

20,772 SF Freestanding Industrial Facility

For Sale | 4171 State Route 14, Ravenna, Ohio 44266



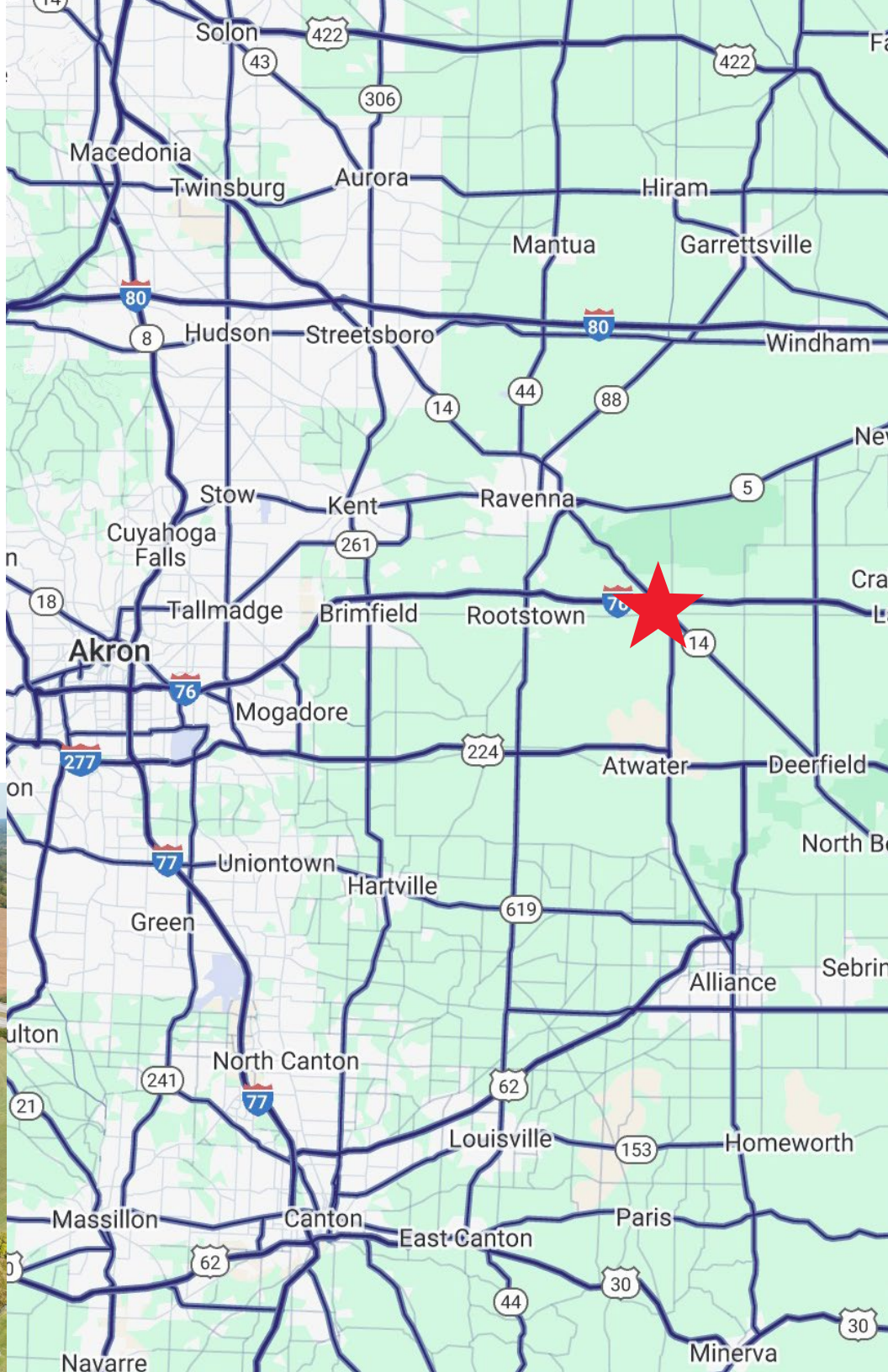
CUSHMAN &
WAKEFIELD



4171 State Route 14

- 20,772 SF freestanding industrial facility with three drive-in doors, 13'2" clear height, and reinforced concrete floors.
- Includes 672 SF detached office, 400A/480V/3P power, LED lighting, and on-site parking for 10-15 vehicles.
- Situated on 1.71 acres with compacted gravel outdoor storage and ample yard space for material or vehicle storage.
- Conveniently located just south of the I-76/OH-14 interchange, with excellent access to Akron/Canton and Youngstown/Warren markets.
- Flexible layout ideal for manufacturers, contractors, distributors, or storage-focused users.

Asking Price: \$1,100,000 (\$52.95/SF)

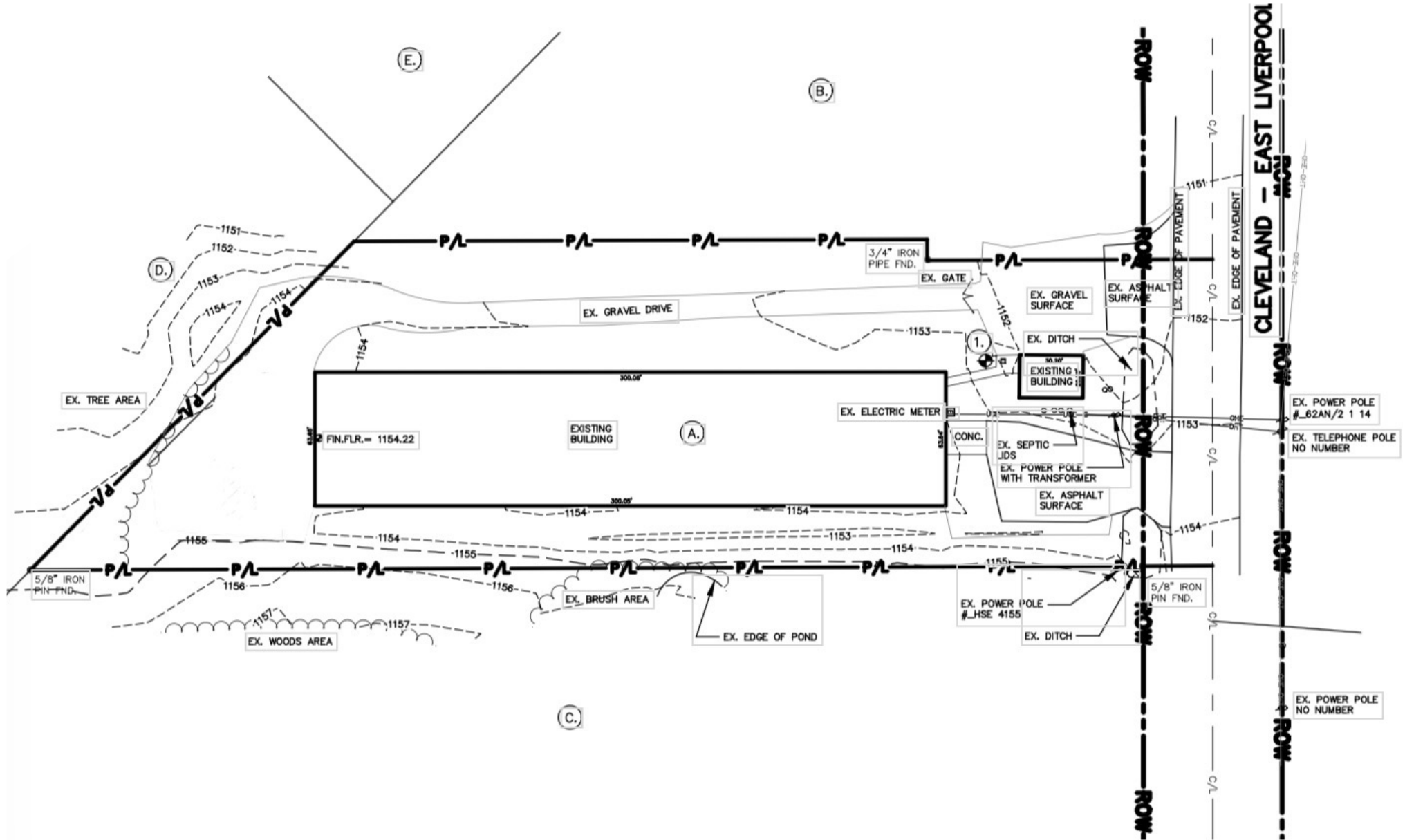




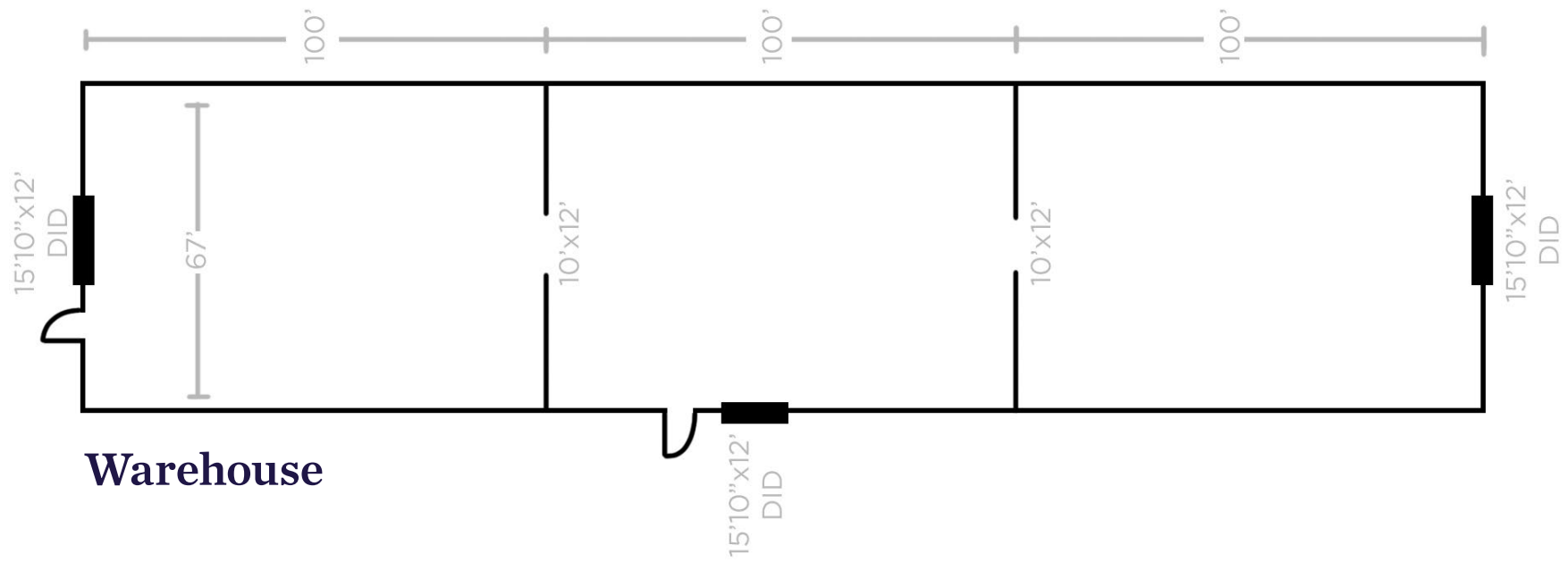
Building Stats

Building Size:	Total: 20,722 SF Industrial: 20,100 F Office: 672 SF	Buildings:	Two (2)	Drive-In Doors:	Three (3) 15'10" x 12'
Parcel #:	11-325-00-00-017-001	Clear Height:	13'2"	Power:	400A/480V/3P (First Energy)
Land Size:	1.71 AC	Column Spacing:	Clear Span	A/C/Heat:	Office/Propane
Year Built (Reno):	Office: 1950 (2017) Warehouse: 1990	Floor:	Concrete (6" reinforced)	Lighting:	LED

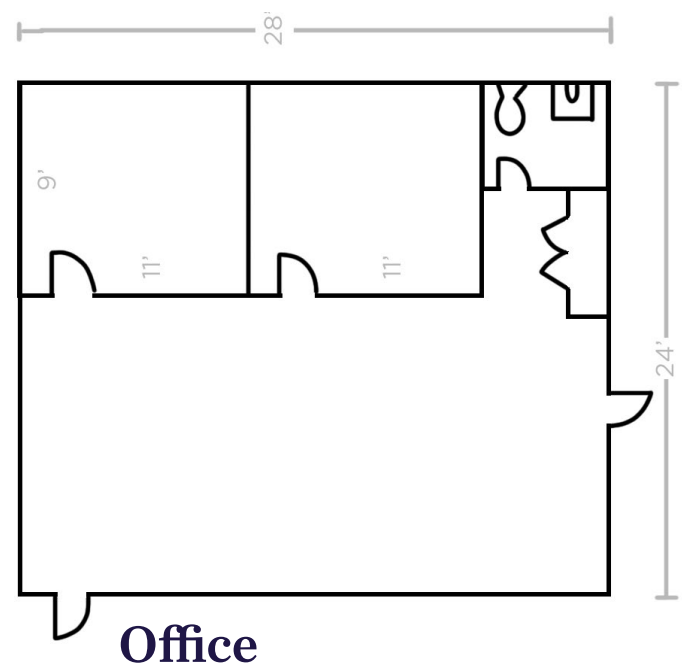
Site Plan



Floor Plan



Warehouse



Office

11,982
Population
(2025 | 5 Mile)

43.3
Median Age
(2025 | 5 Mile)

4,888
Households
(2025 | 5 Mile)

\$104,850
Household Income
(2025 | 5 Mile)

321
Total Businesses
(2025 | 5 Mile)

3,645
Total Employees
(2025 | 5 Mile)





Ravenna, Ohio

Ravenna offers strong potential for industrial investment, strategically positioned in Portage County between Cleveland, Akron, and Youngstown. The city benefits from excellent transportation access, with proximity to major highways, rail lines, and the Ohio Turnpike, making it ideal for manufacturing, distribution, and logistics operations. Ravenna's industrial base is diverse—ranging from metal fabrication and plastics to advanced manufacturing—and the community continues to support growth through business-friendly initiatives and available workforce training. With its established infrastructure, access to regional markets, and opportunity for redevelopment, Ravenna presents an appealing environment for industrial users and investors alike.

Top Employers

Parker Hannifin – Industrial products and plastic extrusion manufacturing

Saint-Gobain Performance Plastics – Engineered materials and high-performance plastics

University Hospitals Portage Medical Center – Regional healthcare provider and major employer

Rock-Tenn (WestRock) – Packaging and paper products manufacturing

Paris Industries – Linen and healthcare textile services

Sirna & Sons – Produce distribution and food supply

Allen Aircraft – Aviation parts and component manufacturing

Performance Elastomers – Custom rubber and extrusion products



**4171 STATE ROUTE 14
RAVENNA, OHIO 44266**

COLE SORENSON

Associate

csorensen@crescorealestate.com

+1 216 525 1470

ZAIRE MORRISON

Associate

zmorrison@crescorealestate.com

+1 216 232 4106



Cushman & Wakefield | CRESCO

6100 Rockside Woods Blvd, Suite 200
Cleveland, Ohio 44131

crescorealestate.com



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.