

FOR LEASE

45,540 SF Building Available

2823 Gilchrist Road, Akron, Ohio 44305



**EXCELLENT
HIGHWAY ACCESS**

**8 DOCK
DOORS**

**.5 MILES
TO I-76**

**7.03 ACRE
LOT**

**1.5 MILES
FROM SUBSTATION**

**FENCED OUTDOOR
STORAGE**

**FULLY TEMPERATURE
CONTROLLED WAREHOUSE**

**HEAVY
POWER**

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KBCADVISORS

Site Plan



45,540 SF
Available

35,540 SF
Industrial

10,000 SF
Office

8
Docks and
Levelers

3
Drive-Ins

277
Auto Spaces

FLEXIBLE
Parking/Trailer
Space

39' X 41'
Colum Spacing

1200 AMPS
480v/3 phase

2
Access Points
(1 Truck Access Point)

ESFR
Sprinklers

17'
Clear Height



Property Photos



Corporate Neighbors



zipte.com

ACUREN

E&T
PLASTICS

Sileo
FIRE & SECURITY

QUALITY
POOL SUPPLY

GRAINGER

TUSKO
SALES & SERVICE INC.

2823 GILCHRIST ROAD,
AKRON, OHIO

NAPA
AUTO PARTS

GP
Georgia-Pacific

ASW

Total Distribution, Inc.

Rubbermaid

Armstrong

Rubbermaid

LASERSHIP
LAST MILE DELIVERY

CANTON RD

MOGADORE RD

GILCHRIST RD

MOGADORE RD

91

76

532

Akron is located within a 10-hour drive of 43% of the country's population.

Top employment sectors in Akron are:

WHOLESALE TRADE



- » 3.4% or 12,075 employees
- » Henry Schein is one of several groups with a large wholesale footprint in the Akron area.

MANUFACTURING

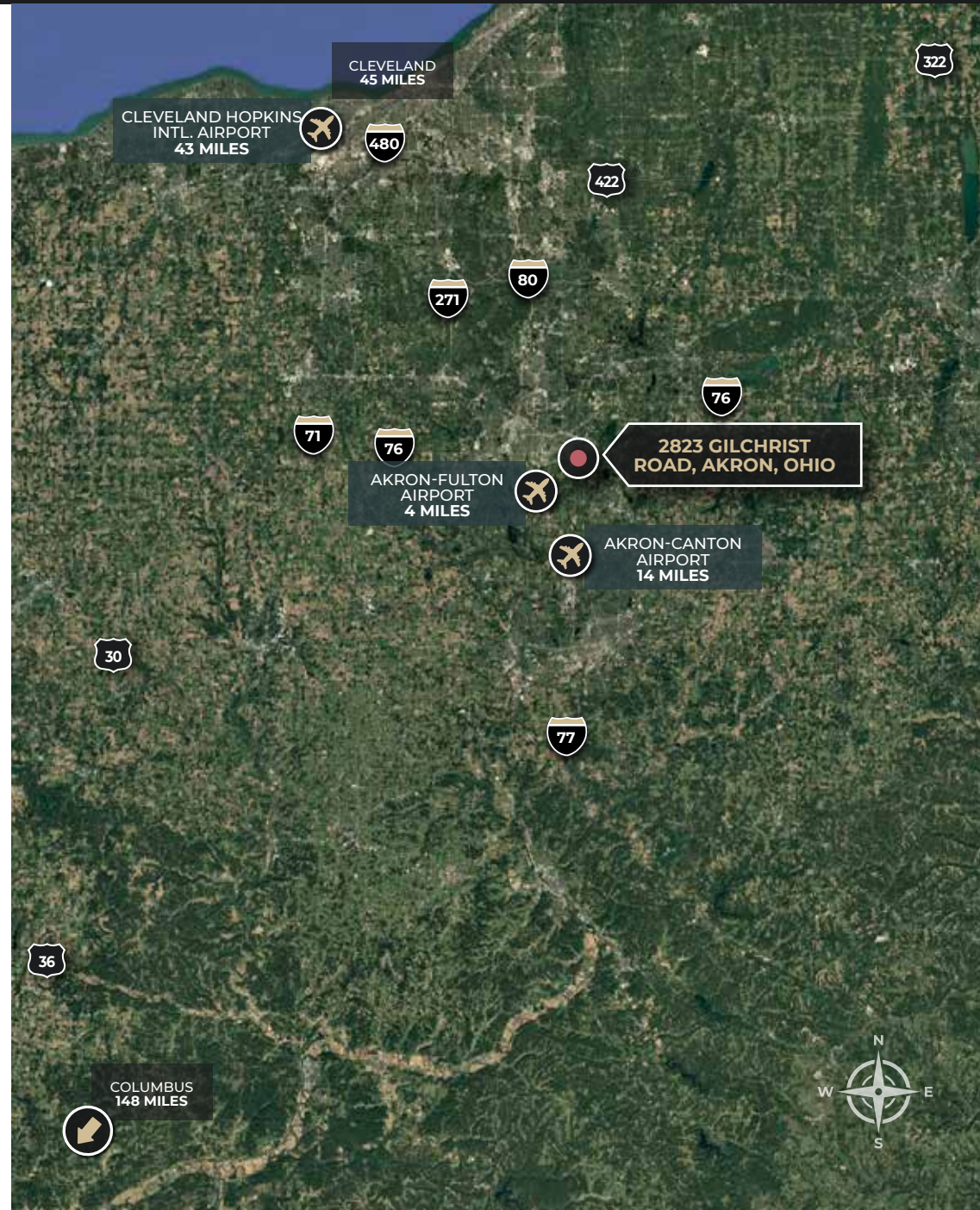


- » 12.9% or 45,969 employees
- » Manufacturing sector spans automotive, food, polymers and rubber, advanced manufacturing, metal production, and specialty products.
- » Top manufacturers include GOJO Industries and Goodyear Tire & Rubber Company

CONSTRUCTION



- » 4.1% or 14,493 employees
- » Large Construction groups with footprints in Akron include GPD Group, Turner Construction & The Kenmore Construction Company
- » Additionally, the polymer investment positions Akron as a hub for advanced materials innovation, supported by \$31.25 million from the State of Ohio and an additional \$10.4 million from local partners. By fueling the Greater Akron Polymer Innovation Hub, it accelerates research, attracts high-tech companies, and strengthens Akron's market leadership in polymers and related industries.



POPULATION REACH

905,352
30 Min

3,661,040
60 Min

14,474,326
3 Hr

61,163,773
6 Hr

LABOR POOL

WAREHOUSE WORKERS



\$16.38

Avg Hourly Earnings

	30 MIN	60 MIN
2024 Resident Workers	19,196	79,066
Past 5-Year Growth	18%	13%
2024 Net Commuters*	-155	3,669

FORKLIFT DRIVERS



\$19.14

Avg Hourly Earnings

	30 MIN	60 MIN
2024 Resident Workers	2,022	8,437
Past 5-Year Growth	12%	8%
2024 Net Commuters*	-282	163

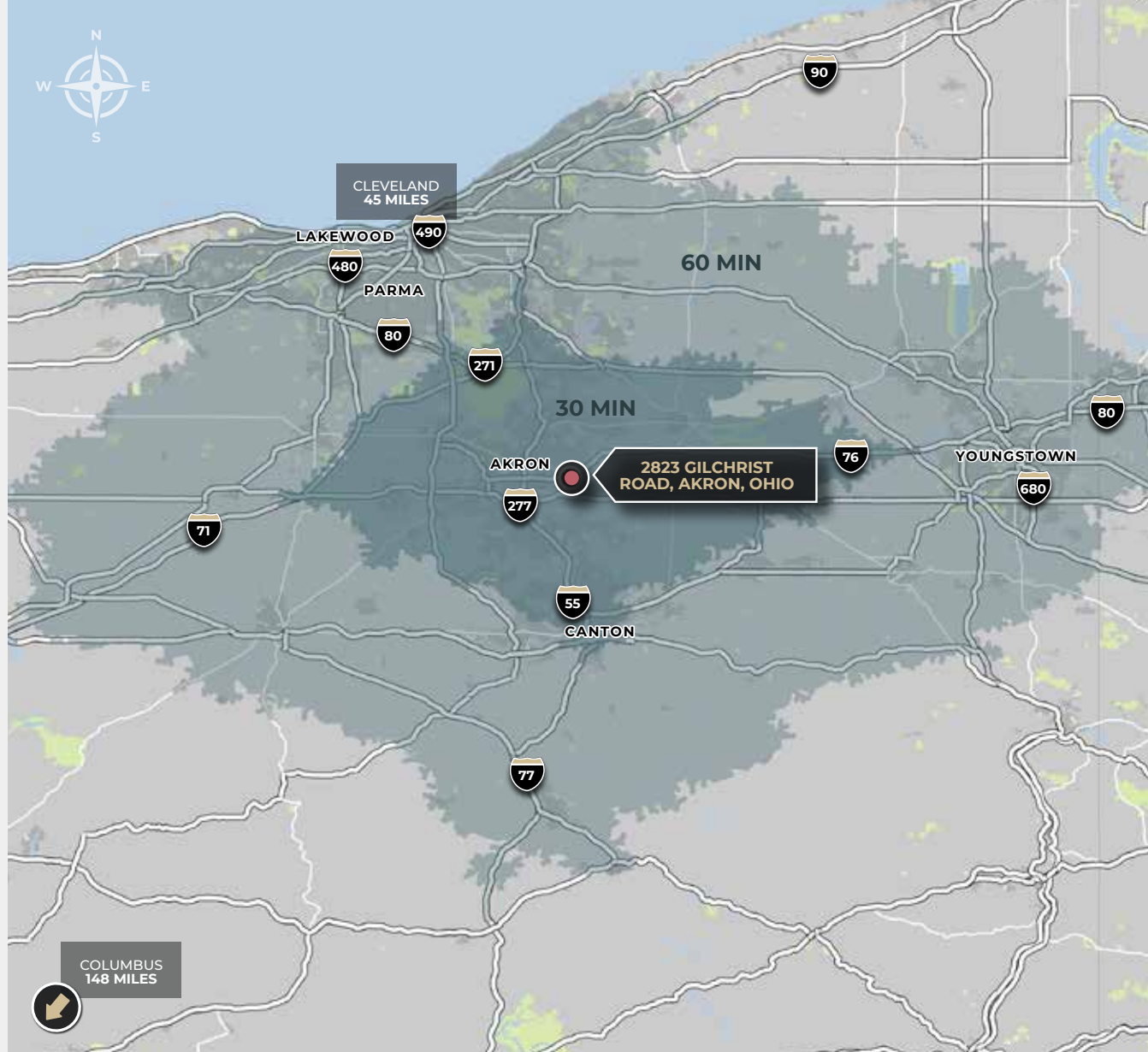
MANUFACTURERS & FABRICATORS



\$22.40

Avg Hourly Earnings

	30 MIN	60 MIN
2024 Resident Workers	5,524	24,837
Past 5-Year Growth	-1%	-2%
2024 Net Commuters*	-597	960



*Net commuters refer to the overall commuter flow in or out of a given area. It represents the difference between the number of people who commute into an area for work and those who leave the area to work elsewhere. A positive value indicates that more people commuting into a region for jobs than are leaving, while a negative value indicates that there are more resident workers leaving their communities for work than workers who commute in.

