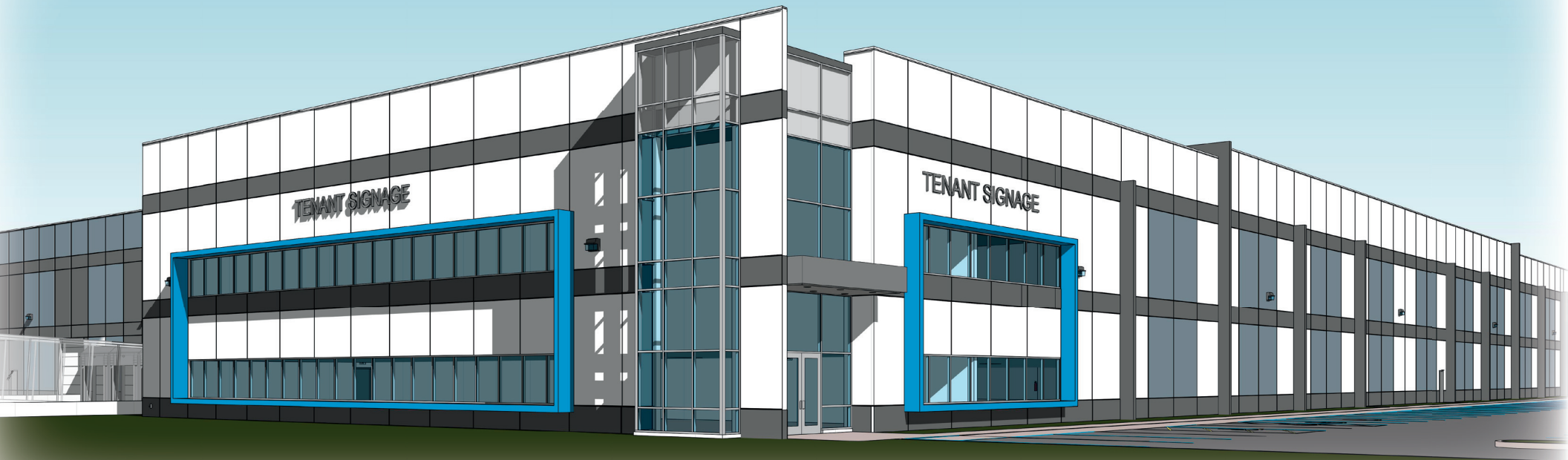


NAI Pleasant Valley

Firestone Industrial Park
Akron, OH

NEW Spec Building
Coming Soon
116,150 SF Industrial



120 Cole Avenue Extension

(at Firestone Parkway)

AKRON OFFICE
789 White Pond Dr.
Suite C
Akron, Ohio 44320
330 535 2661

MEDINA OFFICE
1093 Medina Rd.
Suite 100
Medina, Ohio 44256
330 590 8248

Firestone Industrial Park
120 Cole Avenue Extension
Construction Progress

Photos Taken July 2020



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www.naipvc.com

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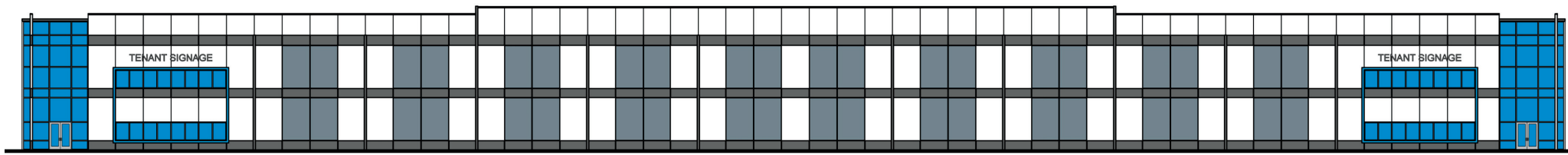
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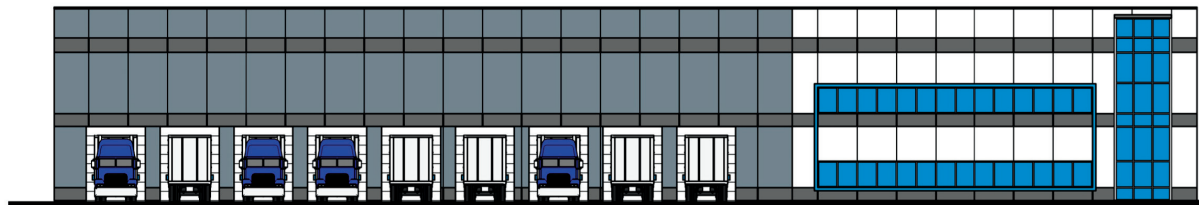
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Firestone Industrial Park
120 Cole Avenue Extension
Elevation Renderings

PROJECTED
COMPLETION 2020



FRONT ELEVATION



TYPICAL SIDE ELEVATION

- Located at Firestone Parkway and Cole Avenue Extension
- Strategically located just minutes from downtown Akron, I-76, I-77 & SR-8
- 116,150 SF building (divisible)
- Dock doors: (14) 9'x10'
- Drive-in Doors: (2) 12'x14'
- Clear Height: 32'
- Power: 3 Phase, 4 Wire, 277/480 Volt
- Construction: steel and precast insulated concrete panels
- Shell will include unit heaters
- Located in a Qualified Opportunity Zone

Firestone Industrial Park 120 Cole Avenue Extension Conceptual Site Plan

SITE INFORMATION:

ZONING DISTRICT: 68 Akron City - Akron CSD

BUILDING SETBACK LIMITATIONS (H-C)

FRONT YARD 0'-0"
SIDE YARD 4'-0"
REAR YARD 0'-0"

BUILDING AREA BREAKDOWN

WEST TENANT:

WAREHOUSE 48,686 SF
OFFICE (1ST FLOOR) 4,395 SF
OFFICE (2ND FLOOR) 4,395 SF

EAST TENANT:

WAREHOUSE 49,332 SF
OFFICE (1ST FLOOR) 4,387 SF
OFFICE (2ND FLOOR) 4,387 SF

GENERAL BUILDING:

SPRINKLER 284 SF
ELECTRICAL 284 SF

TOTAL AREA = 116,150 SF

PARKING REQUIREMENTS

TYPE OF USE: UPD-48
1 SPACE / 1,000 SF (INDUSTRIAL)
1 SPACE / 200 SF (OFFICE)

REQUIRED PARKING

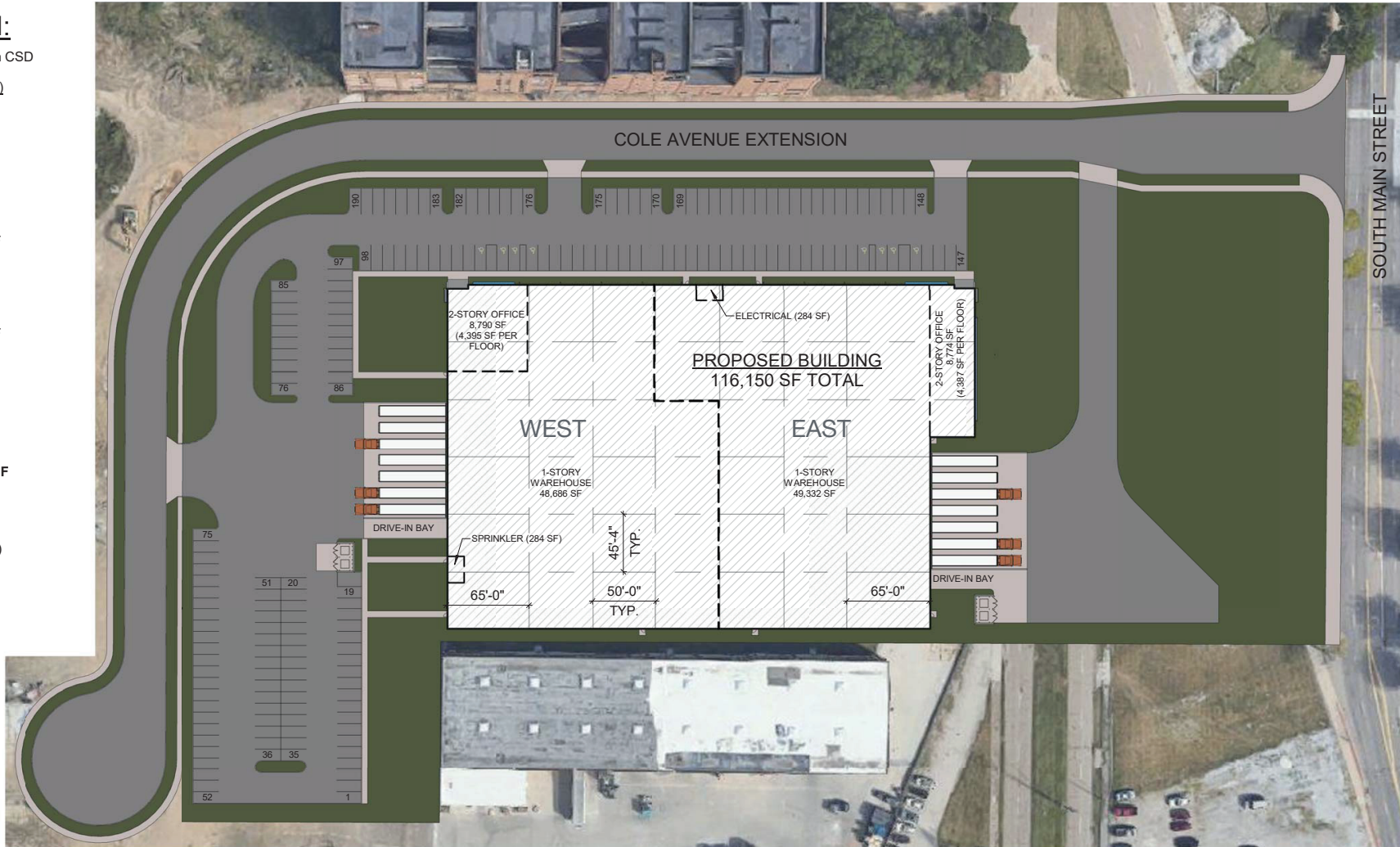
INDUSTRIAL 98.02 (98,018/1,000)
OFFICE 87.82 (17,564/200)

TOTAL SPACES = 186 (ROUNDED UP)

PROVIDED PARKING

190 STALLS (COMPLIES W/ ABOVE)

ACCESSIBLE REQ'D (151-200): 6
ACCESSIBLE PROVIDED: 8



Pleasant Valley
CORPORATION
Construction • Facility & Property Management

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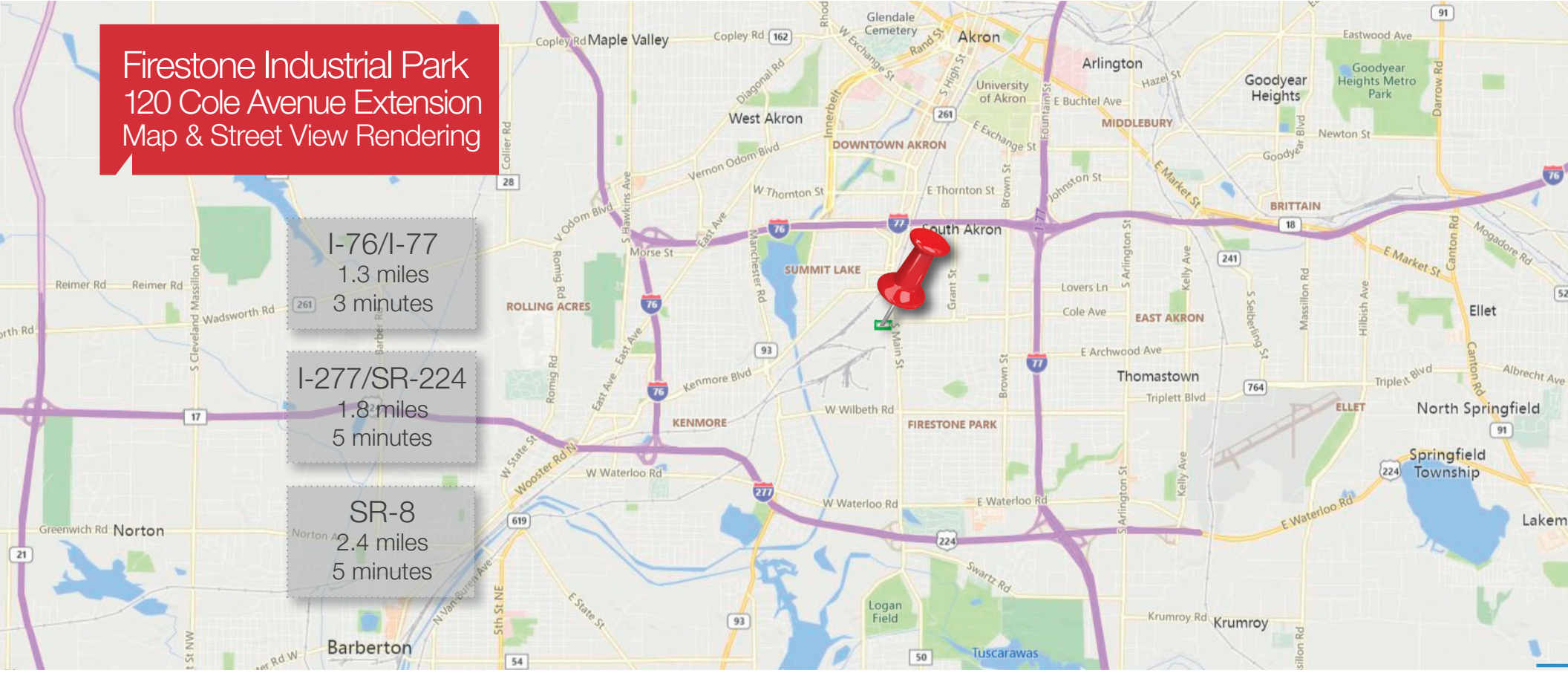
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Firestone Industrial Park 120 Cole Avenue Extension Map & Street View Rendering



I-76/I-77
1.3 miles
3 minutes

I-277/SR-224
1.8 miles
5 minutes

SR-8
2.4 miles
5 minutes

Coming Soon!



CONSTRUCTION BY:

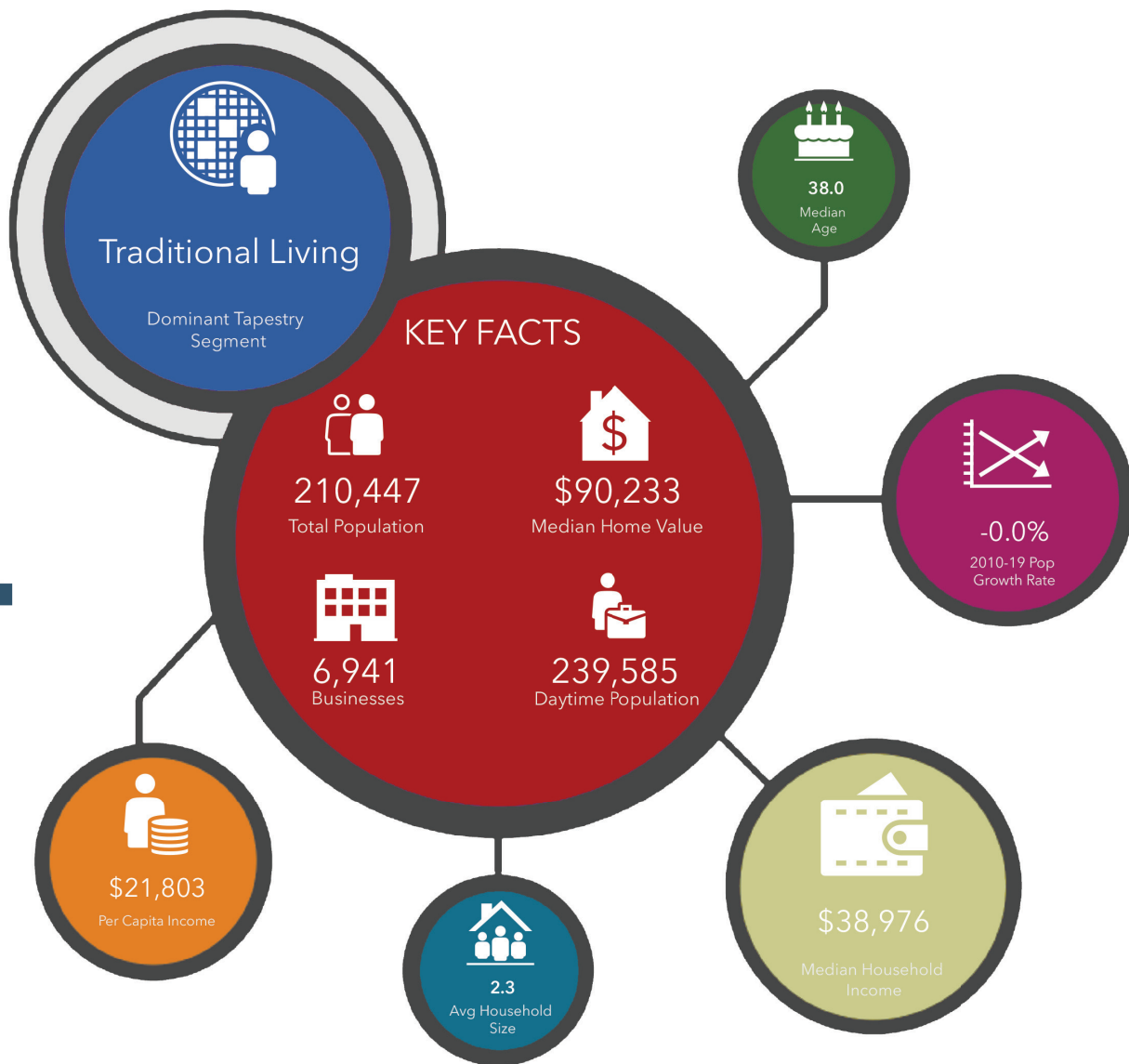


Pleasant Valley
CORPORATION

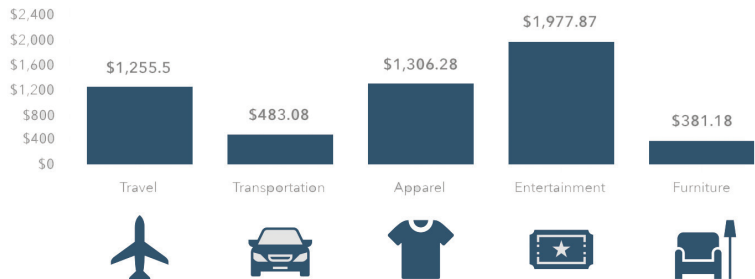
Construction Facility Management Real Estate

120 Cole Avenue Extension | Akron, OH

Firestone Industrial Park
120 Cole Avenue Extension
Demographics: 5 mile radius

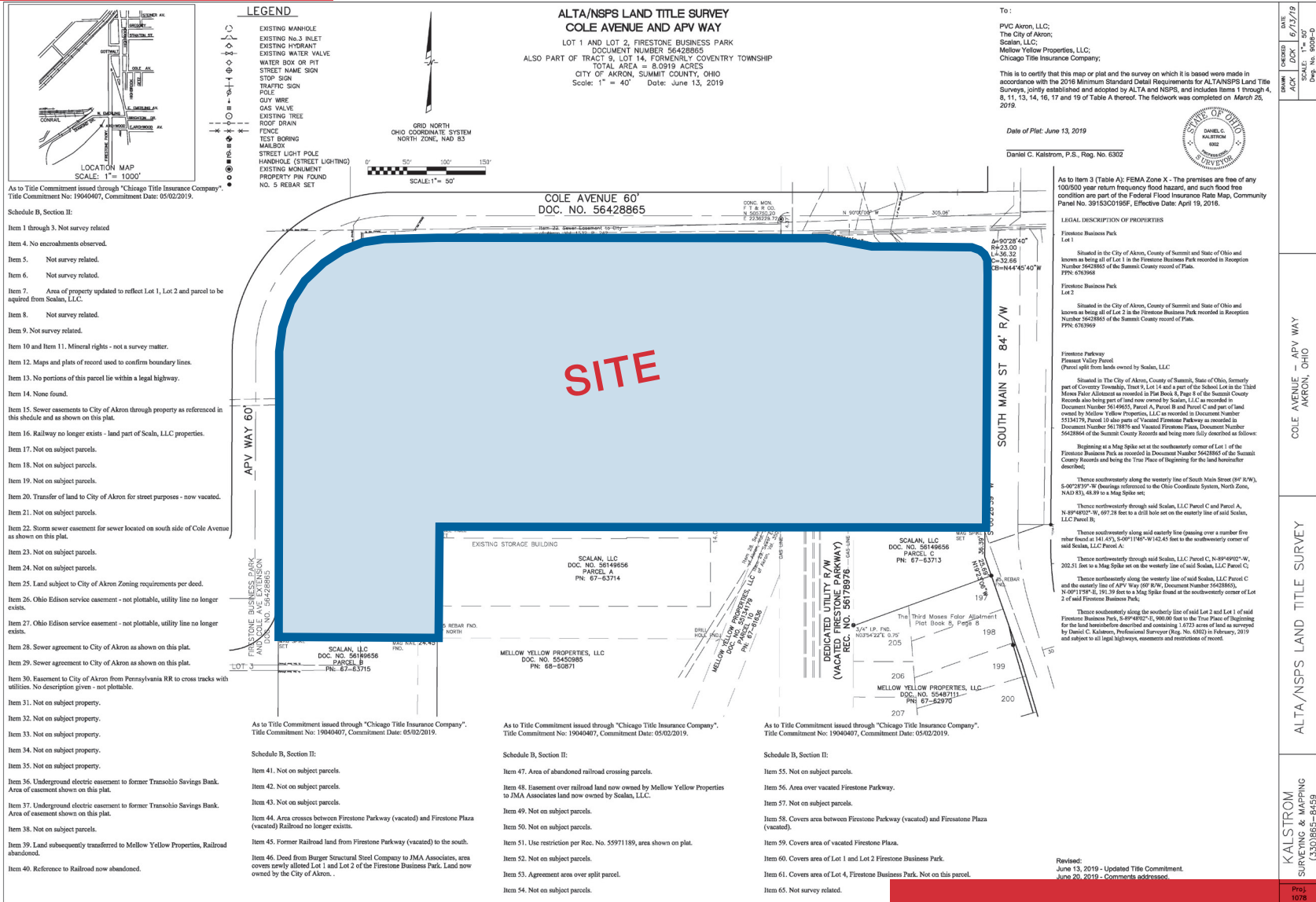


KEY SPENDING FACTS



© Esri, 2019
Spending facts are average annual dollars per household

Firestone Industrial Park 120 Cole Avenue Extension Land Title Survey



Firestone Industrial Park
120 Cole Avenue Extension
Specifications

**PROJECTED
COMPLETION 2020**

**Proposed
Property Details**

TOTAL SPACE AVAILABLE:		116,150 SF
TOTAL WAREHOUSE AREA:		98,018 SF
	East	49,332 SF
	West	48,686 SF
TOTAL OFFICE AREA:		17,564 SF
	East	8,774 SF (2 floors)
	West	8,790 SF (2 floors)
CONSTRUCTION:		precast concrete panels and steel
ZONING:		U-5 Ordinary Industry
CEILING HEIGHT:		32'
DOCK DOORS:	East	7 9'x10'
	West	7 9'x10'
DRIVE-IN DOORS:	East	1 12'x14'
	West	1 12'x14'
SPRINKLERED:		Yes, wet
HEAT:		Shell will include unit heaters
WATER / SEWER:		City
ELECTRIC POWER:		3 phase, 4 wire, 800 amps, 277/480 volts

Location Details

DISTANCE / INTERCHANGE:	1.3 miles	I-76/I-77
	1.8 miles	I-277/SR-224
	2.4 miles	SR-8

Price Details

LEASE RATE:	Warehouse:	\$6.75 NNN
	Office:	\$12.00 NNN
		<i>NNN charges est. \$1.50 PSF</i>

COMMENTS

Be part of the newest Industrial Construction in the Akron Market. 116,150 SF of state of the art warehouse/office space. Fully customizable to fit your needs. Great access to the new I-77 Interchange at S. Main St.