

Freestanding Flex/Warehouse For Sale

144 N CANTON ROAD, AKRON, OHIO 44305



Overview

9,992 SF freestanding flex/warehouse building situated on 1.19 acres in Akron. The front of the building includes approximately 2,314 SF of showroom space with drop ceiling and radiant tube heat, along with approximately 1,014 SF of office space with four restrooms and one shower. Separate air systems serve the showroom/retail area, office areas, and an additional small office.

The remainder of the building consists of warehouse space with 13'6" to 14'6" clear ceiling height, two dock-high doors, and two drive-in doors. The building includes a refrigerated processing area and multiple cooler spaces, including two larger coolers and an additional smaller cooler. Constructed in 1963, the building is made of concrete block with steel bar joists.

Zoned U-4, Heavy Commercial, the property allows for a broad range of commercial and light industrial uses. High-visibility location on North Canton Road (approx. 17,597 VPD) with convenient access to I-76.

Highlights

- Excellent Highway Access
- Strong Traffic Exposure
- U-4 Heavy Commercial Zoning
- 2 Dock-High Doors
- 2 Drive-In Doors
- Free Standing Flex

Property Details

Sales Price

- \$650,000

Building Size

- 9,992 SF

Lot Size

- 1.194 Acres

Zoning

- U-4 Heavy Commercial

Rev: April 21, 2026



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.



Teigan Cook

C: 330.217.7490

O: 330.940.9360

TCook@HoffLeigh.com



Tom Franjesh

C: 330.328.3327

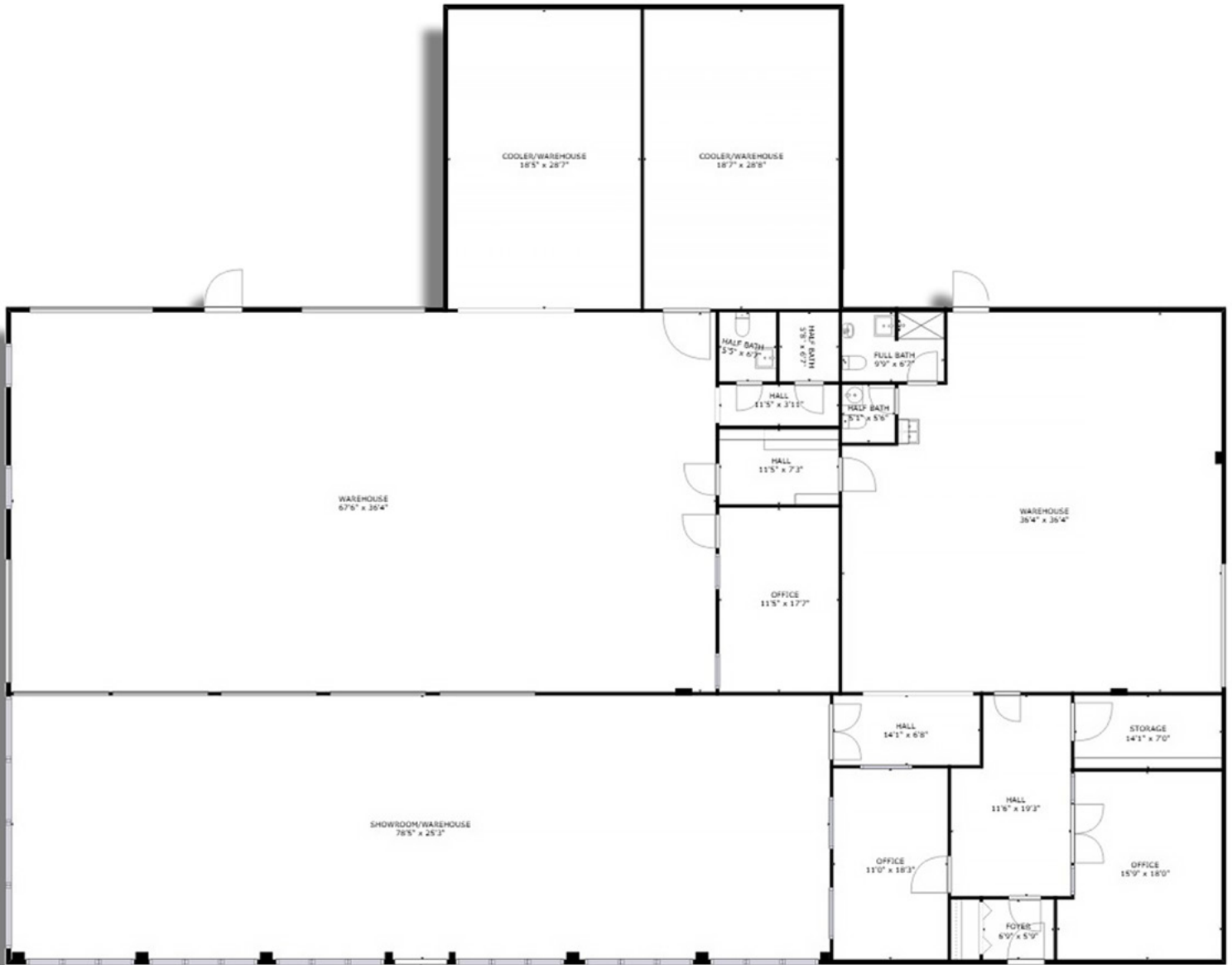
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MEASUREMENTS ARE APPROXIMATE

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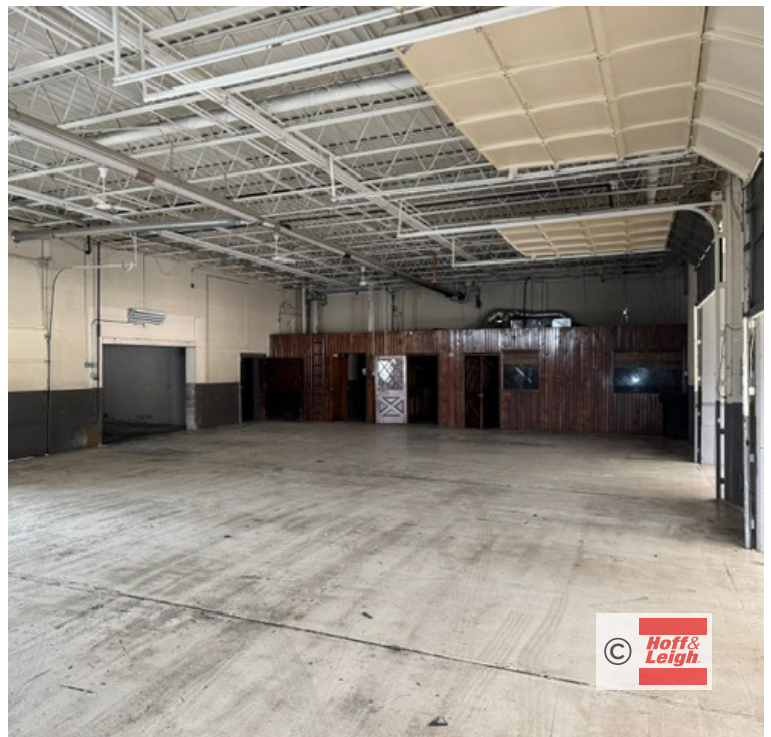
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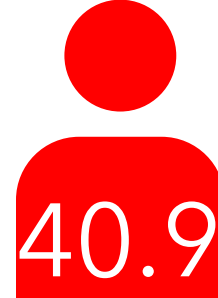
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DEMOGRAPHICS



64,717
Population



40.9
Median Age



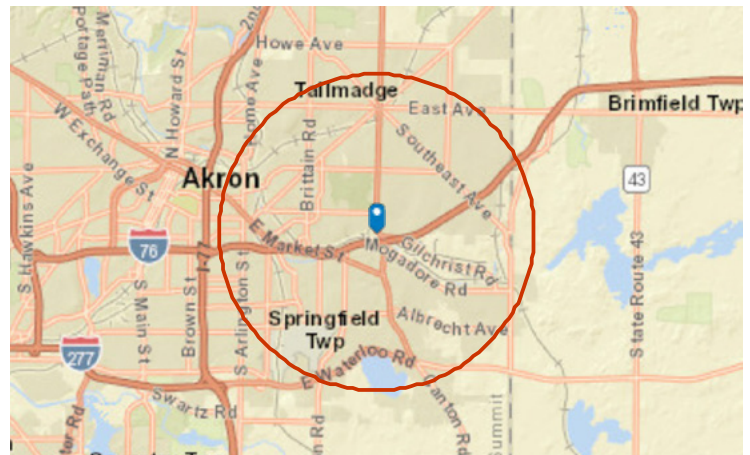
2.2
Average Household Size



\$58,026
Median Household Income

TRAFFIC COUNT

Nearest Cross Steet	VPD	Distance (mi)
Darrow Rd	19,981	0.0
Gilchrist Rd	19,759	0.2
N Canton Rd	50,763	0.2
N Canton Rd	11,331	0.2
Eastlawn Ave	26,310	0.2

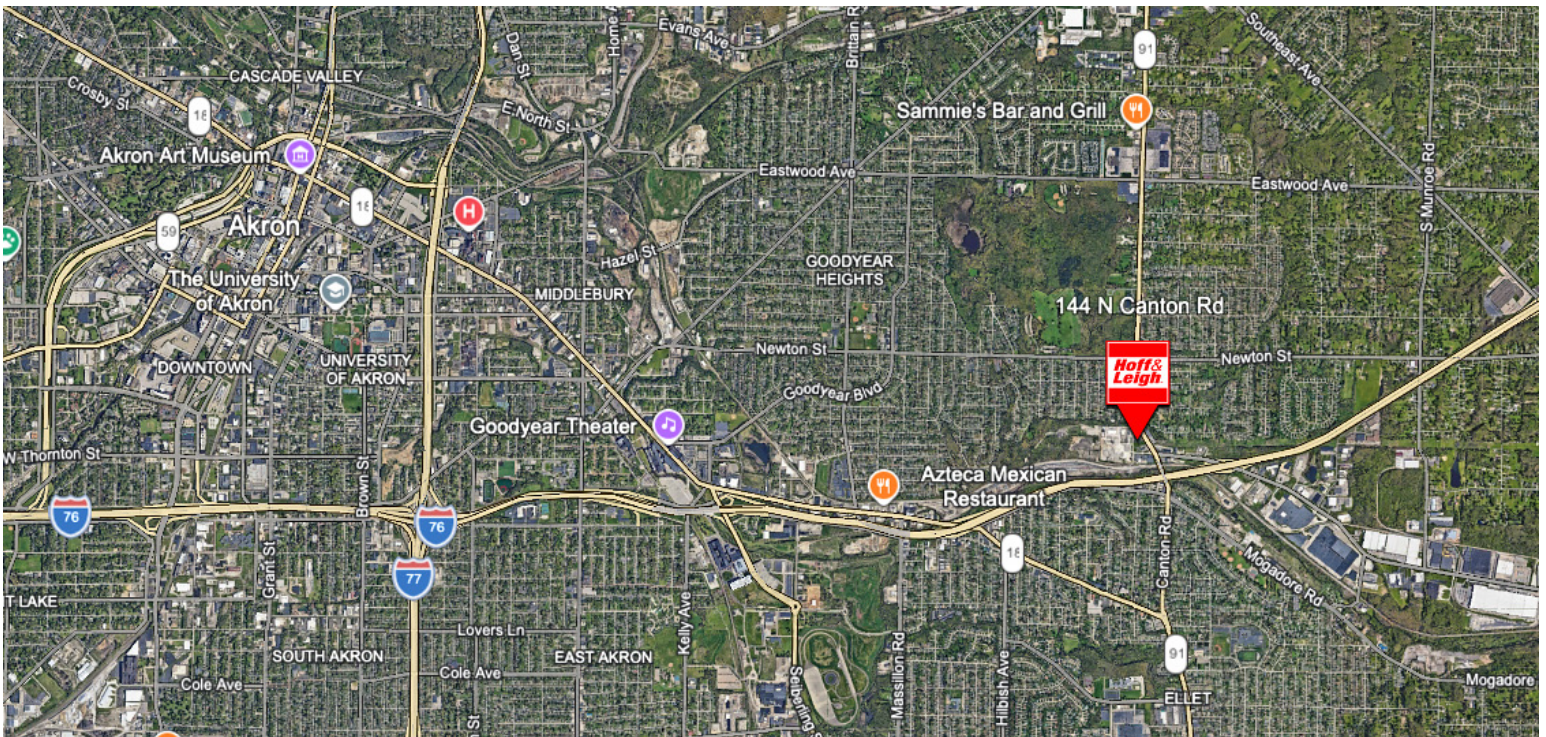


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