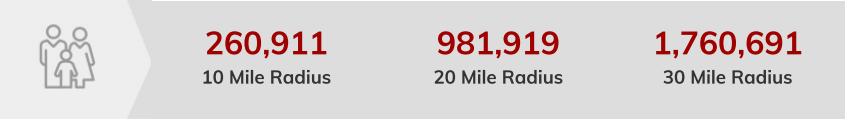




Property and Area Description

Property for sale or lease. Located at the intersection of SR-21, Wooster Rd W. (SR-585), and Eastern Rd. 47,284 SF multi-tenant industrial facility on 5.74 acres. Next to Dollar General and Circle K. Currently, up to 41,366 SF available; including 16,500 SF warehouse. The building includes three (3) dock doors, three (3) overhead doors, heavy power: 600 - 1,600 AMPS/480-277 volts / 3 phase, with some air conditioned manufacturing areas. Ideally located at the intersection of SR-21, Wooster Road, and Eastern Road. Cell tower on site is NOT part of sale. Adjacent land parcels available if more land is needed. Zoning is I-1 Industrial Daily Traffic Count: 1,638 (Eastern Road and Hametown Rd.) 2,110 (Wooster Rd W. at S. Hametown Rd) 17,600 (SR-21)

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

Nearest Highway: SR-21 (.4 mi.)
Nearest Interstate: I-76 (3 mi.)
Nearest Airport: Wadsworth Municipal (7 mi.)
Nearest Commercial Airport: Akron Canton Airport (21 mi.)
Rail Served: No
Rail Served By: Unknown, Other
Rail Accessible: No
Rail Infrastructure in Place: No

Utilities

Electric: First Energy
Natural Gas: Dominion East Ohio
Water: City of Barberton
Sewer: City of Barberton

Building Type:	Industrial, Research & Development, Office, Warehouse & Distribution
Available SF:	41,366
Total SF:	47,284
Number of Stories:	1
Expandable:	Yes
Site Size:	5.74 Acres
Year Built:	1957
Can Subdivide:	No
Within City Limits:	Yes
Construction Type:	Concrete Block
Sale Price:	\$975,000
Sale Price Note:	975000
Lease Rate:	\$4.75
Last Updated:	Dec 14, 2022

Economic Development Contact

Heather Russell
inSITE Advisory Group
3421 Ridgewood Road
Fairlawn, Ohio 44333
(330) 802-4897 | heather@insiteadvisorygroup.com

Realtor/Owner Contact

Bob Raskow
NAI Cummins
(330) 535-2661