## **N** Pleasant Valley

# FOR LEASE

## 18,000 SF Warehouse in Industrial Complex



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

### **Property Details**

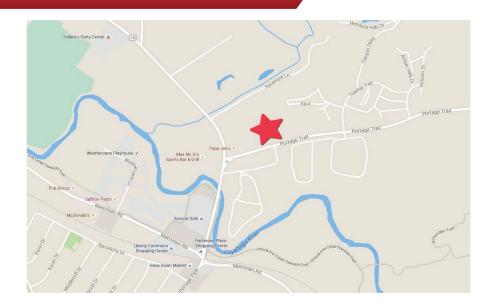
- Available Space: 18,000 SF
- Type: Warehouse
- Lease Price: \$2.50 PSF
- Year Built: 1964,1974
- Year Renovated: 2015
- Zoning: E-1 Employment District
- Buildings: 4
- Acres: 5.127

### For more information:

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

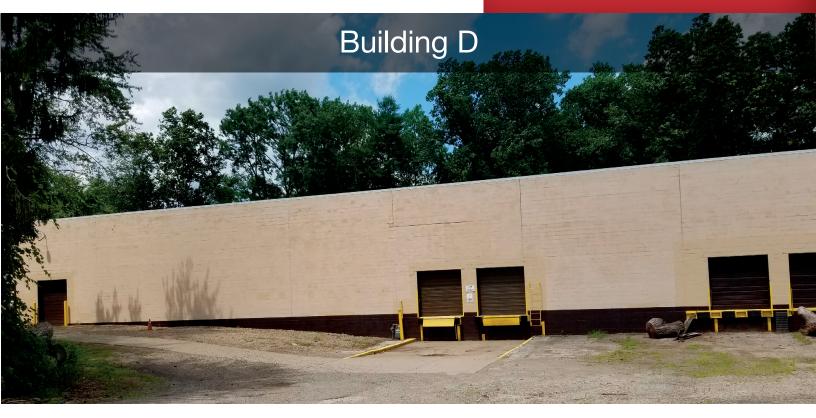
### Scott Raskow 330 608 5172

sraskow@naipvc.com



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



### **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



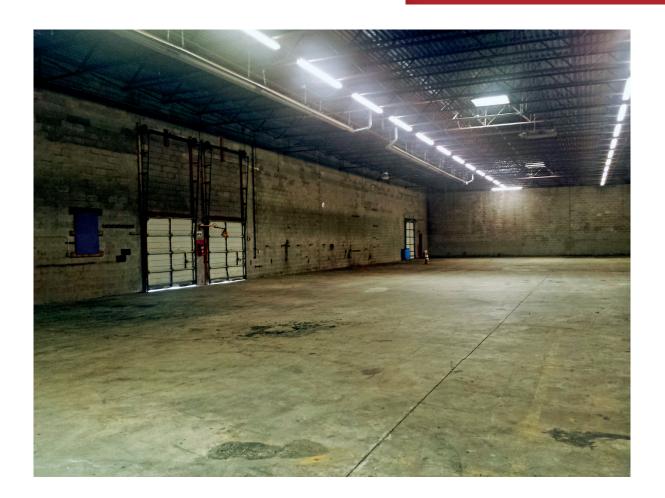
### For more information:

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## 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 Ex 23,023 N Portage Path be		W Portage Trail Ext

### For more information:

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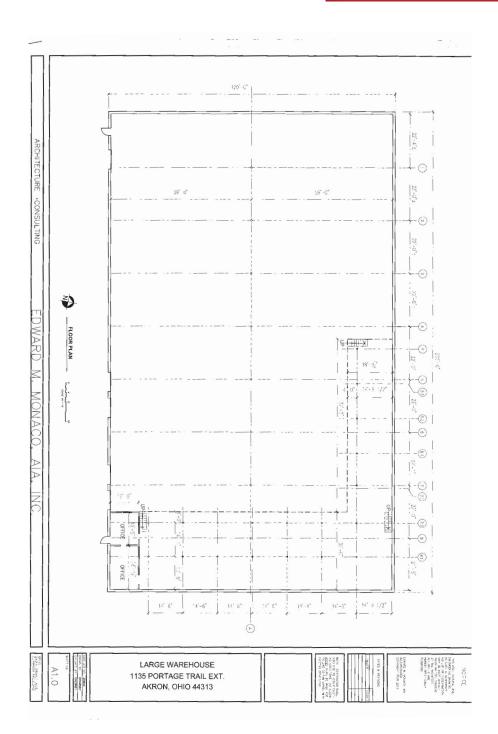
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### 1133-1135 W. Portage Trail Ext. Cuyahoga Falls, OH 44223

## FOR LEASE

BUILDING	SQUARE FOOTAGE
A	LEASED
В	LEASED
С	LEASED
D	18,000 SF

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:

Bob Raskow, SIOR 330 697 6818 braskow@naipvc.com Scott Raskow 330 608 5172 sraskow@naipvc.com

