



FOR SALE

465-505 S BROADWAY ST, AKRON, OH 44308

✔ For More Information Email:

Jim Pickard, President | jpickard@pickardcommercial.com
O: 330.794.7986 x2 | C: 330.472.3526



SALE PRICE

\$3,250,000

PROPERTY DETAILS

SF Available: 12,000 and 32,200

Total SF: 44,200

2 Offices: 1,650-6,235 SF

2 Buildings

FEATURES

Located on 4.53 Acres

Surface parking for 134 vehicles

Power: 3 Phase 480v / 277 / 1,600 & 600 amps

Ceiling Height: 22 feet

10 docks and 7 drive-in doors

CO2 Detection systems

Oil Interceptors

Industrial / Light Manufacturing in the Heart of Downtown Akron



Flexibility

Multiple space configurations within the 32,200 SF



Great Location

Superior highway access less than 1 mile from I-77 and I-76



Building Improvements

Over \$300,000 invested in new tenant improvements including HVAC



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PROPERTY PHOTOS





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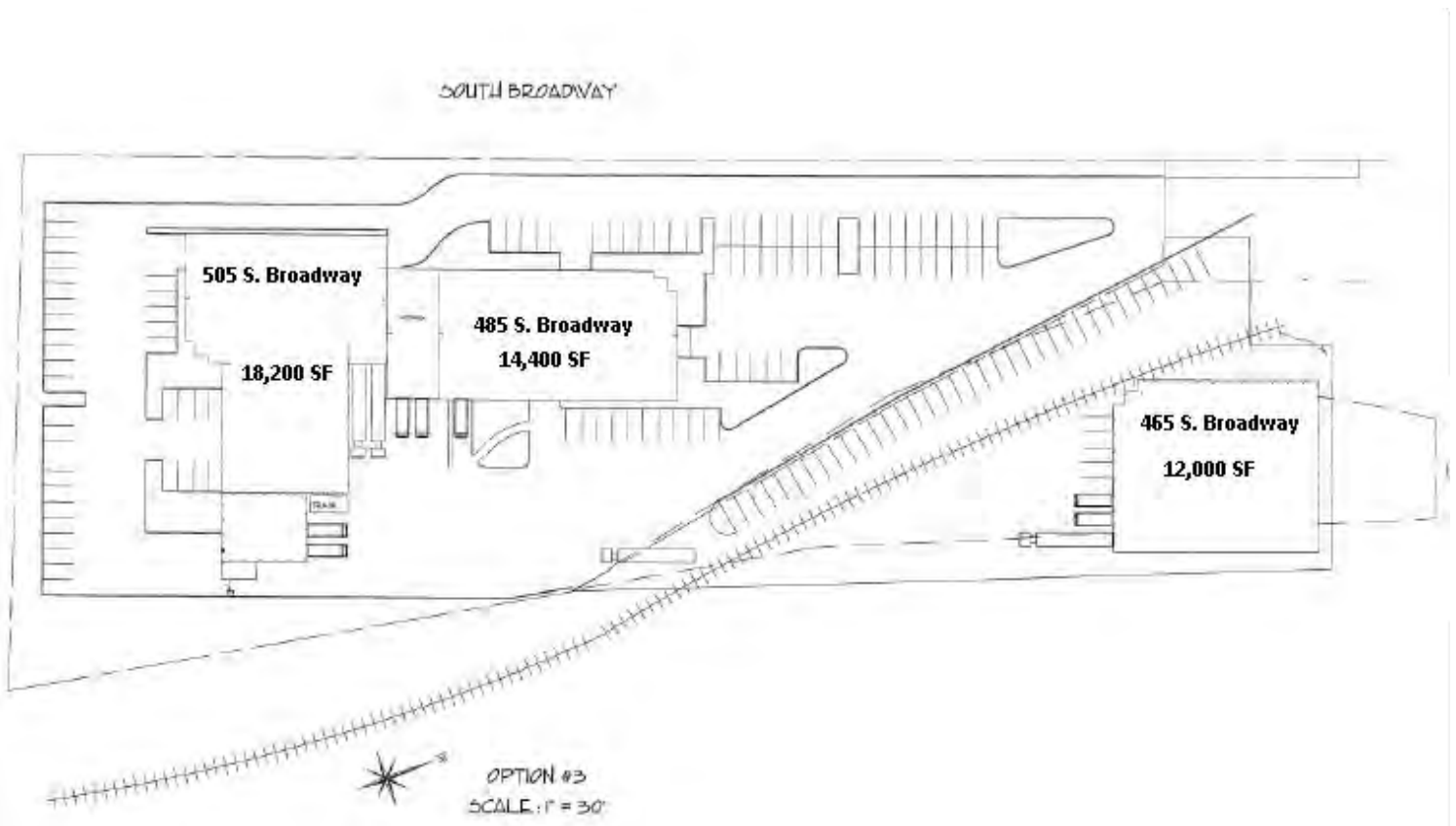
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SITE PLAN





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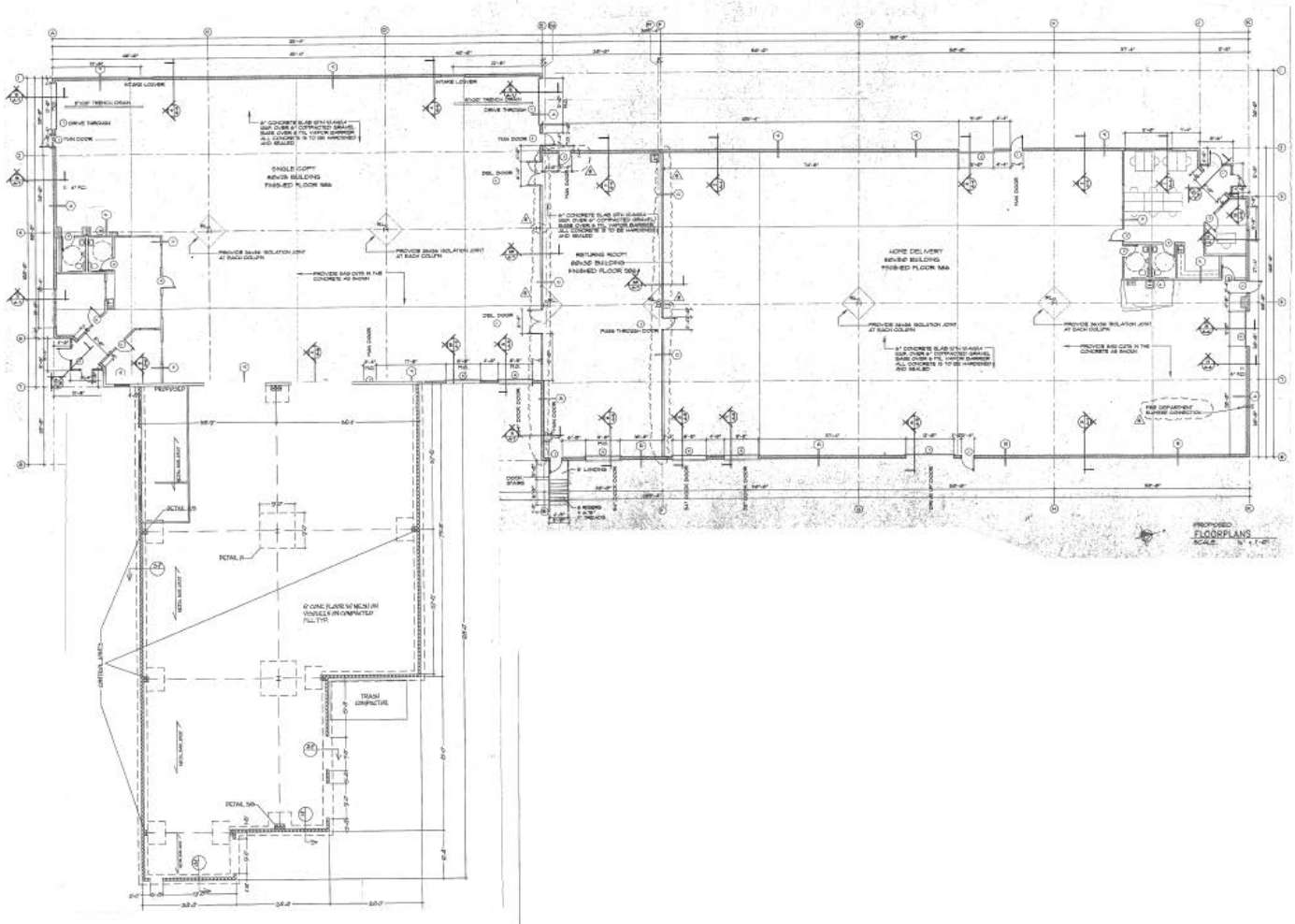
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485/505 FLOOR PLAN



BUILDING 1

32,200 SF - Built 2000
Office Space: 6,235 SF
8 Docks
5 Drive-In Doors
Power: 3 Phase - 480v / 277 / 1,600 amps
External Electric for Engine Block Heaters



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465 FLOOR PLAN

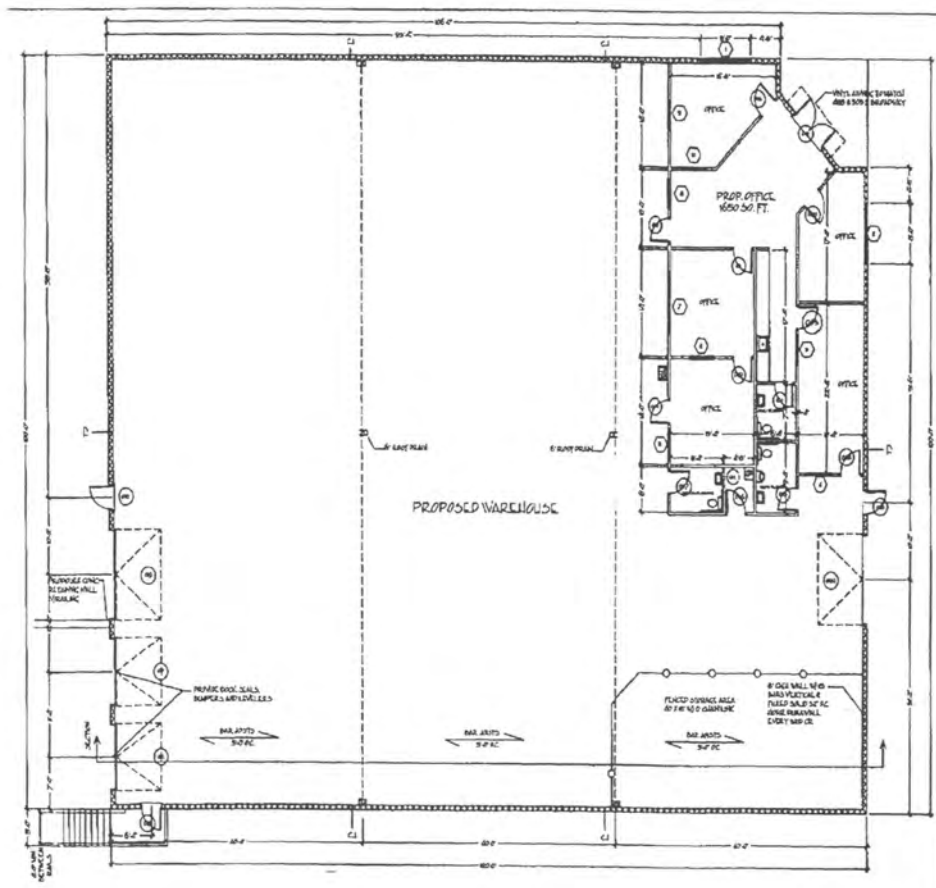


EXHIBIT A

BUILDING 2

12,000 SF - Built 2005
Office Space: 1,650 SF
2 Docks
2 Drive-In Doors
Power: 3 Phase - 480v / 277 / 600 amps



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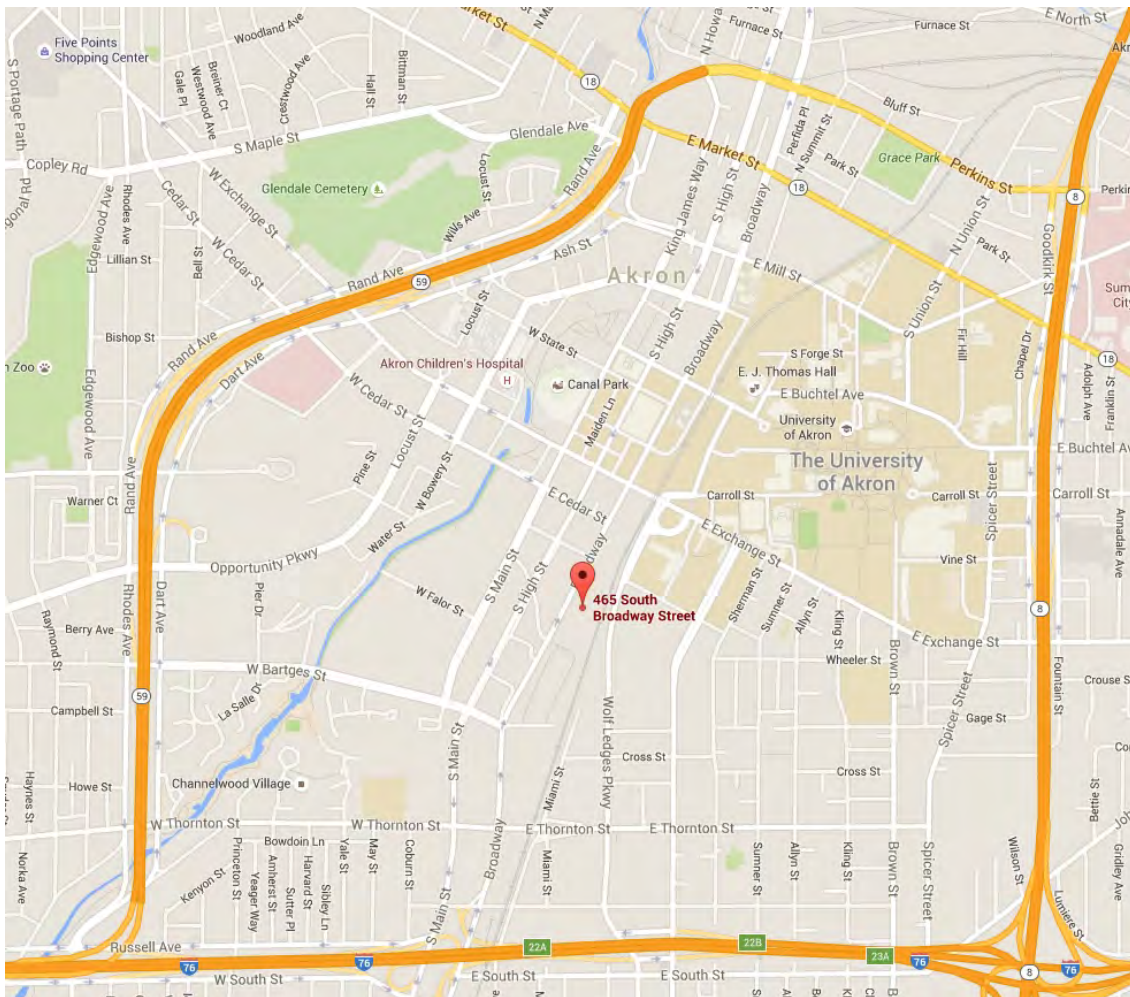


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MAP



GREAT LOCATION

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AERIAL VIEW



2 BUILDINGS FOR SALE

ACT NOW!



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Property Type: Industrial / Lt. Manufacturing Facility

County: Summit | Location: North of I-77 in Downtown Akron

SITE INFORMATION

Area: 4.53 Acres
Frontage: 880'
Depth: 311'
Zoning: U5-H3
Gas: Dominion
Sewer: Akron
Water: Akron
Electric: Ohio Edison
Topography: Flat
Survey Available: Yes
Interchange: I-76 & I-77
Distance: 1 Mile
Bus Line: Yes
Traffic Count: 13,650
Rail:
Rail Name:
Restrictions: Of Record
H&B Use: Distribution, Light Manufacturing

Misc. Info:

2 Buildings for Sale @ 32,200 and 12,000 SF, 10 docks and 7 drive-in doors total. Multiple or single tenants.

BUILDING INFORMATION

Year Built: 2000 / 2005
Year Renovated:
Sq. Ft. Gross Bld: 44,200 SF
Minimum Divisible: 12,000 SF
Maximum Contiguous: 32,200 SF
No. Units: 2
Elevators & Types:
Sprinklers: Yes
Ceiling Height: 22'
Docks: 8 Docks / 2 Docks
Drive In Doors & Size: (5) 12x14 / (2) 9x10
Office Space: 6,235 SF / 1,650 SF
Air Conditioning: Office & Partial Mfg.
Heat Type: Central & Reznor
Power Available: Yes 3 Phase:
Building 1: 480v/277/1,600 amps
Building 2: 480v/277/600 amps
Previous Use: Distribution
Parking Spaces: 134 Spaces
Unit/Bay Size: 100 x 50
Plans Available: Yes
Construction Type: Masonry
Est. Floor Load:
Crane:

SALES INFORMATION

Price: \$3,250,000
Price Per Sq. Ft: \$73.53
Taxes: \$22,009.43 / Half
Assessments: Of Record
Equity:
Gross Income:
Expenses:
Curr.Occupancy: 100% Occupied
Financing:
Cap Rate: 8.23%

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