

FREESTANDING INDUSTRIAL/RETAIL BIG BOX



FOR LEASE
1700 BRITTAIN ROAD
AKRON, OH 44310

LEASE RATE: \$26,825/MO + NNN



PROPERTY HIGHLIGHTS

- Available: 75,719 SF | \$4.25/SF
- NNN Fees: TBD
- Industrial Property includes: 11 Offices, 1 Audio/Visual Room, Commercial Kitchen, 4 Restrooms, Wet Sprinkler System, and Central Air
- Ceiling Clears of 15.8' to 17', 2 Docks, and 3 Overhead Doors
- Enclosed Outdoor Storage Area with a Security Fence
- Outdoor Signage Available
- Parking Spaces: 284±
- Power: 3-Phase
- Zoning: Business Retail



LISTING AGENT

Sam Tecca
sam@gerspachergroup.com

Tim Shalala
tim@gerspachergroup.com

330.722.5002

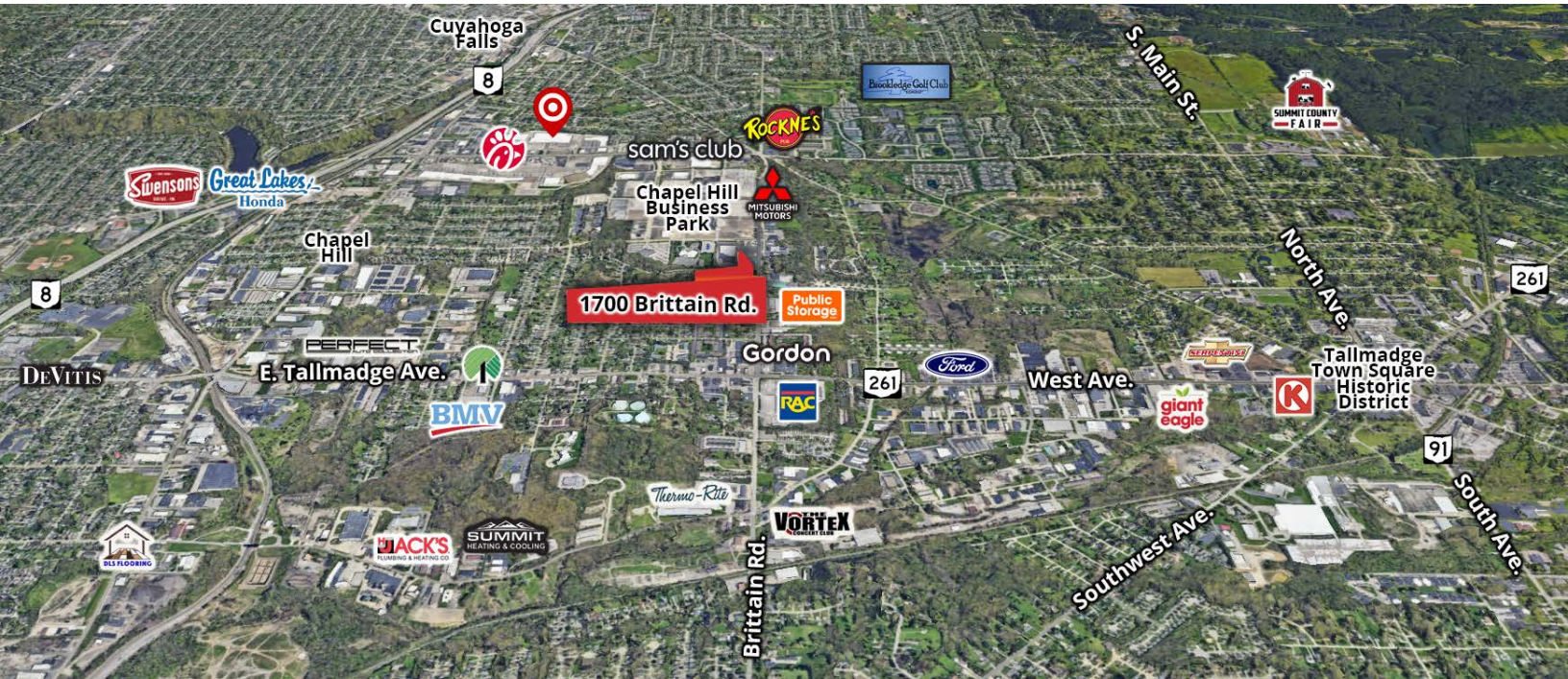


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PROPERTY OVERVIEW

Gerspacher Real Estate Group is pleased to announce this freestanding Big Box/Industrial property is now available for lease! This corner property boasts a total of 75,719 SF on approximately 7.8 acres. What was formerly the home of The Remedy Church, which invested over \$1,000,000 in interior/exterior renovations, is now ready for the perfect retail or industrial tenant. The renovations included the installation of a fully equipped commercial kitchen with commercial exhaust hood, replacing a total of 14 Roof Top Units (RTUs) and thermostat systems, as well as a full roof replacement (with PVC material) on the north side of the building. Ownership is flexible to accommodate potential build-out options for Industrial tenants with an agreed length of term.

LOCATION OVERVIEW

1700 Brittain Road is ideally located across the street from Chapel Hill Mall's redevelopment complex, Chapel Hill Business Park, which is a newly renovated hub of self-storage, light-industrial, and manufacturing projects. The area has recently attracted national and local developers, which is bringing in a new wave of investment and revitalization. The site is also conveniently located approximately 2.5 miles from I-76/I-77 interchange and approximately 14.5 miles from Akron-Canton Airport (CAK).

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Population	7,968	47,224	146,554
Total Units	3,660	21,544	65,725
Median Income	\$63,732	\$66,245	\$59,501

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

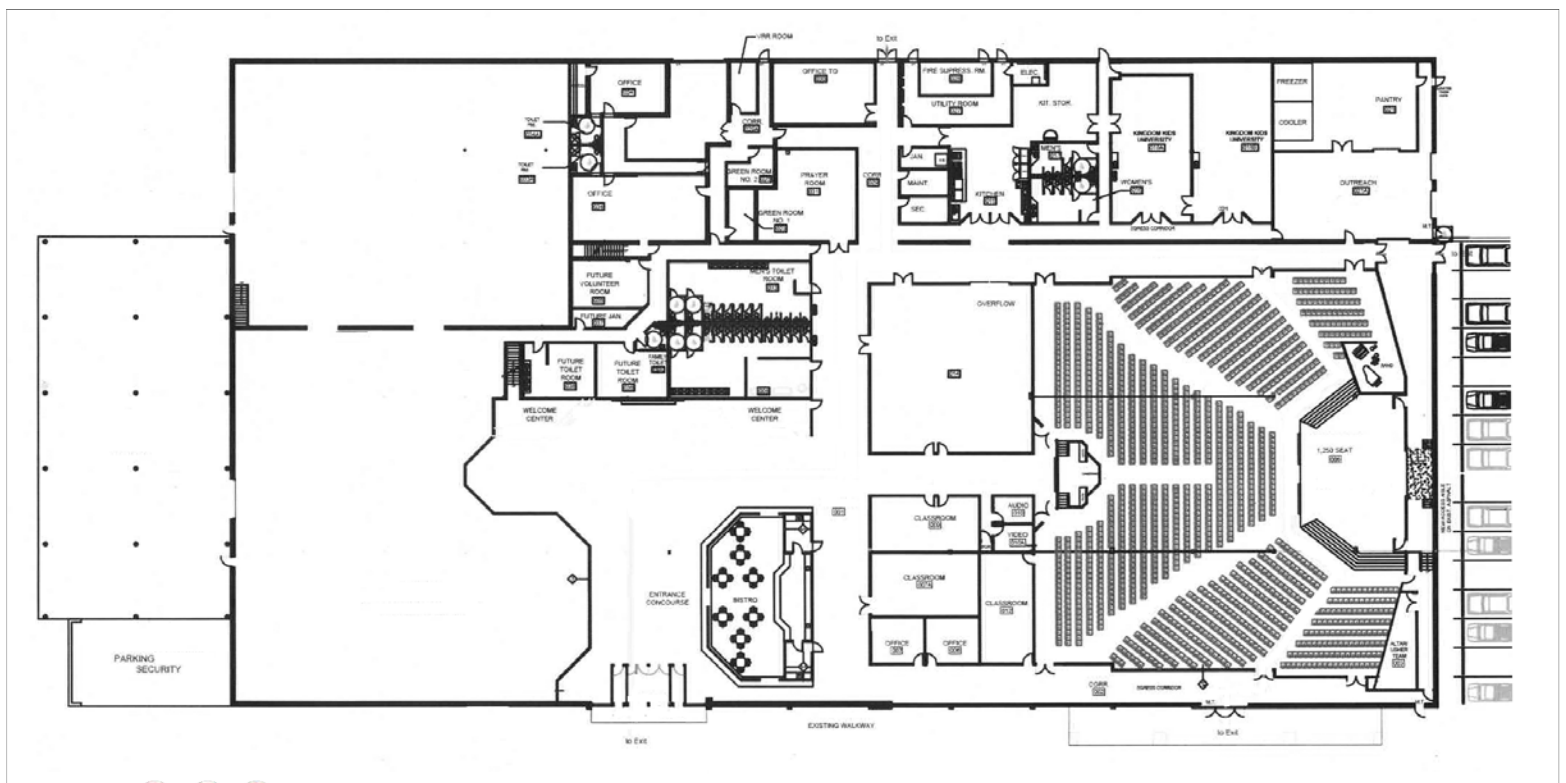


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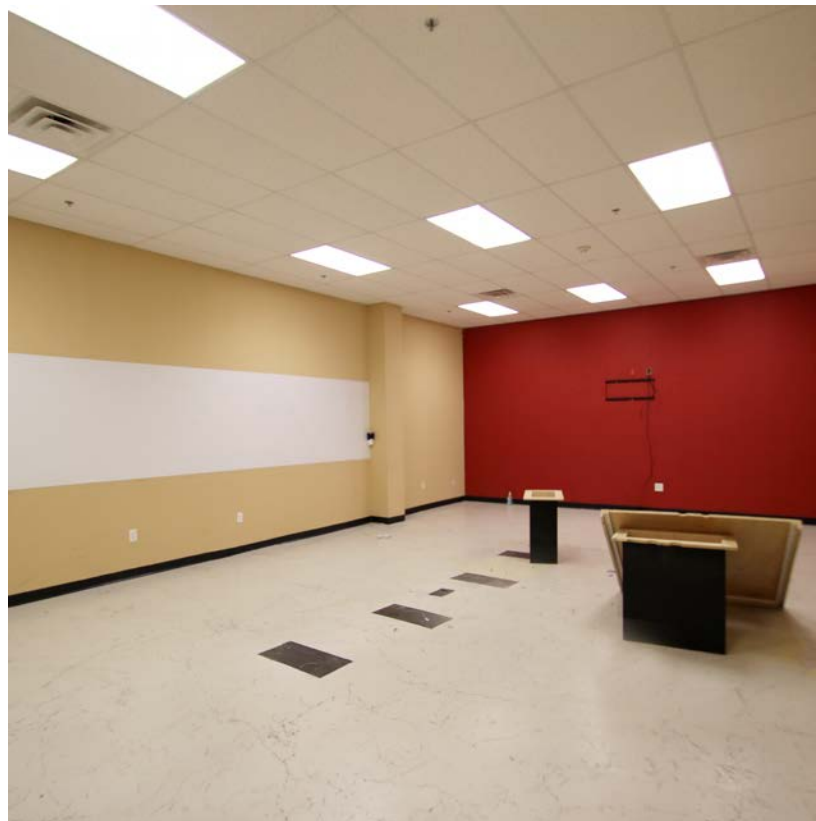


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