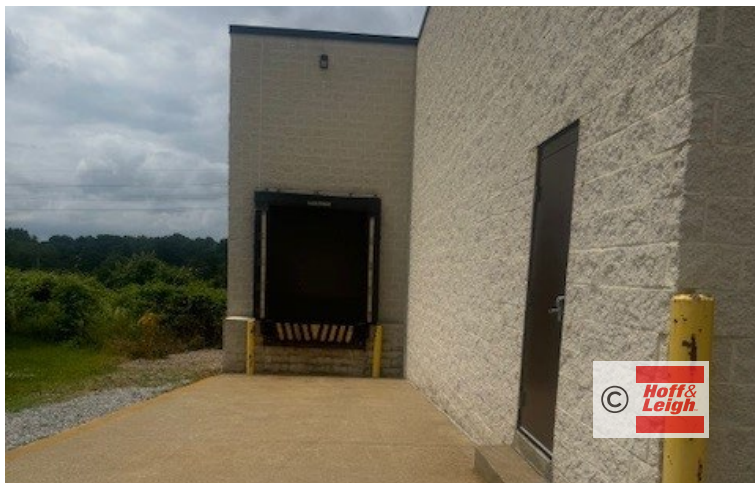
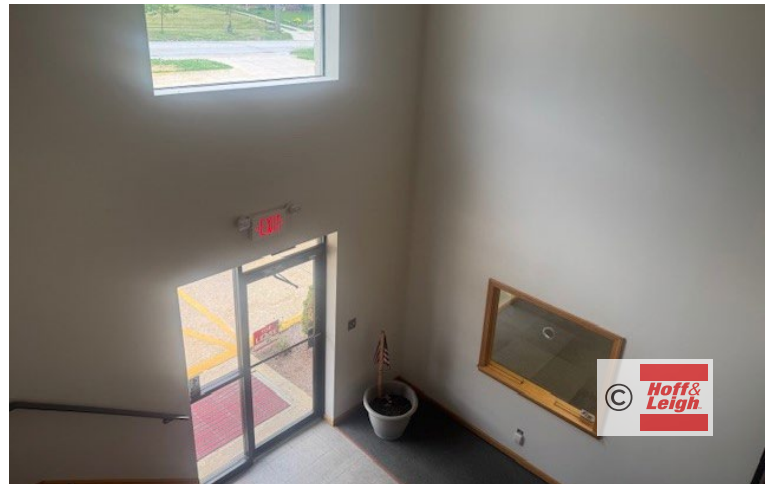
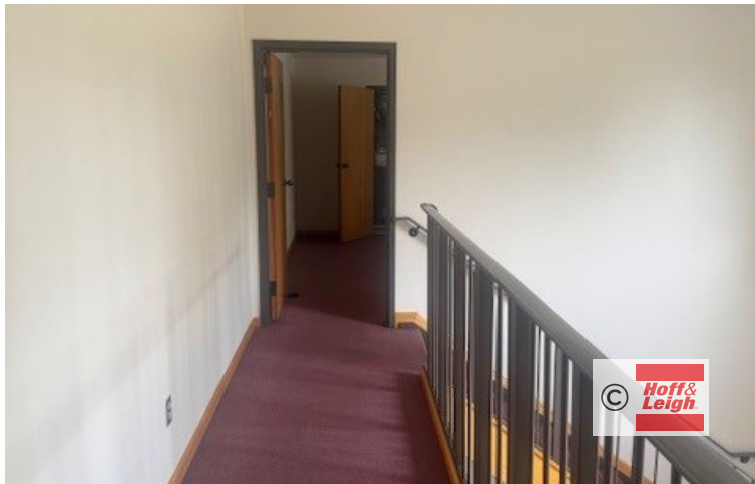
	<b>Sales Price</b> \$1,195,000 \$1,095,000		<b>Building Size</b> 10,046 SF
	<b>Lot Size</b> 0.49 Acres		<b>Zoning</b> E-1

Rev: September 24, 2025



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## Our Network Is Your Edge

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**Craig DeLorenzo**

C: 330.620.0799

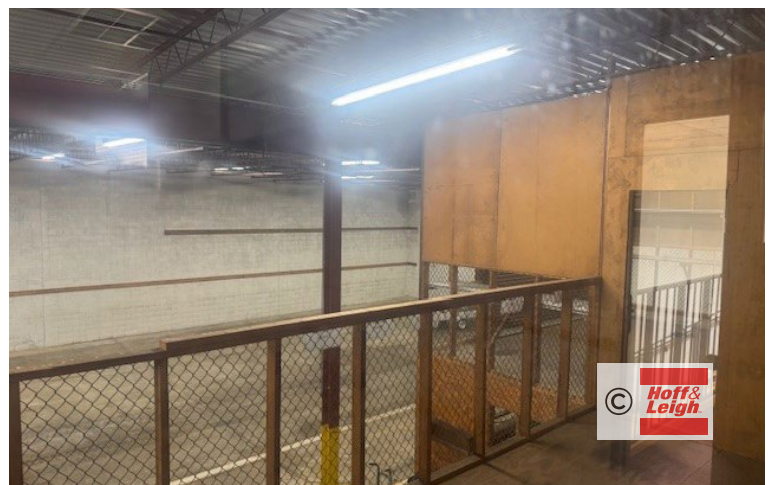
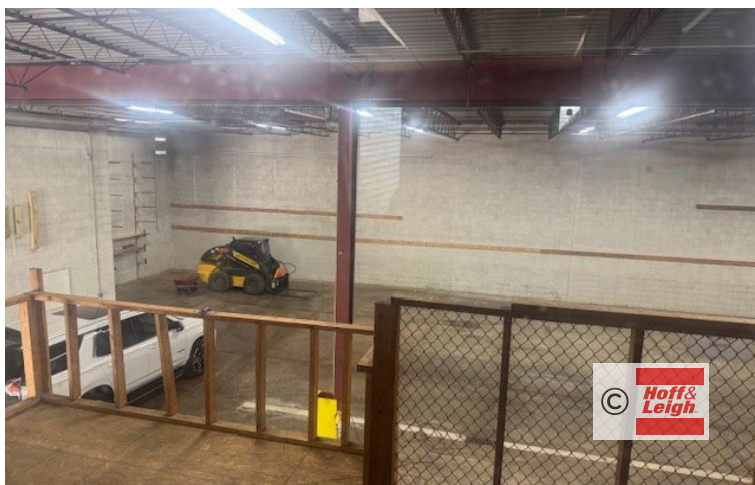
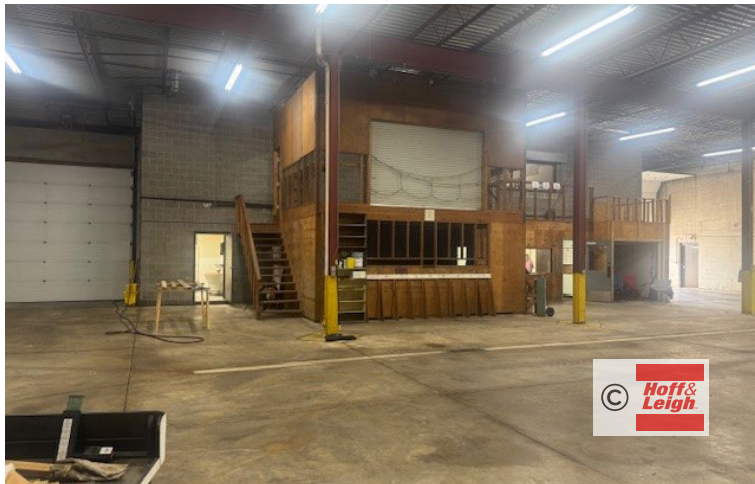
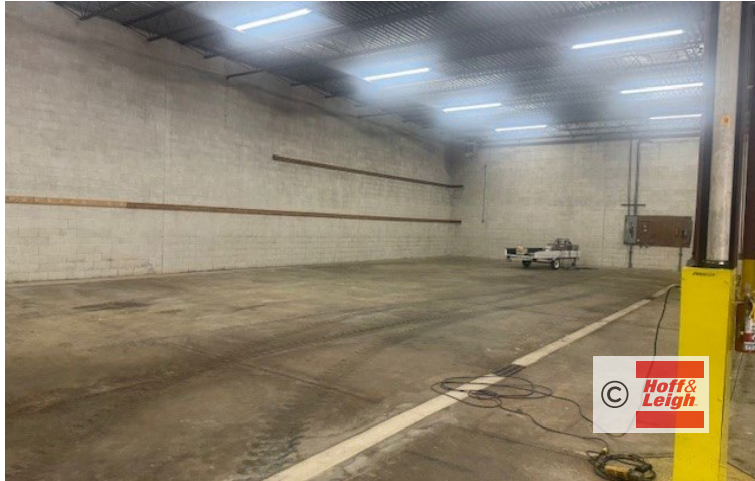
O: 330.940.9360

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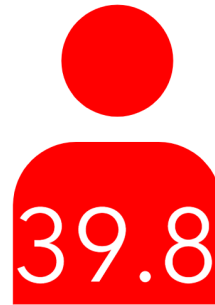
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## DEMOGRAPHICS



86,318  
Population



39.8  
Median Age



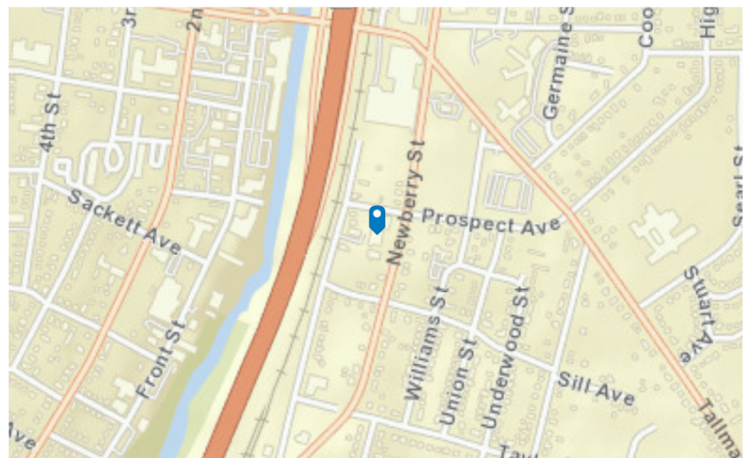
2.2  
Average  
Household Size



\$61,145  
Median Household  
Income

## TRAFFIC COUNT

Cross street	VPD	Distance
Sill Ave	9,364	0.1
Falls Ave	4,000	0.2
Williams St	11,470	0.2
Broad Blvd	3,488	0.2
Broad Blvd	3,233	0.2

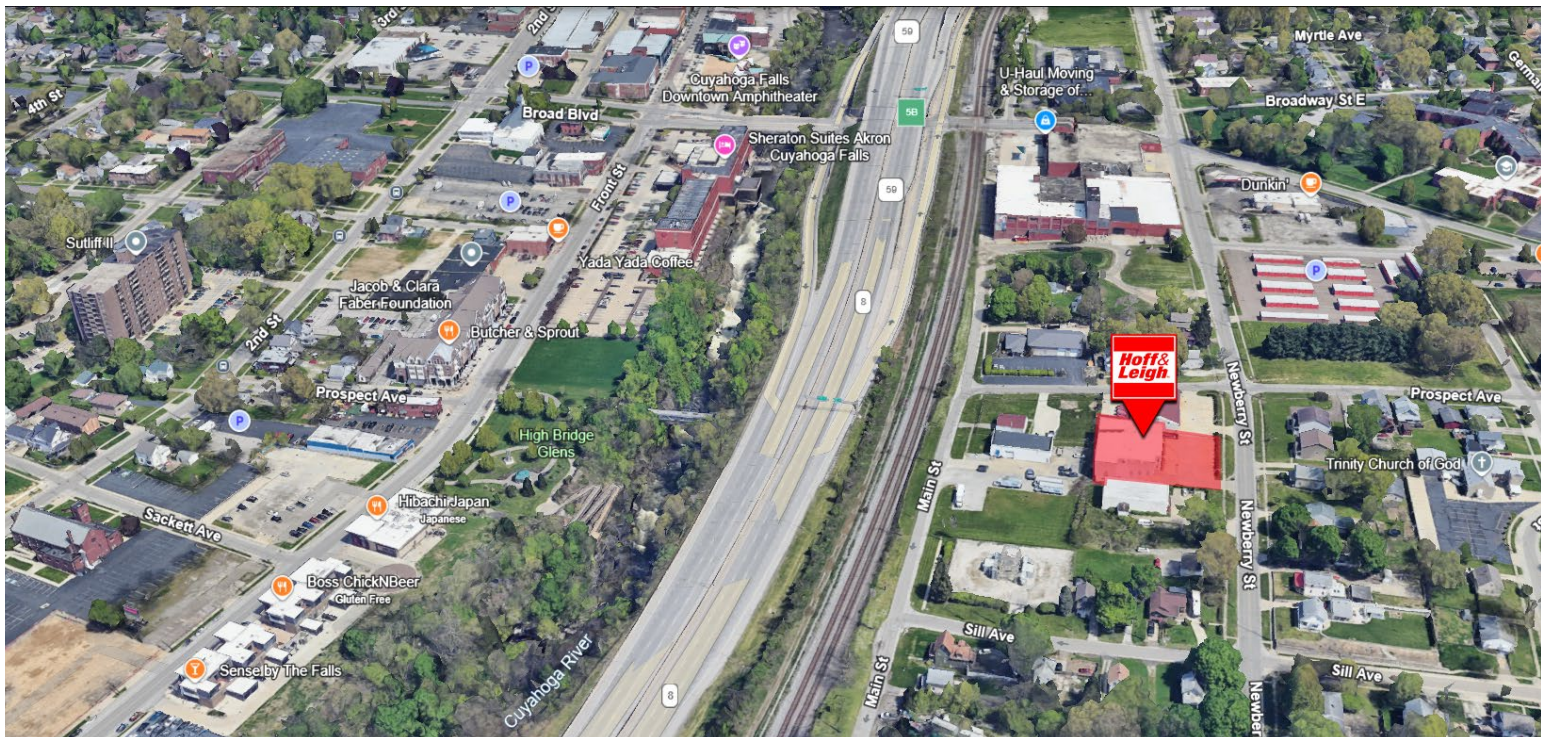


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