

Unique Multi-Use Commercial Property



1489 Kelly Ave.
Akron, OH 44306

Property Features

Exceptional opportunity featuring a versatile mix of industrial and office space:

Unit A - **LEASED**

1,600 SF mechanical/maintenance garage with oversized 30'x16' overhead door and 18' ceiling - ideal for service operations

Unit B

4,000 SF warehouse with dock access for efficient loading and distribution

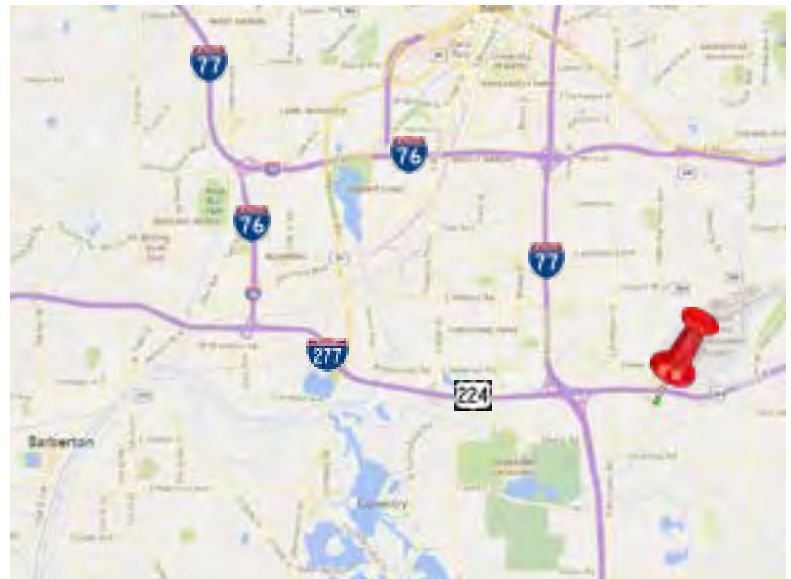
Unit C

Additional 1,600 SF flex space suitable for warehouse or maintenance area

Unit D - **LEASED**

2,000 SF Single-level office suite with excellent layout potential

Spaces can be leased separately or together



For more information:

David Whyte

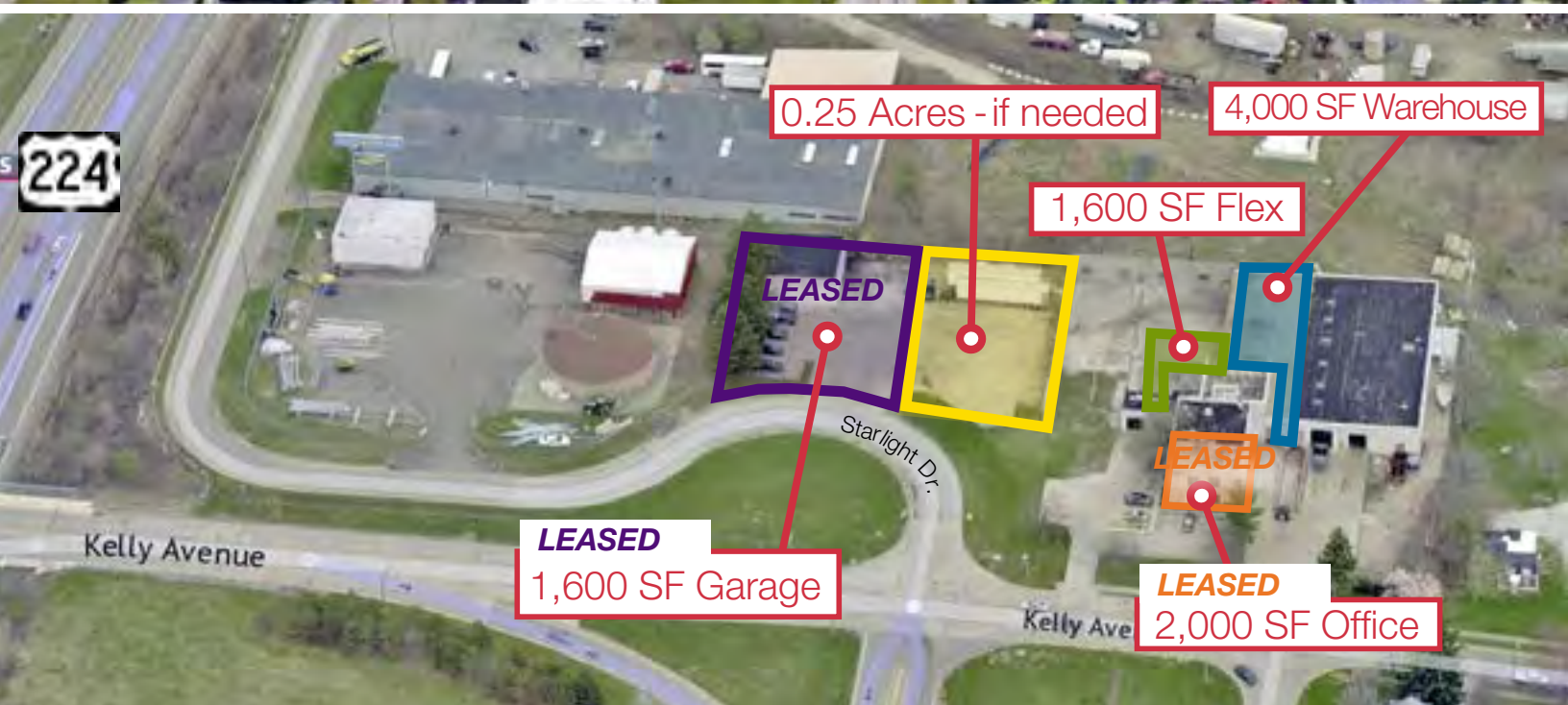
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FOR LEASE



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FOR LEASE

A **LEASED**
Garage
30'x16' OH Door
18' Ceiling

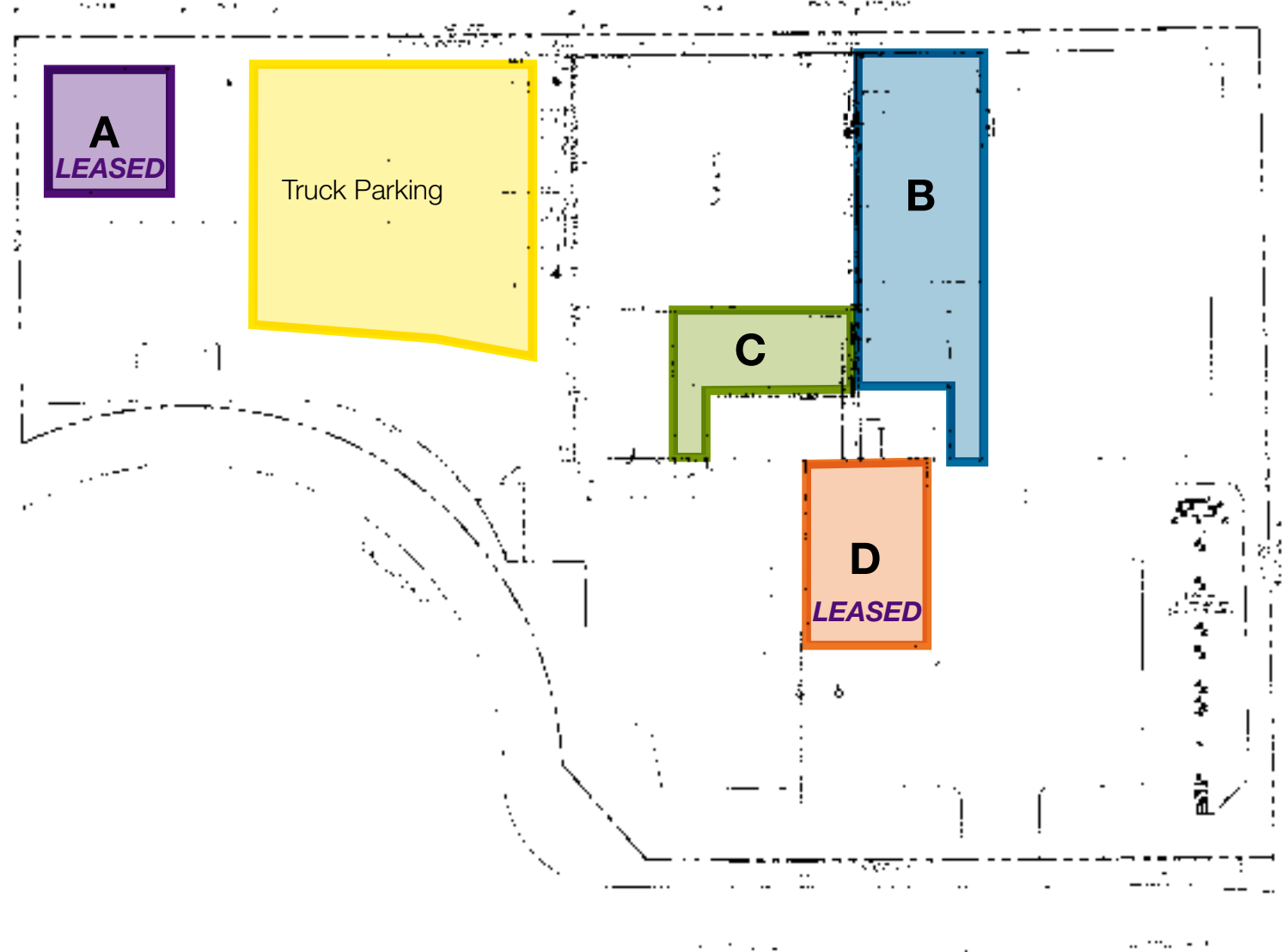
B **4,000 SF**
Warehouse with
Dock Access

C **1,600 SF**
Flex Space

D **LEASED**
Single-Level
Office Suite

Also Available

0.25 Acre
Truck Parking



Any of these spaces can be leased separately or together

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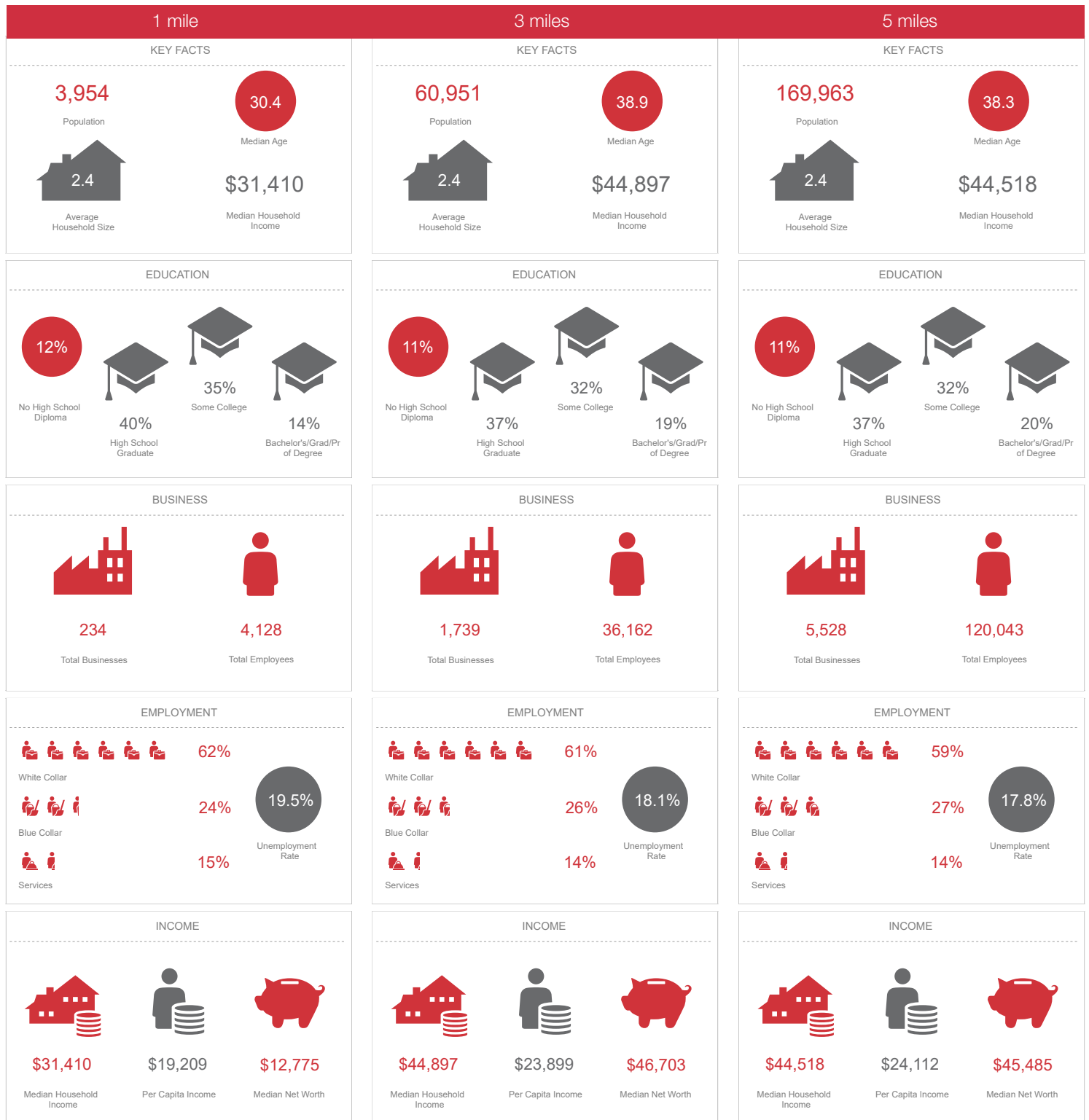
FOR LEASE



Demographics	1 Mile	3 Miles	5 Miles
Population:	3,954	60,951	169,963
Households:	1,641	25,281	69,334
Median Age:	30.4	38.9	38.3
Average HH Income:	\$46,196	\$57,699	\$58,861
Traffic Count:	8,448 Kelly Ave. @ E. Waterloo Rd.		
	3,103 SR224 @ Kelly Ave. Exit		

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FOR LEASE

Property & Price Details

A	GARAGE SPACE:	1,600 SF
	GARAGE POWER:	3-Phase power
	CLEAR CEILING HEIGHT:	18'
	OVERHEAD DOORS:	(1) 30'x16'
	GARAGE LEASE PRICE:	\$2,000/month

B	WAREHOUSE SPACE:	4,000 SF
	CLEAR CEILING HEIGHT:	12'
	DOCK DOORS:	(1)
	WAREHOUSE LEASE PRICE:	\$3,000/month

C	FLEX SPACE:	1,600 SF
	FLEX LEASE PRICE:	\$2,200/month

D	OFFICE SPACE:	2,000 SF
	OFFICE LEASE PRICE:	\$2,000/month

**Also
Available**

TRUCK PARKING SPACE:	0.25 acres if needed
TRUCK PARKING PRICE:	negotiable

Spaces can be leased separately or together

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