

2 VACANT INDUSTRIAL LOTS IN WADSWORTH



2.76 - 7.27 ACRES
WADSWORTH CORPORATE PARKWAY
WADSWORTH, OH 44281
SALE PRICE: \$225,000 - \$349,000



PROPERTY HIGHLIGHTS

- Number of Lots: 2
- Lot Sizes: 2.76 - 7.27 Acres
- Topography Map: Available
- Survey: Available
- City of Wadsworth: Tax Incentives
- Potential Rail Access: Lot 6
- Utilities: Gas, Electric, Water, and Sewer at Street
- Zoning: I-1

LOT#	TOTAL ACRES	FRONTAGE	DEPTH	RAIL	PRICE
6	7.27	268'	643' IRREGULAR	POSSIBLE	\$349,000
8	2.76	330'	393' IRREGULAR		\$225,000
ALL 2 LOTS	10.03				\$574,000

LISTING AGENTS

Troy Gerspacher, CCIM, SIOR
troy@gerspachergroup.com

Cody Sinclair
cody@gerspachergroup.com

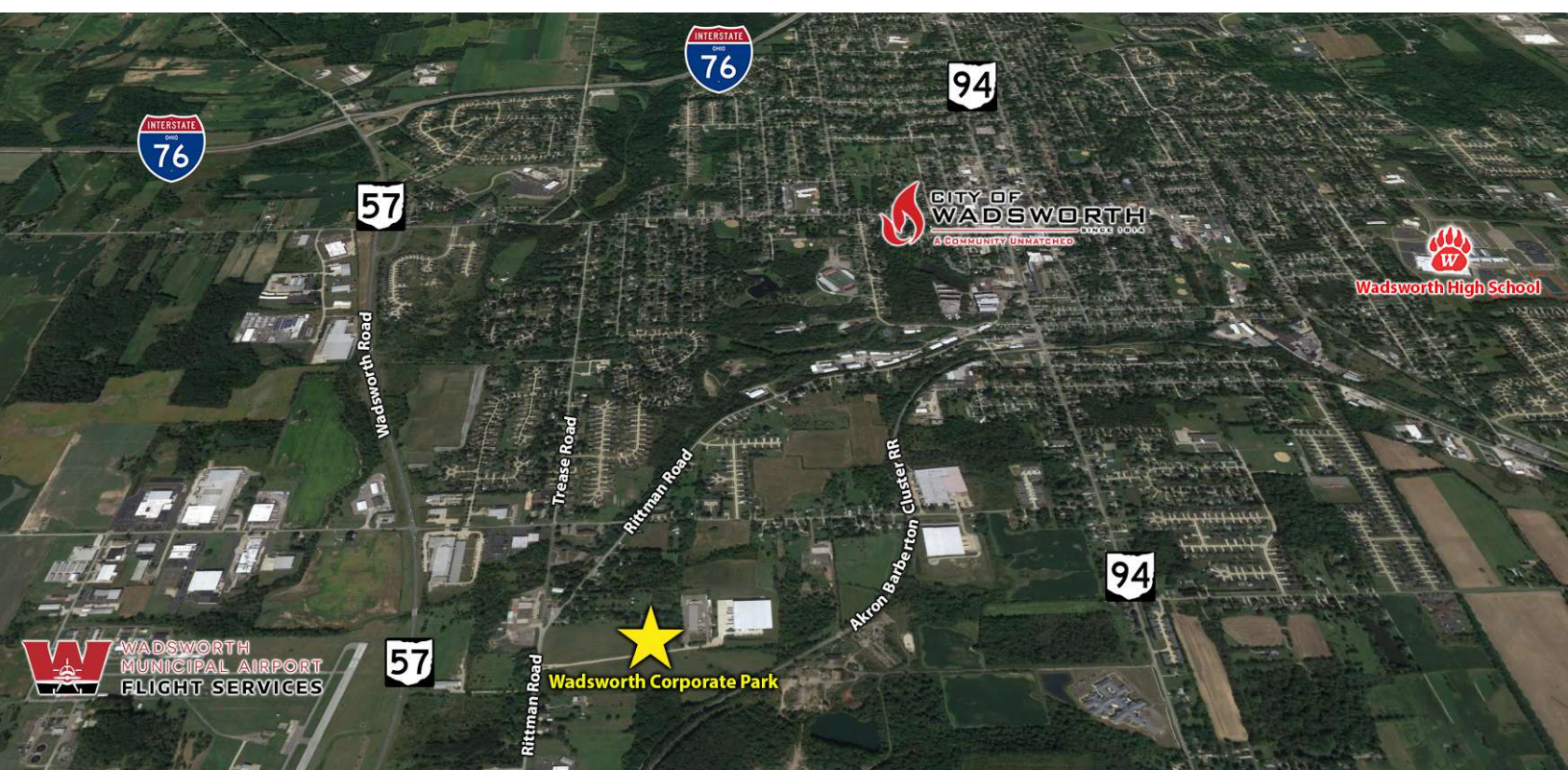
330.722.5002



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PROPERTY OVERVIEW

Wadsworth Corporate Park is on Corporate Parkway, a cul-de-sac in the City of Wadsworth. It is zoned I-1 Industrial with two parcels available ranging from 2.76 acres to 7.27 acres. The park is a Foreign Trade Zone and has additional tax abatements which can be negotiated with the City of Wadsworth. All lots have gas, electric, water and sewer at the street. Only 2 Lots remain with very limited options in the market.

LOCATION OVERVIEW

The Wadsworth Corporate Park is located at the intersection of Rittman Road and Corporate Parkway in the City of Wadsworth, in southeastern Medina County, in Northeast Ohio. The park is only 2.3 miles southeast of the I-76 at SR-57 interchange. This gives one easy access to I-71, I-77, Columbus, Cleveland, Akron, Canton, the Ohio Turnpike and two regional airports.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	992	10,473	19,697
Total Population	2,496	25,741	48,377
Average HH Income	\$96,081	\$102,005	\$104,567

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.



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LOT 6

A nice 7.27 acre industrial lot consisting of 268' of frontage at the end of the cul-de-sac but also backs up to Akron Barberton Cluster Railroad. There is a potential to connect with additional unknown expense.



LOT 8

Rare, small 2.76 acre industrial lot with 330' of frontage with 393' of depth. Sewer and water on the street with I-1 Zoning that incorporates a wide variety of industrial uses. This is a difficult find in Wadsworth, Ohio.

