

**FOR LEASE**

**4670 ALLEN ROAD  
STOW, OHIO 44224**



# PROPERTY INFORMATION

## PROPERTY HIGHLIGHTS

- Convenient access to State Route 8, Interstate 76, Interstate 80, and Interstate 271
- The 33,778 SF space includes 4 docks and 2 drive-in doors and up to 24' clear height making it most well-suited for warehousing users
- General Industrial zoning supports broad range of manufacturing, warehouses, and distribution uses
- Access to labor pools throughout Akron, Stow, Kent, Hudson, Twinsburg, and surrounding communities

**\$5.50 SF NNN**  
LEASE RATE

**\$1.22 SF**  
NNN EXPENSES

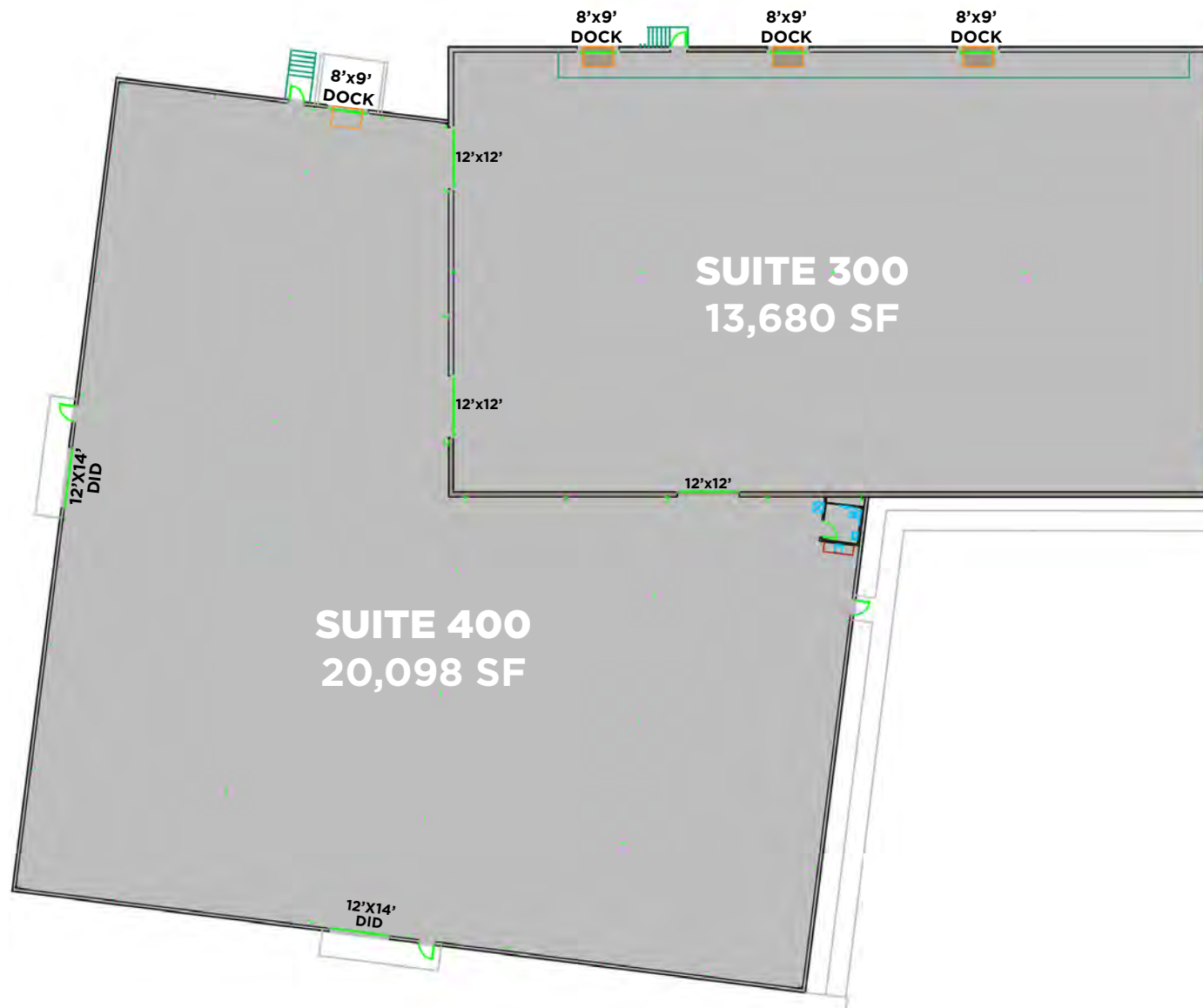
## QUICK STATS

|                      |                                                           |
|----------------------|-----------------------------------------------------------|
| Total Building Size: | 81,281 SF<br>54,083 SF (Industrial)<br>27,198 SF (Office) |
| Total Land Area:     | 4 AC                                                      |
| Constructed:         | 1973                                                      |
| Clear Height:        | 19' (Suite 300)<br>21'6" - 24' (Suite 400)                |
| Column Spacing:      | 44' x 38' (Suite 300)<br>25' x 40' (Suite 400)            |
| Docks:               | Four (4) - 8' x 9'                                        |
| Drive-In Doors:      | Two (2) - 12' x 14'                                       |
| Power:               | 480V / 600A / 3P                                          |
| Roof:                | Standing Seam                                             |
| Lighting:            | Fluorescent                                               |
| Heat:                | Overhead Gas Unit                                         |
| Sprinkler:           | 100% Wet                                                  |

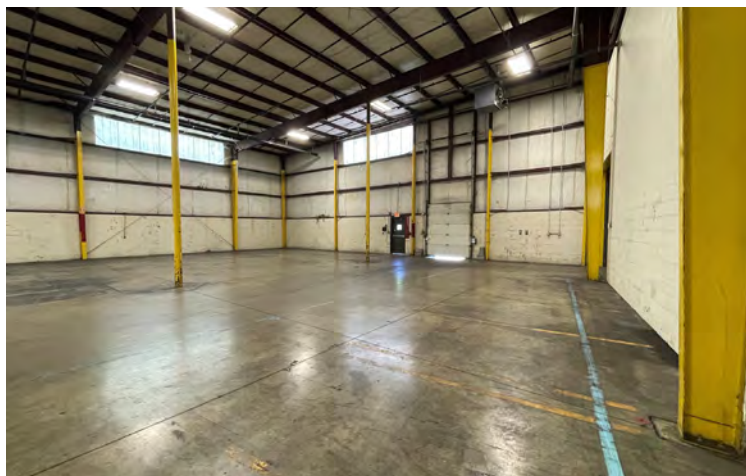
## SITE AVAILABILITY

| UNIT # | TOTAL SF  | OFFICE SF | WAREHOUSE SF | MIN DIVISIBLE | DOCKS         | DID | CLEAR HEIGHT |
|--------|-----------|-----------|--------------|---------------|---------------|-----|--------------|
| 300    | 13,680 SF | -         | 13,680 SF    | 33,778 SF     | 3 (10' x 9')  | -   | 19'          |
| 400    | 20,098 SF | -         | 20,098 SF    | 33,778 SF     | 1 (10' x 12') | 2   | 21'6"-24'    |

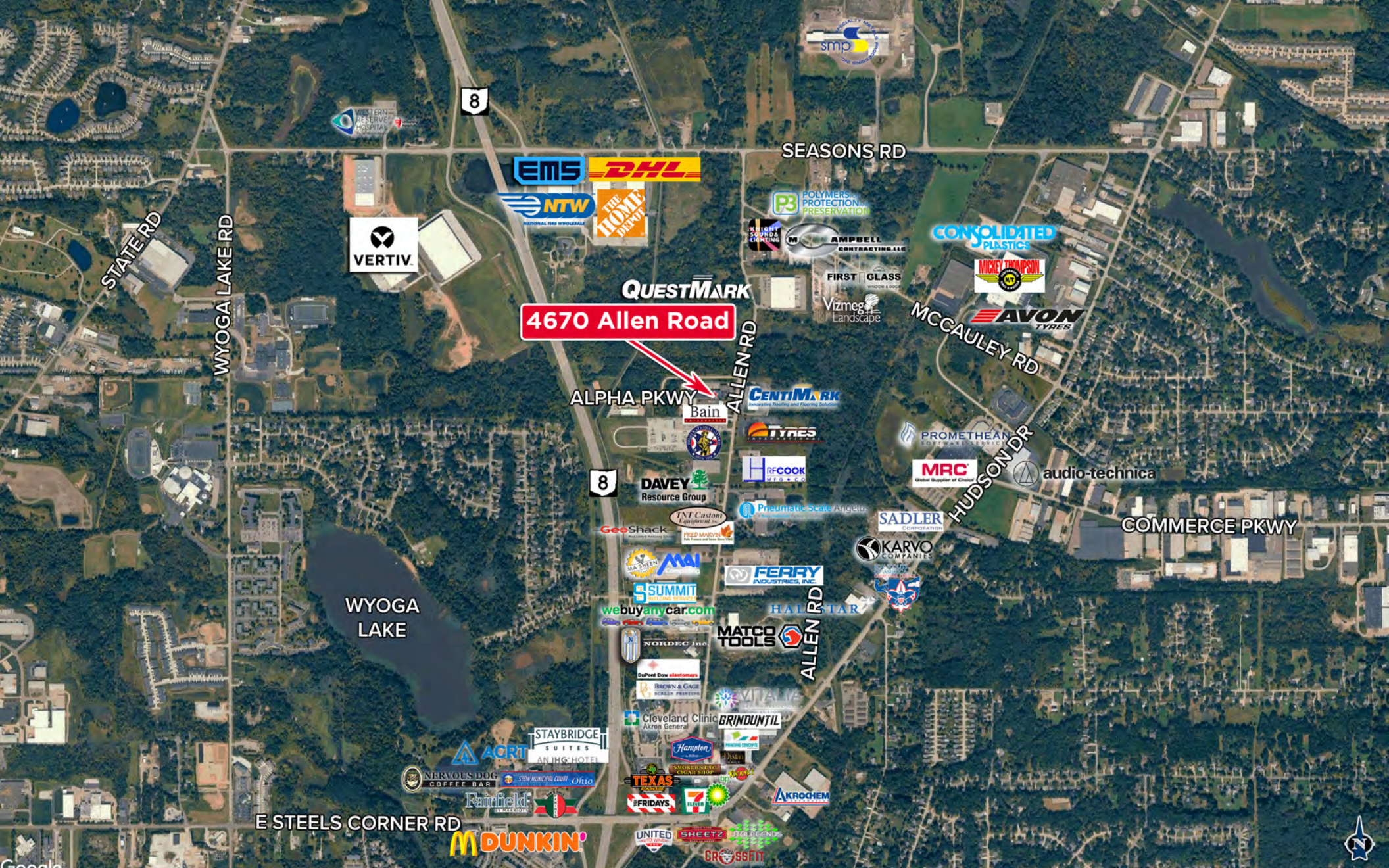
# FLOOR PLAN



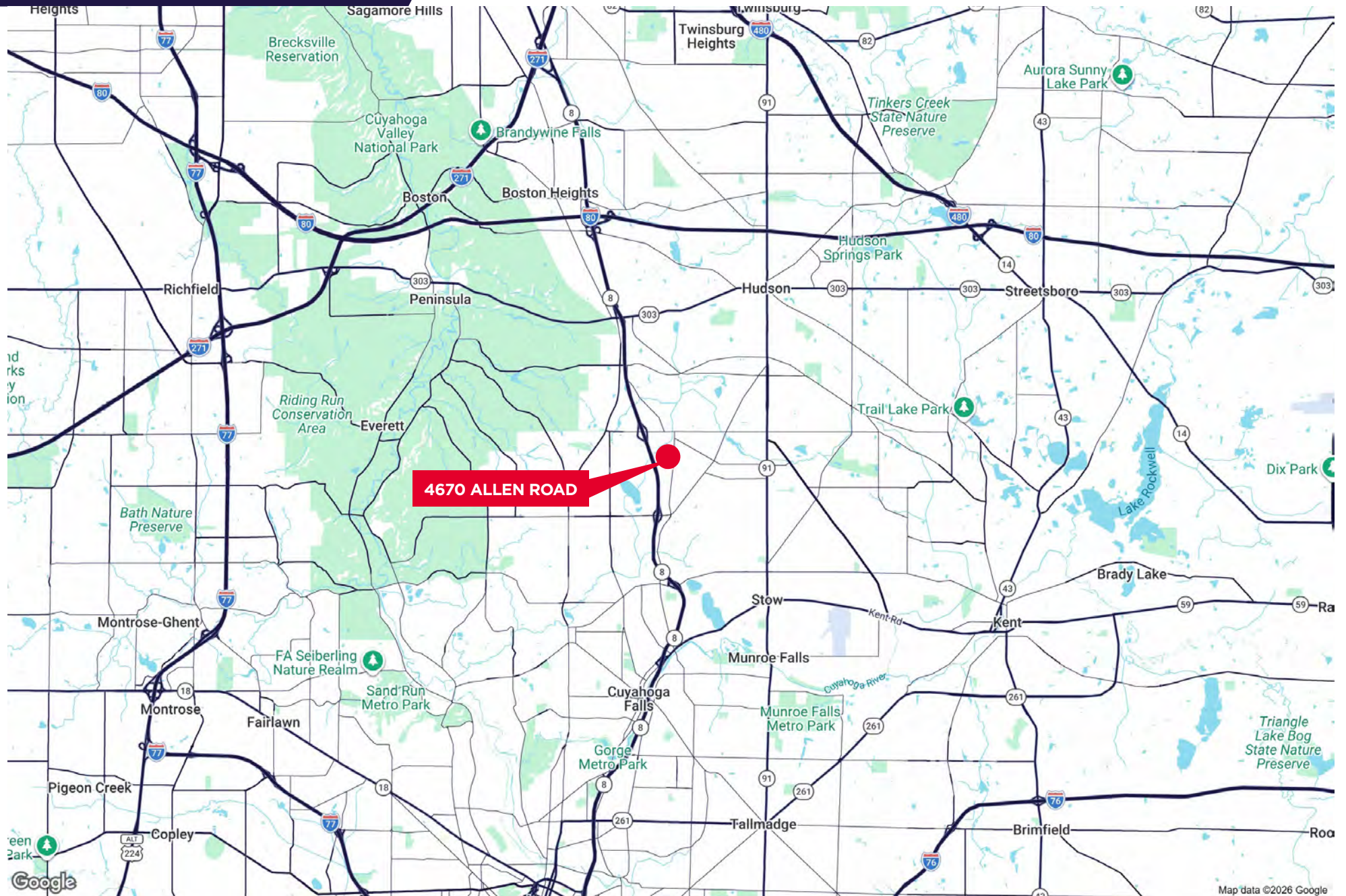
# PROPERTY PHOTOS



# AERIAL PHOTO



# AREA HIGHWAY MAP





## 4670 ALLEN ROAD STOW, OHIO 44224

**ELIOT KIJEWSKI, SIOR**  
Principal  
+1 216 525 1487  
[ekijewski@crescorealestate.com](mailto:ekijewski@crescorealestate.com)

**GEORGE J. POFOK, CCIM, SIOR**  
Principal  
+1 216 525 1469  
[ekijewski@crescorealestate.com](mailto:ekijewski@crescorealestate.com)

**GEORGE S. POFOK, JR.**  
Associate  
+1 216 525 1393  
[gpofokjr@crescorealestate.com](mailto:gpofokjr@crescorealestate.com)



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

[crescorealestate.com](http://crescorealestate.com)

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