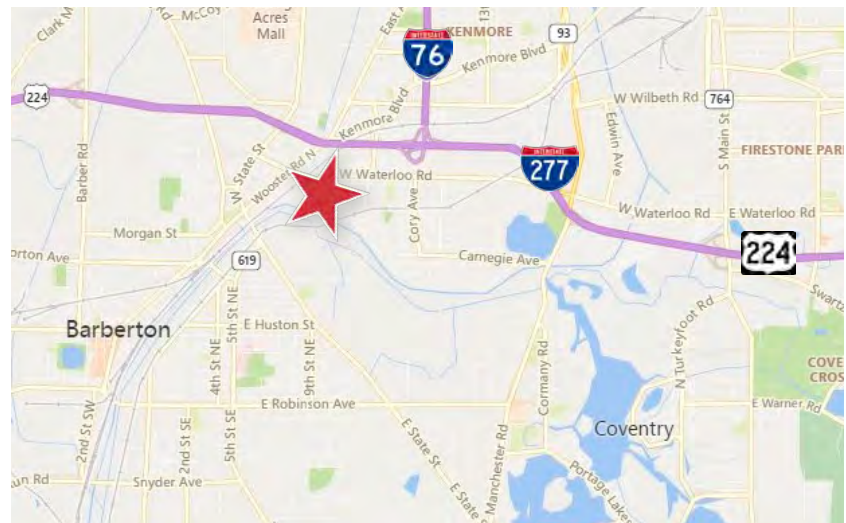


**1050-1056 Eagon St.**  
Barberton, Ohio 44203

**New Price Reduction!**  
**FREE RENT INCENTIVES**

## Property Details

- Available: 17,298 SF
- Office: 1,888 SF / Warehouse: 15,410 SF
- Sale Price: \$400,000 (PSF: \$23.12)
- Lease Rate: \$3.75 SF (Gross)
- Zoning: I-2 Industrial
- Restrooms: (2) Office (2) Shop
- Acres: 0.91
- Frontage: 433'
- Power: 3phase, 480/208 volt, 800 amps
- Clear Height: 14' 16' 22'
- Drive-in Doors: (1) 16' x 18'  
(1) 12' x 16'  
(2) 10' x 10'
- Cranes: (2) 5 Ton with 18' under hook  
(2) 2 Ton
- Interchange / Distance: I-76 / 0.75 mile



**Bob Raskow, SIOR**  
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## Property Description - **FREE RENT INCENTIVES**

For Lease or Sale: 17,298 SF, manufacturing facility w/ 1,888 SF, office and 15,410 SF manufacturing warehouse.; 800 AMP-480/208 3 PH; Cranes: (2) 5 Ton (2) 2 Ton. Ceiling heights from 14'-22'. Multiple drive-in doors. New roof (2009) and new radiant tube heating in warehouse manufacturing areas. New LED lighting (2023) all cranes inspected and OSHA approved.

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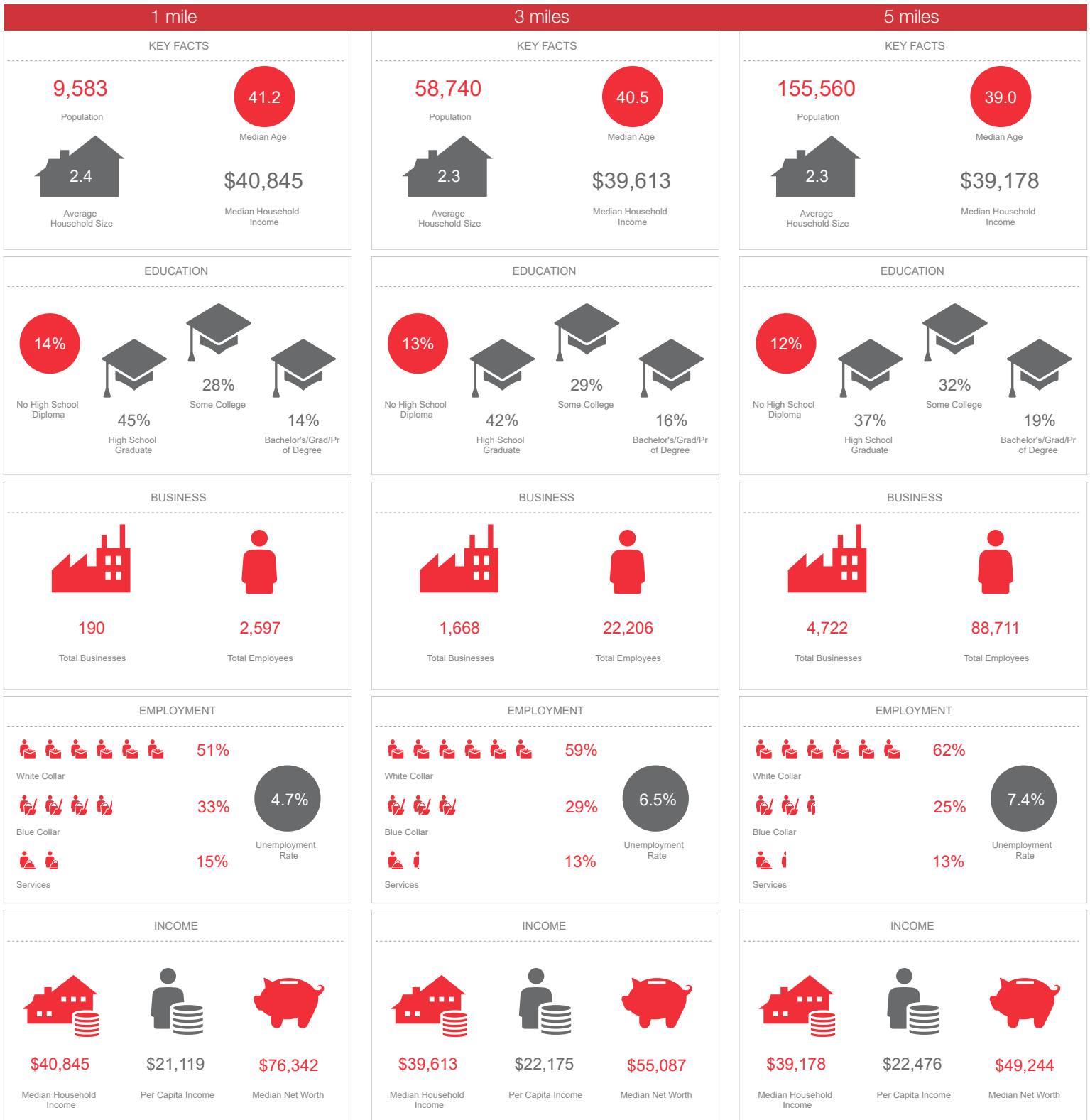
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Barberton, Ohio 44203

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# NAIPleasant Valley

For Sale or Lease  
17,298 SF  
Office/Warehouse



1050-1056 Eagon St. Barberton, Ohio 44203

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## New Price Reduction! - FREE RENT INCENTIVES

SPACE AVAILABLE:	17,298 SF
WAREHOUSE AREA:	15,410 SF
OFFICE AREA:	1,888 SF
CONSTRUCTION:	Masonry
YEAR BUILT:	1957
LAND AREA:	0.91 acres
ZONING:	I-2 Industrial
CEILING HEIGHT:	14' - 22'
DRIVE-IN DOORS:	(1) 16' x 18' (1) 12' x 16' (2) 10' x 10'
CRANES:	(2) 5 Ton (18' under hook) (2) 2 Ton (10' under hook)
HEAT:	Radiant, Tube
WATER:	City
SEWER:	City
ELECTRIC POWER:	3ph, 800A, 480/208V
SALE PRICE:	<b>\$400,000 (PSF: \$23.12)</b>
TAXES:	\$8,785.84 / year (2024)
LEASE RATE:	<b>\$3.75 SF (Gross)</b>

### COMMENTS:

For Lease or Sale: 17,298 SF, manufacturing facility w/ 1,888 SF, office and 15,410 SF manufacturing warehouse.; 800 AMP-480/208 3 PH; Cranes: (2) 5 Ton (2) 2 Ton. Ceiling heights from 14'-22'. Multiple drive-in doors. New roof (2009) and new radiant tube heating in warehouse manufacturing areas. New LED lighting (2023) all cranes inspected and OSHA approved. FREE RENT INCENTIVES.

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