

12-Acre Industrial Site For Sale or Lease

4200 SUNNYBROOK RD, KENT, OHIO 44240-7363



Overview

Hoff & Leigh is offering this rare 12-acre industrial site ideal for truck or heaving equipment storage. The property has a 3,850 Sq. Ft. truck maintenance building offering multiple drive-in doors and a mezzanine office. There is a planned renovation of the building. The property is best suited for fleet vehicle storage and maintenance, equipment storage, trailer parking, landscaping companies or any other light industrial business with exterior storage needs.

The owner is willing to consider any increment of exterior storage. Additionally, the owner will build to suite if a user needs additional industrial truck maintenance or warehouse space.

Highlights

- Outstanding High Access
- Highway Visibility
- Truck Maintenance Facility
- 12.00 Acres Ideally Suited for Truck or Equipment Parking
- Divisible to 1 Acre of Outside Storage
- Individual Truck Parking Available

Property Details

Sales Price ■ \$2,500,000

Lease Rate(s)

- Entire Property Available
\$20,000/Month NNN
- Building with 5 Acres Available
\$10,000/Month NNN
- 1 Acre of Outside Storage Space Available
\$2,000/Month Gross
- Interstate Sign is Available
\$5,000/Month

Truck parking, equipment storage and general exterior storage in increments less than 1 acre are available. Owner will provide pricing based on each tenant's needs.

Space Available ■ 3,850 SF

Lot Size ■ 12.09 Acres

Zoning ■ Light Industrial

Contact Tom Franjesh or Craig DeLorenzo at 330.940.9360

Rev: October 22, 2026

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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.



Tom Franjesh

C: 330.328.3327

O: 330.940.9360

TFranjesh@HoffLeigh.com



Craig DeLorenzo

C: 330.620.0799

O: 330.940.9360

CDeLorenzo@HoffLeigh.com

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