

Flex Investment Property For Sale

791 COMMERCE PARK DRIVE, AKRON, OH 44310



Overview

Rare flex investment opportunity located off of Home Ave. in the Akron/Tallmadge area. This well built, fully sprinklered, 12,090 SF block building is 100% occupied by 2 national tenants. Property consists of 9,750 SF of warehouse space, 2,340 SF of office space, 2 docks, 2 drive in doors, and approximately 40,000 SF of pavement for diesel parking. Potential opportunity to build an additional building in the future.

Rent roll and P & L will be provided upon a signed confidentiality agreement.

Highlights

- Fully Leased
- Cash Flowing Investment Opportunity
- Fully Sprinklered
- Abundance of Parking and Land
- 2 Docks and 2 Drive-in Doors
- Over an Acre of Paved Parking

Property Details



Sale Price
\$975,000



Lot Size
2.29 Acres



Building Size
12,090 SF

Rev: June 4, 2025

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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.

Jennifer Fernandez, SIOR, CCIM

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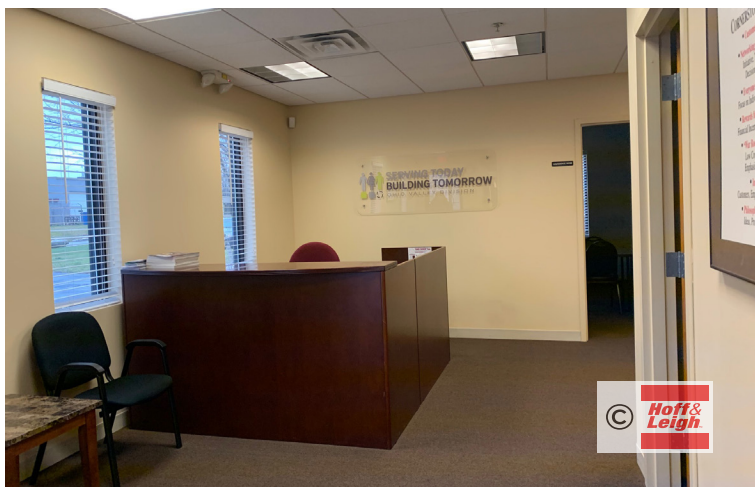
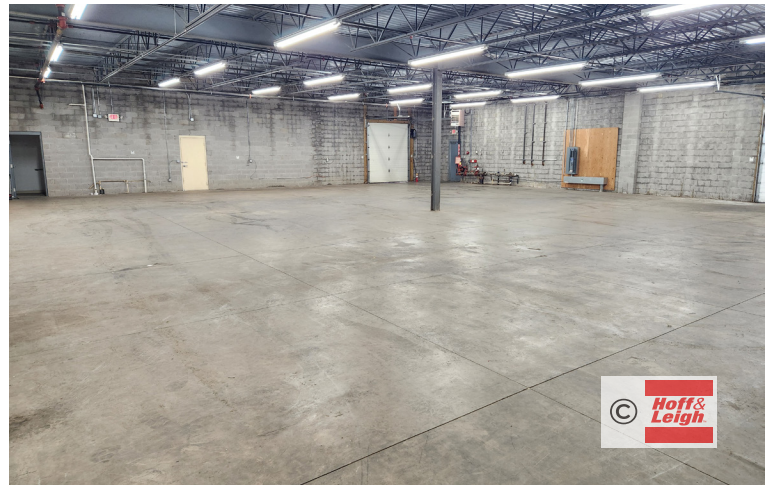
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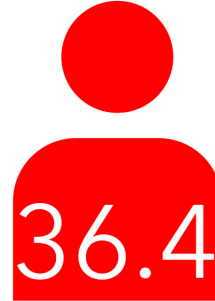
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DEMOGRAPHICS



95,139
Population



36.4
Median Age



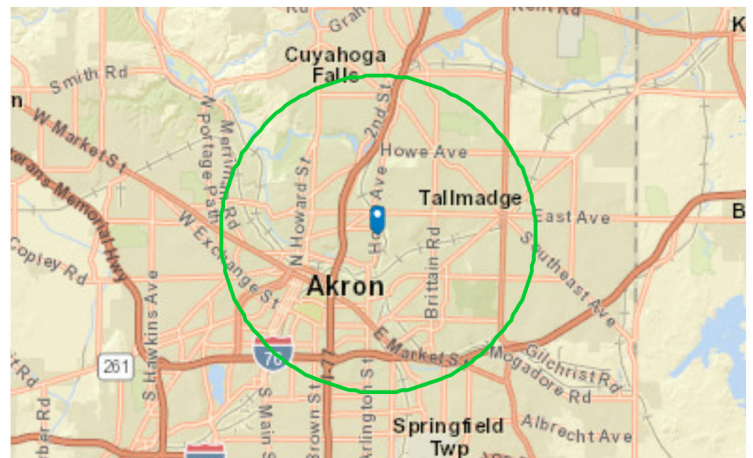
2.2
Average
Household Size



\$48,862
Median Household
Income

TRAFFIC COUNT

Cross street	VPD	Distance
Fouse Ave	6,922	0.1
Home Ave	3,830	0.1
E Tallmadge Ave	7,078	0.2
E Tallmadge Ave	6,869	0.2
Shreve Rd	3,290	0.4

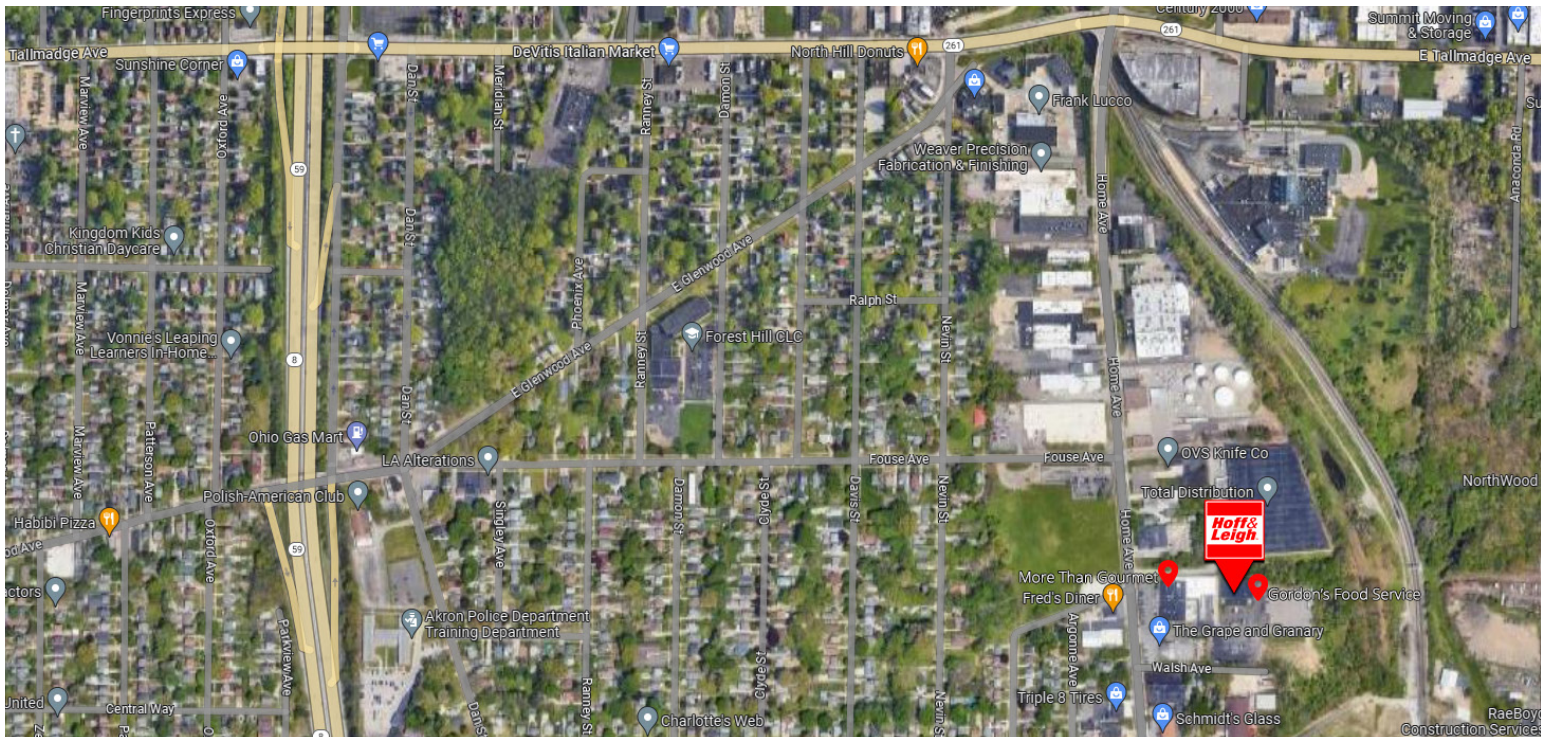


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