

NAIPleasant Valley

65 Foundation Place

Barberton, Ohio 44203

For Lease
36,960 SF
Industrial/Warehouse



[Click for Video Tour](#)

For more information:

Bob Raskow, SIOR

330 697 6818 • braskow@naipvc.com

Scott Raskow

330 608 5172 • sraskow@naipvc.com

Property Description

Modern light manufacturing/distribution facility. Like new! Offers 36,960 SF (3,360 office / 33,600 warehouse) on 2.12 acres. Warehouse features 22' ceiling height, 800 amp/480 volt/3 phase power, 4 docks (with levelers), 6" reinforced floors, 3 drive-in doors. Building is fully sprinklered. Office area has 6 private offices, large open areas, large kitchen/lunchroom. Contact Bob Raskow, SIOR or Scott Raskow for more details.

Property Details

- Total Space Available: 36,960 SF
- Warehouse Space: 33,600 SF
- Office Space: 3,360 SF
- Lease Price / Type: \$5.00 PSF NNN
- Lease Term: 3-5 years
- Clearance Height: 22 ft.
- Dock Doors: (4) 8' x 8'
- Drive-in Doors: (1) 12' x 14' (2) 10' x 12'
- Acres: 2.12
- Parking: 35+ spaces
- Year Built / Renovated: 2002 / 2020
- Zoning: I-1 Industrial/Manufacturing
- Located: Foundation Industrial Park (off S. Van Buren Ave)
- Ownership open to purchase options

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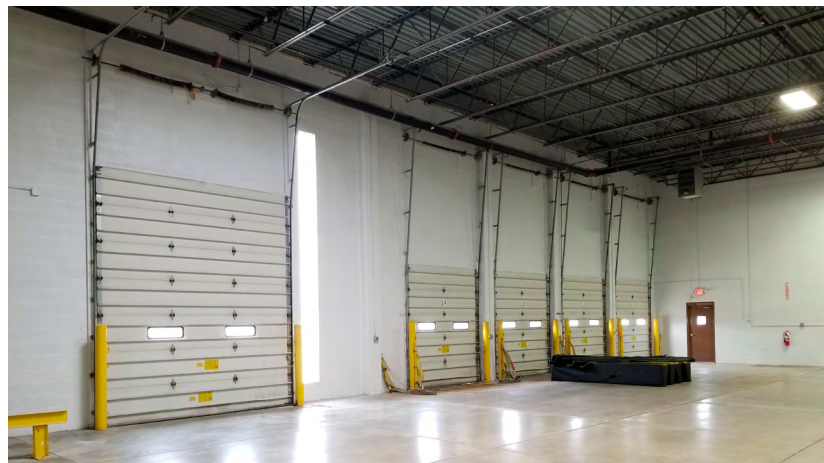
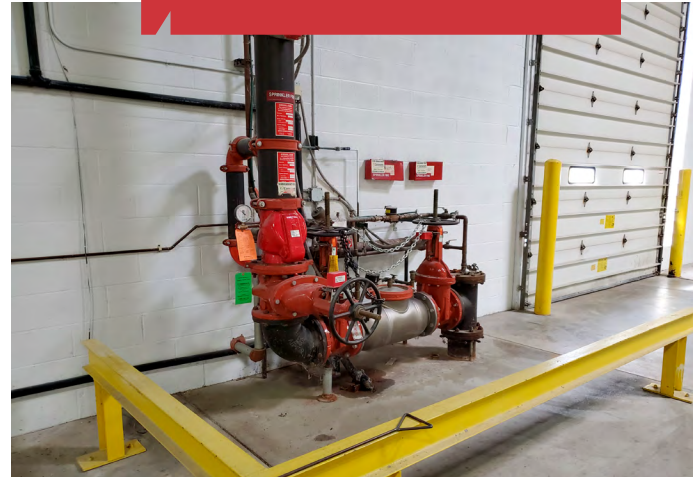
789 White Pond Dr., Suite C
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22' CLEARANCE HEIGHT



(4) 8' x 8' DOCK DOORS
(1) 12' x 14' & (2) 10' x 12' DRIVE-IN DOORS



6 PRIVATE OFFICES



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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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Demographics	1 Mile	3 Miles	5 Miles
Population:	7,778	43,247	83,752
Households:	3,266	17,991	39,415
Median Age:	39.2	42.5	42.5
Average HH Income:	\$45,987	\$58,321	\$61,043

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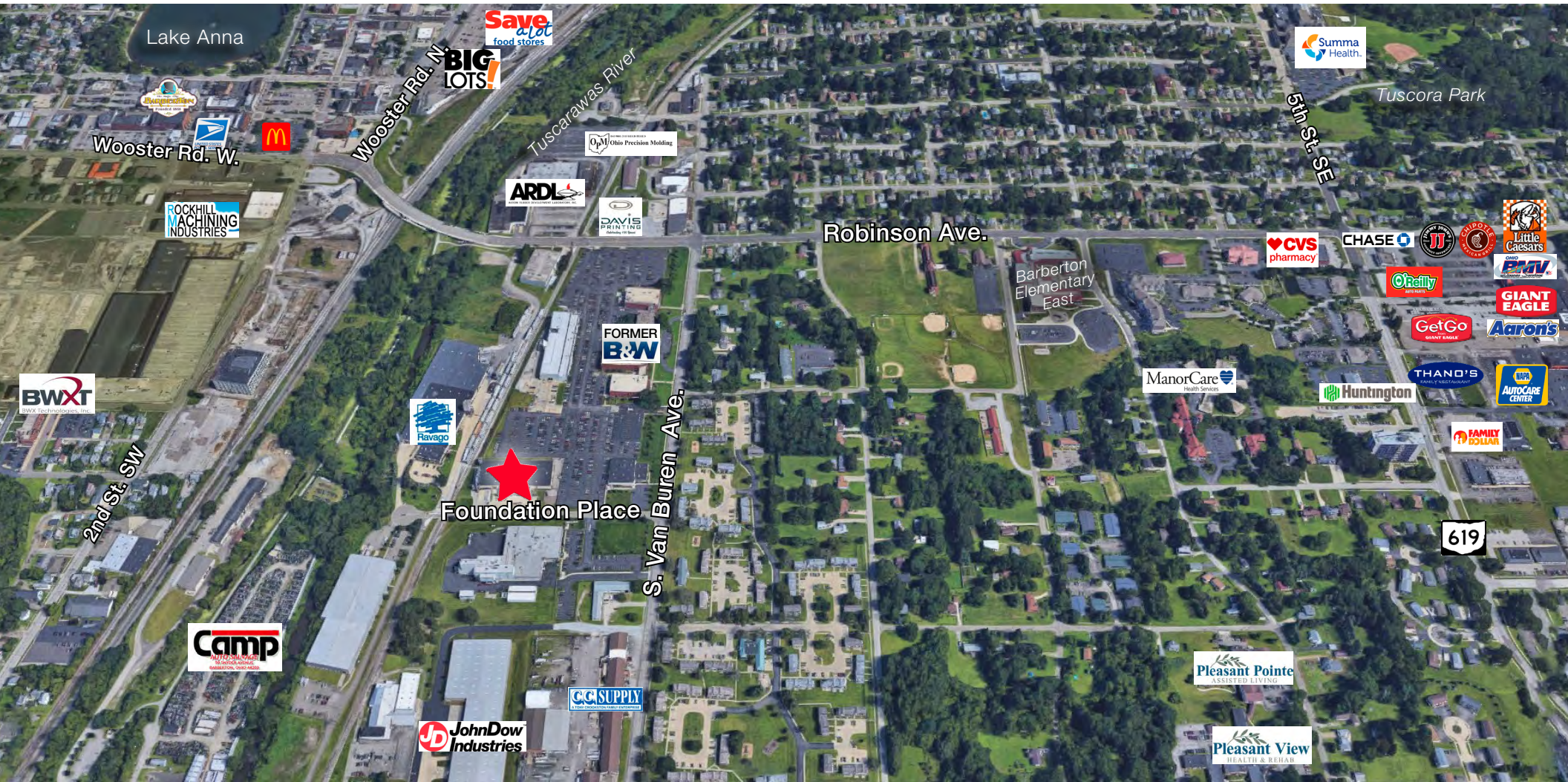
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Property Details

SF - AVAILABLE:	36,960 SF
WAREHOUSE:	33,600 SF
OFFICE:	3,360 SF
YEAR BUILT / RENOVATED:	2002 / 2020
ZONING:	I-1 Industrial/Manufacturing
DOCK DOORS:	4 8' x 8'
DRIVE-IN DOORS:	3 (1) 12' x 14' and (2) 10' x 12'
RESTROOMS:	3 2 in office; 1 in warehouse
PARKING:	35+ spaces
FRONTAGE / DEPTH:	395' / 250'
POWER:	800 amp / 480 volt / 3 phase
SPRINKLERED:	Yes, wet
HVAC:	Air-conditioning in office
HEAT:	Gas; FA/Reznor
GAS:	Dominion
ELECTRIC:	First Energy
WATER / SEWER:	City of Barberton
PHONE:	AT&T

Pricing Details

LEASE PRICE:	\$5.00 PSF
LEASE TYPE:	NNN
LEASE TERM:	3-5 years

Ownership is open to purchase options

Location Details

LOCATION:	Foundation Industrial Park (off S. Van Buren Ave)
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