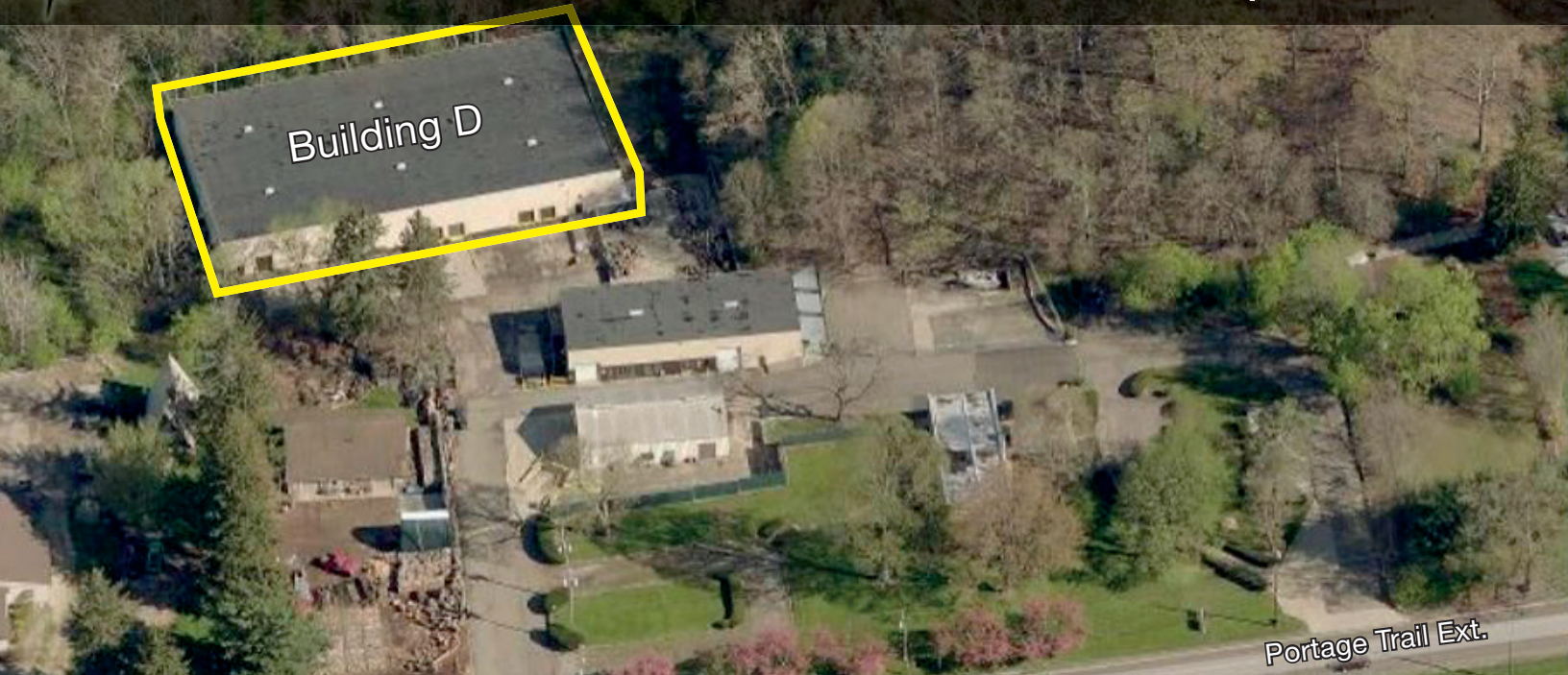


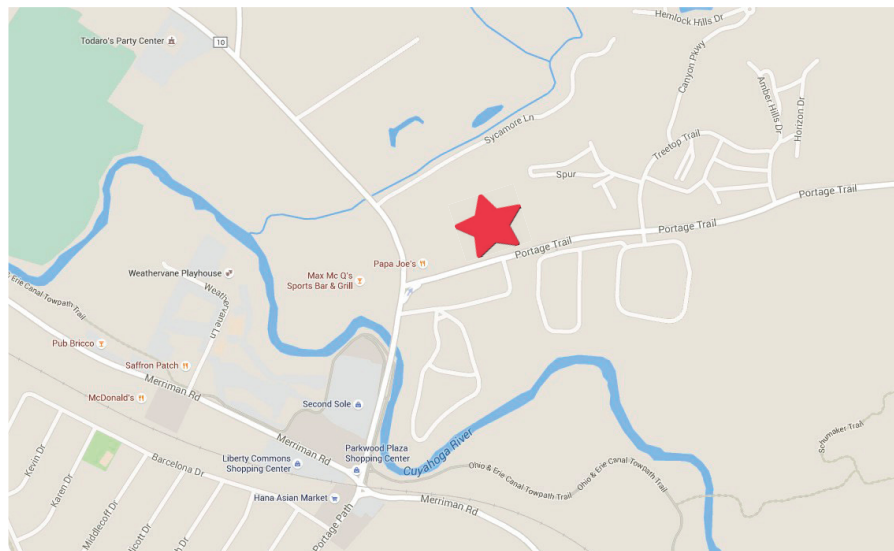
## 18,000 SF Warehouse in Industrial Complex



1133-1135 W. Portage Trail Ext. - Building D  
Cuyahoga Falls, OH 44223

### Property Details

- Available Space: 18,000 SF
- Type: Warehouse
- Lease Price: \$2.50 PSF
- Year Built: 1964, 1974
- Year Renovated: 2015
- Zoning: E-1 Employment District
- Buildings: 4
- Acres: 5.127



For more information:

**Bob Raskow, SIOR**  
330 697 6818  
braskow@naipvc.com

**Scott Raskow**  
330 608 5172  
sraskow@naipvc.com

1133-1135 W. Portage Trail Ext.  
Cuyahoga Falls, OH 44223

FOR LEASE

## Building D



### Property Note

Available - 18,000 sq ft of warehouse.  
Has (2) docks (possibly 4) and one overhead door. Ceiling Height is 20 foot.  
Radiant tube heat, and small office area.  
Available September 2020.

- Space Available: 18,000 SF
- Year Built: 1977
- Ceiling Height: 20'
- 1 Overhead Door: 8'x10'
- 4 Dock Doors: (2) 4 x 8 (possibly 4)
- Power: 200 Amps, 120/240v, Single Phase



For more information:

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330 697 6818  
braskow@naipvc.com

**Scott Raskow**  
330 608 5172  
sraskow@naipvc.com

1133-1135 W. Portage Trail Ext.  
Cuyahoga Falls, OH 44223

FOR LEASE



Demographics	1 Mile	3 Miles	5 Miles
Population:	5,449	67,027	167,335
Households:	2,798	30,033	73,866
Median Age:	29.3	40.2	39.3
Average HH Income:	\$43,448	\$67,178	\$59,784
Traffic Count:	19,384 W Portage Trail Ext near Amber Hills Dr 23,023 N Portage Path between Merriman Rd and W Portage Trail Ext		

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1133-1135 W. Portage Trail Ext.  
Cuyahoga Falls, OH 44223

FOR LEASE

BUILDING	SQUARE FOOTAGE
A	LEASED
B	LEASED
C	LEASED
D	<b>18,000 SF</b>

TOTAL SPACE AVAILABLE:	18,000 SF
YEAR BUILT/RENOVATED:	1964 & 1974 / 2015
LAND AREA (ACRES):	5.127
ZONING:	E-1 Employment District
TRUCK DOORS:	2-4
DRIVE-IN DOORS:	1 8'x10'
BUILDINGS:	1
HEAT:	Reznor, Radiant
HVAC:	Office
WATER:	City
SEWER:	Septic
LOCATION:	Portage Trail Ext W @ N. Portage Path (1000 ft).
COMMENTS:	Available For Lease: 18,000 square feet of warehouse. (2) docks (possibly 4), with 20 ft ceiling height, 8 x 10 OH Door, radiant tube heat, small office area, security monitoring system, cameras in place. Contact Bob Raskow, SIOR or Scott Raskow for viewing.

For more information:

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braskow@naipvc.com

**Scott Raskow**  
330 608 5172  
sraskow@naipvc.com