

Flex / Industrial | For Sale

CBRE

4 Unit Flex Complex Ideal For Owner / Occupier

\$795,000.00 | ±12,310 SF | 0.96 acres

97 Hanna Parkway
Akron, Ohio 44319
www.cbre.com/Akron



Industrial / Flex Space

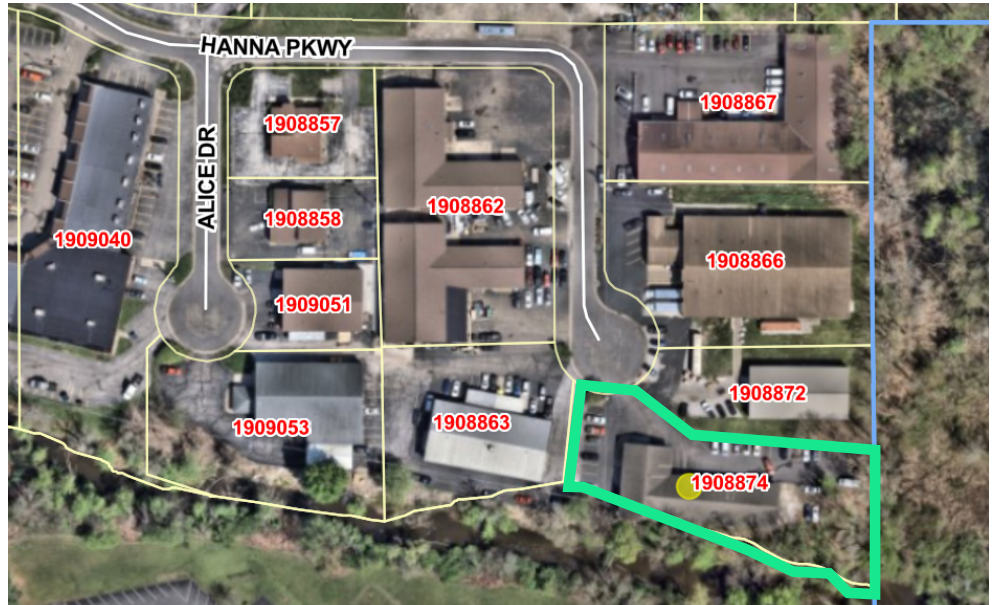
97 Hanna Parkway | Akron, Ohio 44319

Property Overview

Current owner occupies units A and B, which would be vacated prior to closing. Unit A features approx. 912 square feet of first floor office space and approx. 2168 sf of first floor warehouse and storage space. On-grade door is 14'0" high and 12'0" wide. It also includes approx. 1680 sf of second floor office space. Unit B is a storage bay of approx. 1092 sq ft in size, with an on-grade door that is 14'0" high and 11'7" wide. Bay height is approx. 16'0". Unit C and Unit D are leased.

Property Highlights

- + **Building size:** ±12,310 SF
 - Office Size: ± 7,950SF
 - Warehouse / Storage Size: ± 4,360 SF
- + **Land Size:** 0.96 acres
- + **Overhead Doors:** 5
- + **Sewer / well**
- + **Zoning:** Coventry B-3 General Business
- + **County:** Summit
- + **Year Built:** 1990
- + **Flood Zone:** Yes April 2016 adjacent zone A 1% flood area
- + **Annual R/E taxes:** ±\$12,500.00
- + **Parcel:** 1908874 In Summit County



Unit A

- + **Total Size:** 4,760 SF
- + **Office Space:** 2,952 SF
- + **Warehouse Space:** 2,168 SF
- + On-grade door is 14'0" high and 12'0" wide
- + 2 Floor space

Unit B

- + **Total Size:** 1,092 SF
- + **Warehouse Space:** 1,092 SF
- + On-grade door that is 14'0" high and 11'7"
- + Bay height is approx. 16'0"

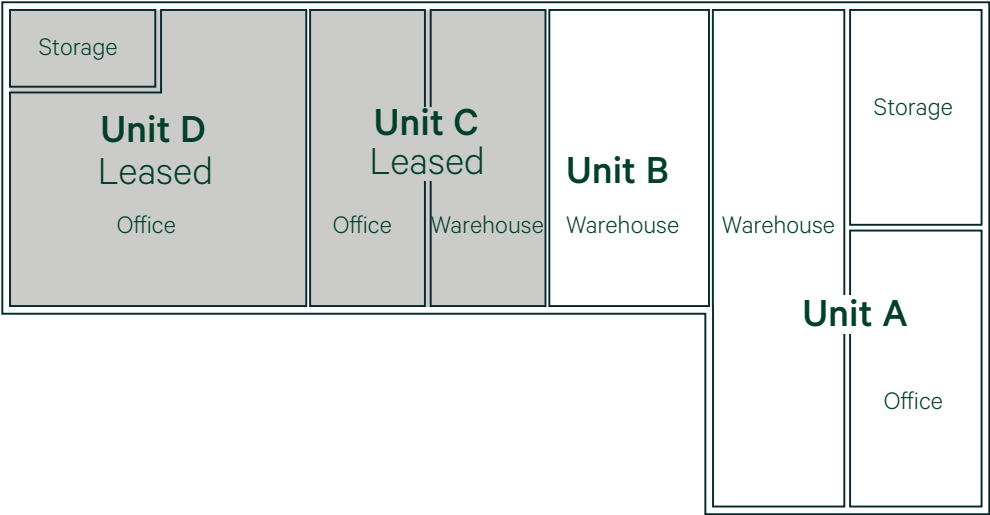
Unit C

- + **Total Size:** 2,592 SF
- + **Office Space:** 1,992 SF
- + **Warehouse Space:** 600 SF
- + 2 Floor space

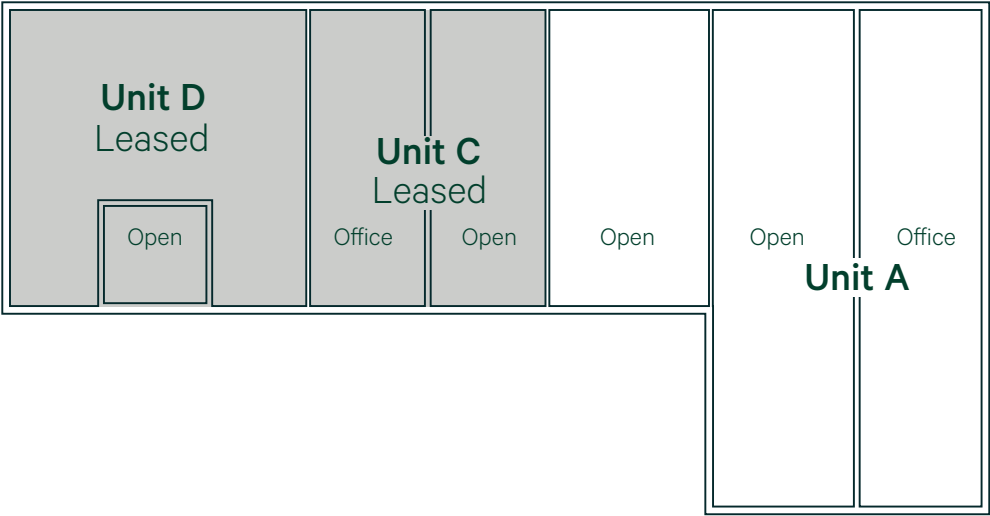
Unit D

- + **Total Size:** 3,866 SF
- + **Office Space:** 3,362 SF
- + **Warehouse Space:** 500 SF
- + 2 Floor space

Floor 1



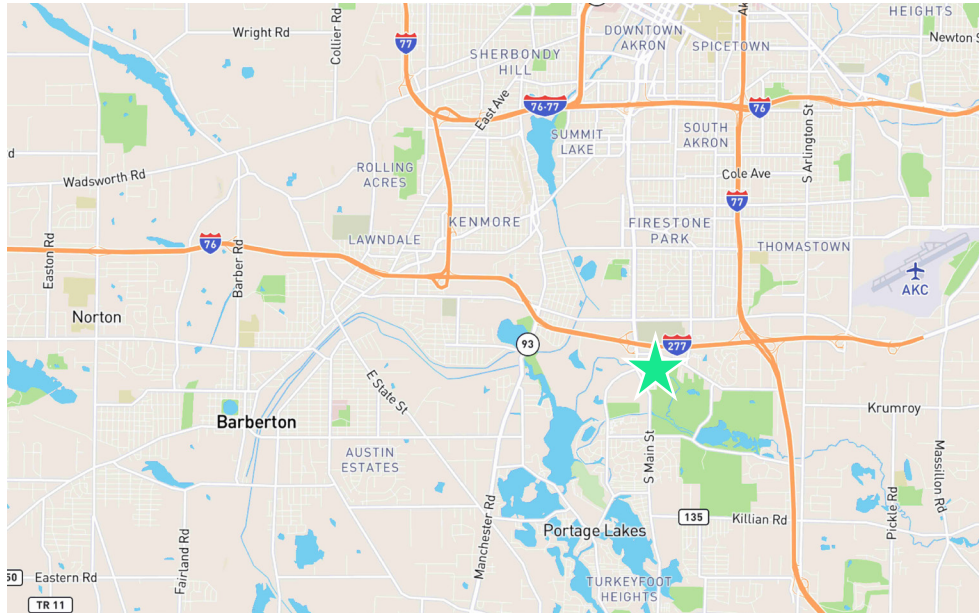
Floor 2



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Demographics

	1 Mile	3 Mile	5 Miles
2025 Population	4,806	60,805	155,395
2025 Daytime Population	4,379	54,305	188,515
2025 Businesses	208	1,873	6,253
2025 Employees	2,329	28,673	111,145
2025 Median Household Income	\$62,272	\$52,309	\$50,039
2025 Households	2,359	26,692	68,821
2025 Population 25 and Over	3,691	42,858	107,263



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