

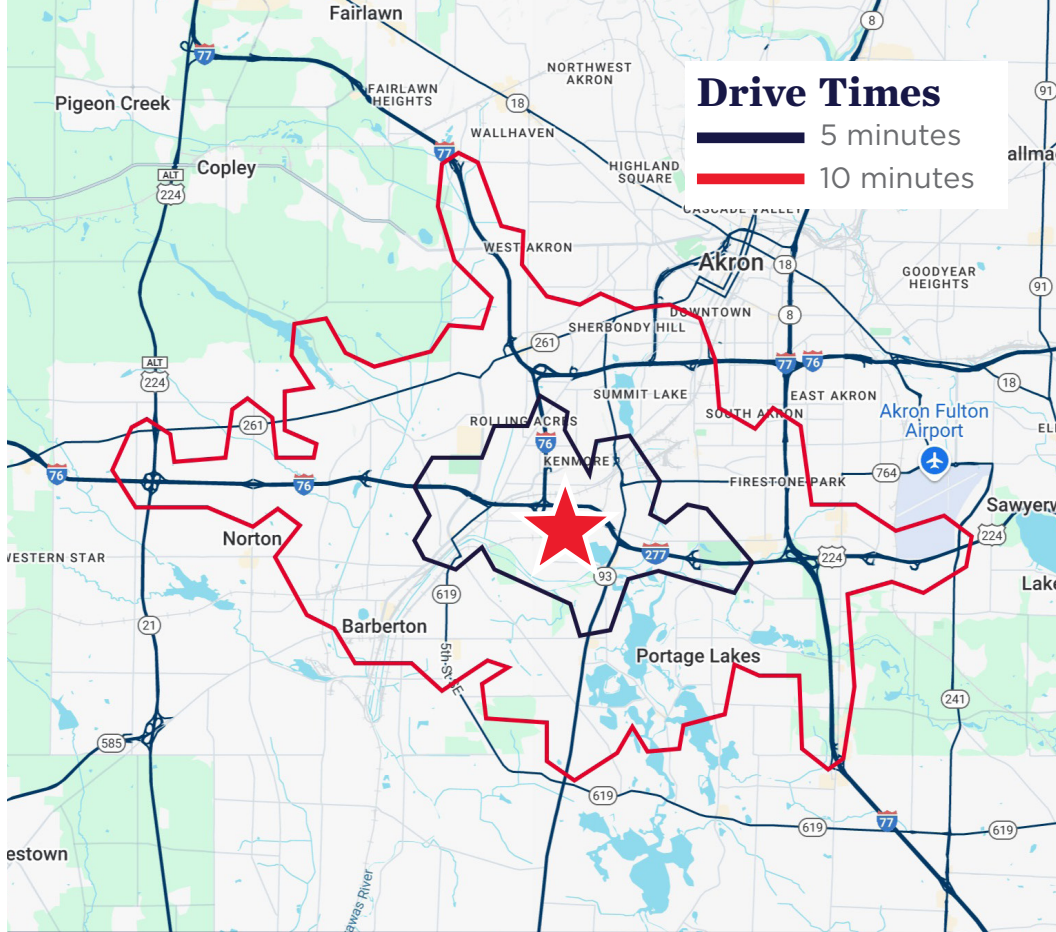
# 30,600 SF Freestanding Flex Space on 4.55 Acres

For Sale or Lease | 947 W. Waterloo Road, Akron, Ohio 44314



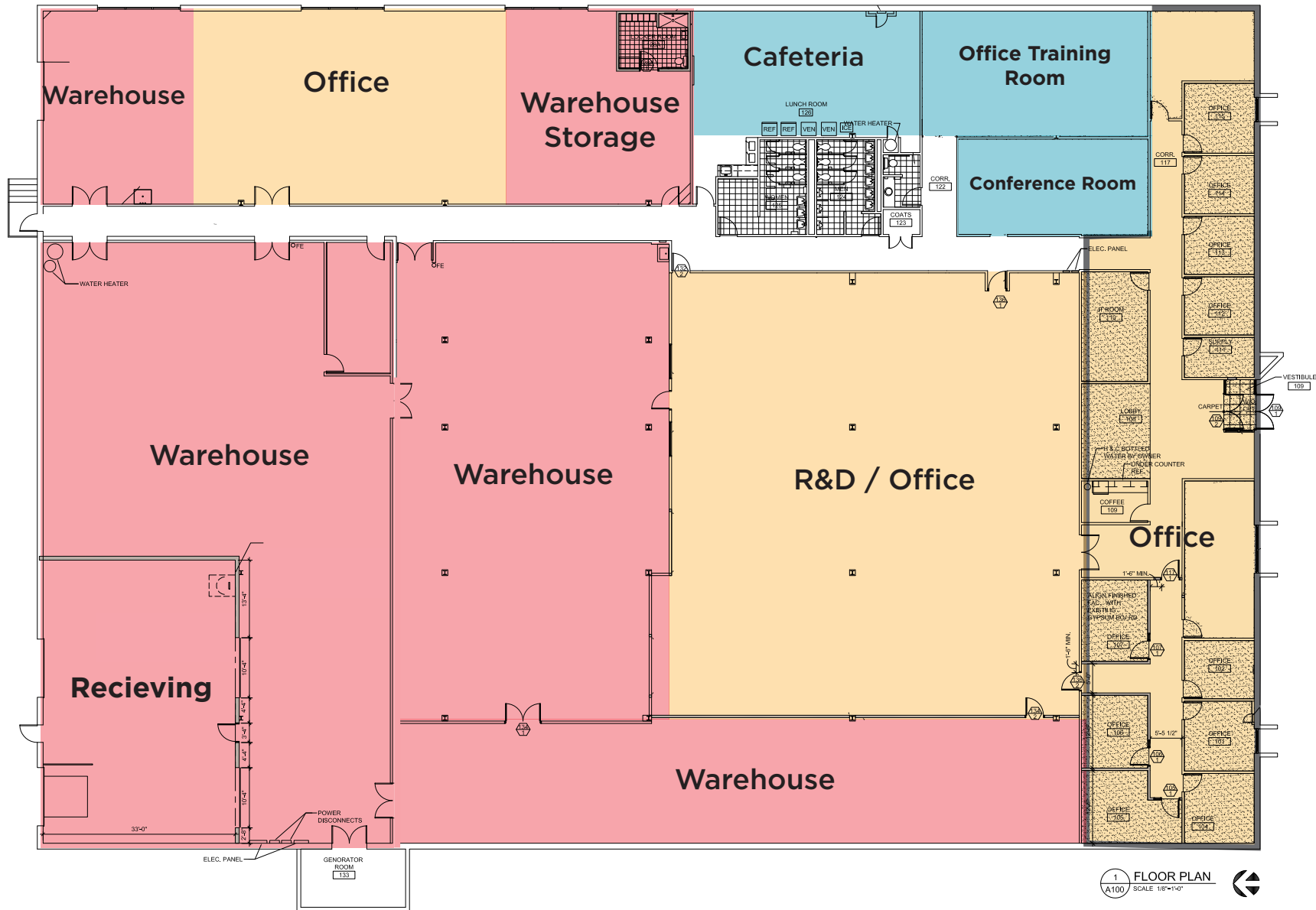
# 947 W. Waterloo Road

- Recently updated in 2023 and ideal for warehouse, lab or R&D use
- Fully conditioned space
- Office can be reconfigured to additional warehouse space
- Security systems in place
- Abundance of on site parking and truck turnaround
- 1/2 mile from I-277/State Route 224 interchange
- Possible highway signage
- Located on Akron Metro Bus Route #18 Thornton/Manchester
- FF&E including forklift to remain



## Property Specifications

Building SF	Total: 30,600 SF
	Office: 20,600 SF
	Warehouse: 10,000 SF
Land Size	4.55 AC
Year Built	1975
Renovations	2023
Heating	Co Ray Vac
Drive-In Doors	One (1)
Docks	Two (2)
Zoning	U-5
Asking Price	\$2,400,000
Lease Rate	\$6.00/SF NNN







**947 W. WATERLOO ROAD  
AKRON, OHIO 44314**

**RICO A. PIETRO, SIOR**  
Principal  
+1 216 525 1473  
rpietro@crescorealestate.com

**ROBBY MARTINELLI**  
Associate  
+1 216 232 4104  
rmartinelli@crescorealestate.com

**KIRSTEN PARATORE**  
Senior Associate  
+1 216 525 1491  
kparatore@crescorealestate.com



**Cushman & Wakefield | CRESCO**  
6100 Rockside Woods Blvd, Suite 200  
Cleveland, Ohio 44131

**crescorealestate.com**

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