

70,000 SF to 91,000 SF Industrial / Warehouse at **Firestone Industrial Park**
Can Increase SF with 2nd Story Office



120 Cole Ave. Ext.
Akron, Ohio

Property Features

- Located at Firestone Parkway and Cole Avenue Extension
- Strategically located just minutes from downtown Akron, I-76, I-77 & SR-8
- 70,000 to 91,000 SF
- 4.41 Acres
- Dock doors w/dock seals: 9'x10'
- Drive-in Doors: 12'x14'
- Clear Height: 32' +/-
- ESFR Sprinklers
- Power: Build-to-suit
- Potential rail access
- Economic incentive package available
- Build-to-suit potential 1 or 2 story office space
- Located in a Qualified Opportunity Zone

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PHOTOS



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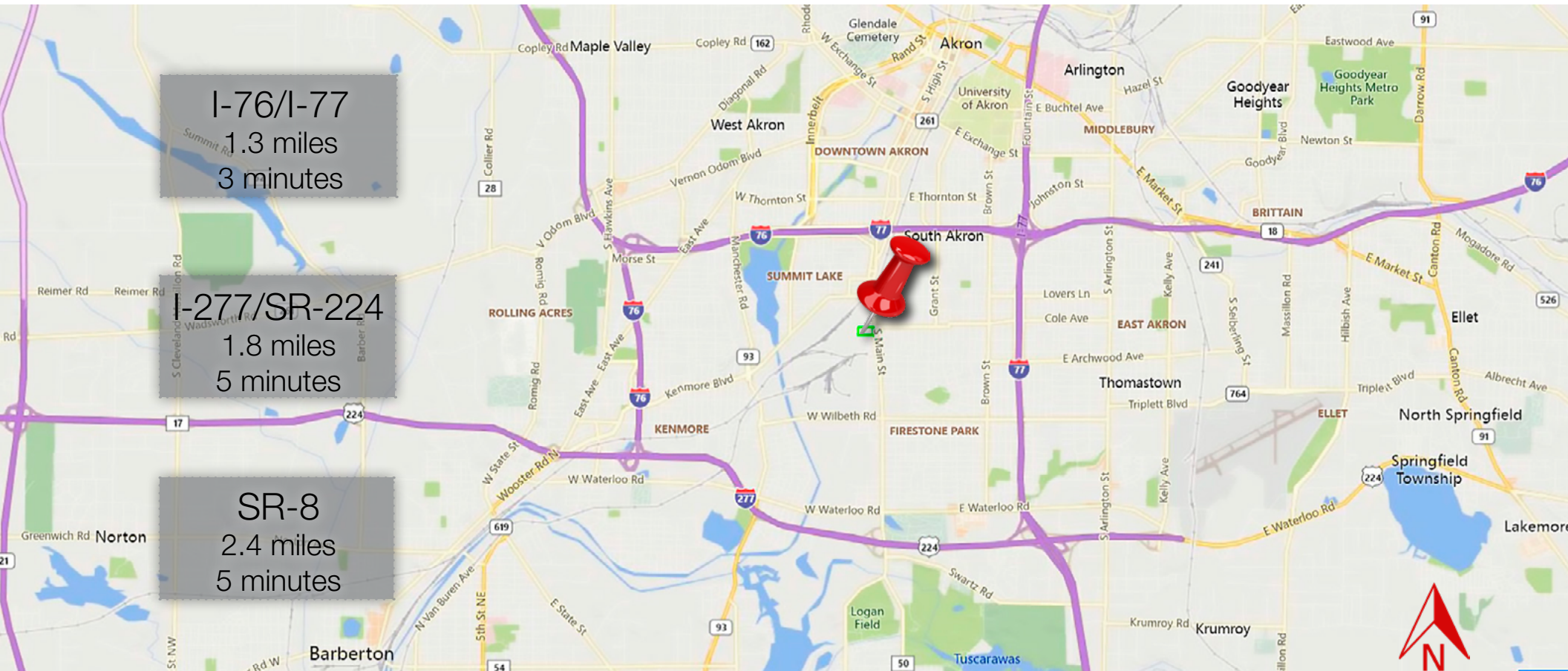
120 Cole Avenue Extension Akron, Ohio

DEVELOPMENT



120 Cole Avenue Extension Akron, Ohio

LOCATION MAP



Property Details	TOTAL SPACE AVAILABLE:		70,000 - 91,000 SF
	TOTAL WAREHOUSE AREA:		Build-to-suit
	POTENTIAL 1 OR 2-STORY		Build-to-suit
	CONSTRUCTION:		Precast concrete panels and steel
	ZONING:		U-5 Ordinary Industry
	COLUMN SPACING:		50' X 45'5"
	CEILING HEIGHT:		32' Clear +/-
	DOCK DOORS W/DOCK SEALS:		9'x10' Build-to-suit
	DRIVE-IN DOORS:		12'x14' Build-to-suit
	CRANES:		50+ ton possible
	SPRINKLERED:		Yes, ESFR
	HEAT:		Overhead gas
	WATER / SEWER:		City
	ELECTRIC POWER:		Build-to-suit
	RAIL ACCESS:		Potential
PARKING		111 Spaces	
Location Details			1.3 miles I-76/I-77
	DISTANCE / INTERCHANGE:	1.8 miles	I-277/SR-224
		2.4 miles	SR-8
Price Details	LEASE RATE:	Warehouse:	\$6.50 NNN
		Office:	\$12.00 NNN
		NNN charges est. \$1.91 PSF	
Comments	State of the art warehouse/office space. Great access to the new I-77 Interchange at S. Main Street. Fully customizable to fit your needs.		

**BUILD TO SUIT
NOW AVAILABLE**

**AKRON
OHIO**