

70,000 SF to 91,000 SF Industrial / Warehouse at Firestone Industrial Park  
*Can Increase SF with 2nd Story Office*



120 Cole Ave. Ext.  
Akron, Ohio

## Property Features

- Located at Firestone Parkway and Cole Avenue Extension
- Strategically located just minutes from downtown Akron, I-76, I-77 & SR-8
- 70,000 to 91,000 SF
- 4.41 Acres
- Dock doors w/dock seals: 9'x10'
- Drive-in Doors: 12'x14'
- Clear Height: 32' +/-
- ESFR Sprinklers
- Power: Build-to-suit
- Potential rail access
- Economic incentive package available
- Build-to-suit potential 1 or 2 story office space
- Located in a Qualified Opportunity Zone

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# PHOTOS

120 Cole Avenue Extension Akron, Ohio **PHASE I - LEASED**



**Scott Raskow**  
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**NAIPleasant Valley**

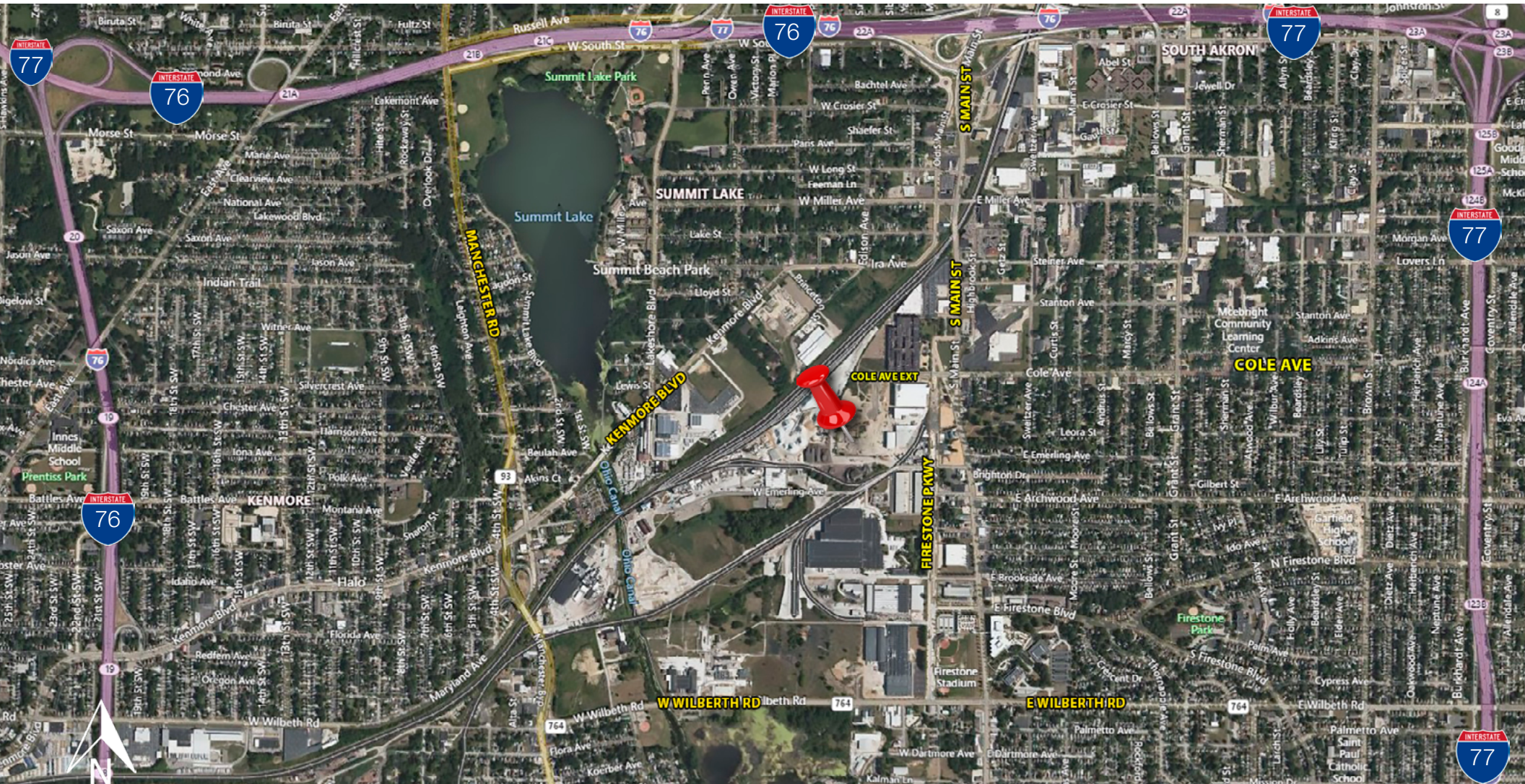
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# LOCATION AERIAL

## 120 Cole Avenue Extension Akron, Ohio PHASE II



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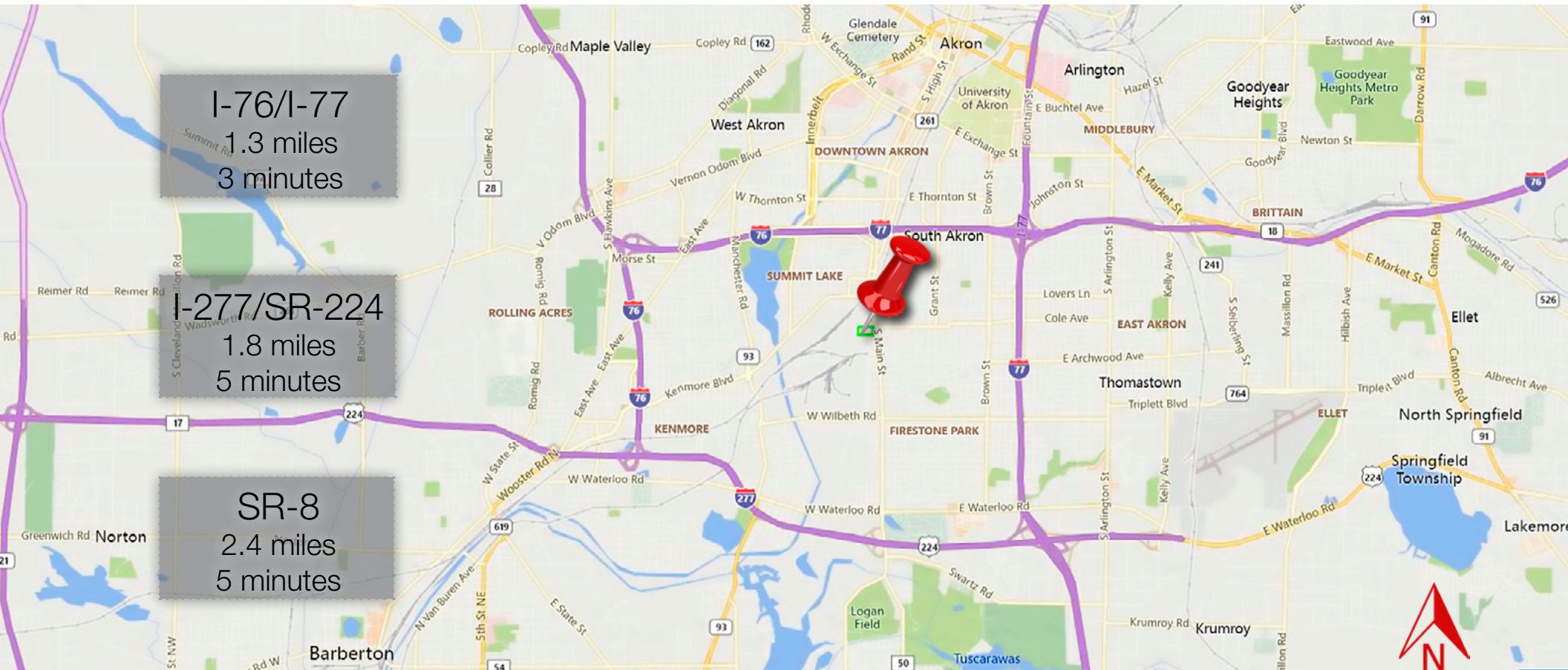
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# LOCATION MAP

## 120 Cole Avenue Extension Akron, Ohio



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## KEY FACTS

10,928

Population



2.7

Average Household Size

33.7

Median Age

\$33,890

Median Household Income

## EDUCATION

18%

No High School Diploma



35%

High School Graduate



33%

Some College



14%

Bachelor's/Grad/Pr of Degree

## BUSINESS



307

Total Businesses



6,014

Total Employees

## EMPLOYMENT



57%

White Collar



28%

Blue Collar



15%

Services

22.8%

Unemployment Rate

## INCOME



\$33,890

Median Household Income



\$17,303

Per Capita Income



\$14,160

Median Net Worth

## Households By Income

The largest group: <\$15,000 (23.3%)

The smallest group: \$150,000 - \$199,999 (1.5%)

Indicator ▲	Value	Diff
<\$15,000	23.3%	+13.2%
\$15,000 - \$24,999	15.4%	+5.8%
\$25,000 - \$34,999	12.4%	+3.6%
\$35,000 - \$49,999	15.8%	+2.8%
\$50,000 - \$74,999	15.4%	-2.4%
\$75,000 - \$99,999	10.6%	-3.9%
\$100,000 - \$149,999	4.1%	-11.3%
\$150,000 - \$199,999	1.5%	-4%
\$200,000+	1.5%	-3.9%

Bars show deviation from Summit County

This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2020, 2025.

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KEY FACTS

209,181

Population



2.3

Average Household Size

38.1

Median Age

\$41,067

Median Household Income

EDUCATION

13%

No High School Diploma



35%

High School Graduate



31%

Some College



21%

Bachelor's/Grad/Pr of Degree

BUSINESS



6,659

Total Businesses



133,058

Total Employees

EMPLOYMENT



60%

White Collar



25%

Blue Collar



15%

Services

18.3%

Unemployment Rate

INCOME



\$41,067

Median Household Income



\$23,218

Per Capita Income



\$29,177

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (17.7%)

The smallest group: \$200,000+ (1.6%)

Indicator ▲	Value	Diff
<\$15,000	17.3%	+7.2%
\$15,000 - \$24,999	13.5%	+3.9%
\$25,000 - \$34,999	11.9%	+3.1%
\$35,000 - \$49,999	15.1%	+2.1%
\$50,000 - \$74,999	17.7%	-0.1%
\$75,000 - \$99,999	12%	-2.5%
\$100,000 - \$149,999	8.9%	-6.5%
\$150,000 - \$199,999	2.1%	-3.4%
\$200,000+	1.6%	-3.8%

Bars show deviation from Summit County

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## KEY FACTS

464,151

Population



2.3

Average Household Size

41.3

Median Age

\$54,737

Median Household Income

## EDUCATION

9%

No High School Diploma



32%

High School Graduate



30%

Some College



30%

Bachelor's/Grad/Pr of Degree

## BUSINESS



14,730

Total Businesses



242,980

Total Employees

## EMPLOYMENT



65%

White Collar



22%

Blue Collar



12%

Services

15.8%

Unemployment Rate

## INCOME



\$54,737

Median Household Income



\$30,379

Per Capita Income



\$83,633

Median Net Worth

## Households By Income

The largest group: \$50,000 - \$74,999 (18.6%)

The smallest group: \$200,000+ (3.7%)

Indicator ▲	Value	Diff	
<\$15,000	11.3%	+1.2%	
\$15,000 - \$24,999	10.5%	+0.9%	
\$25,000 - \$34,999	9.6%	+0.8%	
\$35,000 - \$49,999	13.8%	+0.8%	
\$50,000 - \$74,999	18.6%	+0.8%	
\$75,000 - \$99,999	14.3%	-0.2%	
\$100,000 - \$149,999	14%	-1.4%	
\$150,000 - \$199,999	4.2%	-1.3%	
\$200,000+	3.7%	-1.7%	

Bars show deviation from Summit County

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120 Cole Avenue Extension Akron, Ohio **PHASE II**

**BUILD TO SUIT  
NOW AVAILABLE**

**AKRON  
OHIO**

<b>Property Details</b>	<b>TOTAL SPACE AVAILABLE:</b>	70,000 - 91,000 SF	
	<b>TOTAL WAREHOUSE AREA:</b>	Build-to-suit	
	<b>POTENTIAL 1 OR 2-STORY</b>	Build-to-suit	
	<b>CONSTRUCTION:</b>	Precast concrete panels and steel	
	<b>ZONING:</b>	U-5 Ordinary Industry	
	<b>COLUMN SPACING:</b>	50' X 45'5"	
	<b>CEILING HEIGHT:</b>	32' Clear +/-	
	<b>DOCK DOORS W/DOCK SEALS:</b>	9'x10' Build-to-suit	
	<b>DRIVE-IN DOORS:</b>	12'x14' Build-to-suit	
	<b>CRANES:</b>	50+ ton possible	
	<b>SPRINKLERED:</b>	Yes, ESFR	
	<b>HEAT:</b>	Overhead gas	
	<b>WATER / SEWER:</b>	City	
	<b>ELECTRIC POWER:</b>	Build-to-suit	
<b>RAIL ACCESS:</b>	Potential		
	<b>PARKING</b>	111 Spaces	
		1.3 miles	I-76/I-77
<b>Location Details</b>	<b>DISTANCE / INTERCHANGE:</b>	1.8 miles	I-277/SR-224
		2.4 miles	SR-8
<b>Price Details</b>	<b>LEASE RATE:</b>	Warehouse:	\$6.50 NNN
		Office:	\$12.00 NNN
		<i>NNN charges est. \$1.91 PSF</i>	
<b>Comments</b>	State of the art warehouse/office space. Great access to the new I-77 Interchange at S. Main Street. <b>Fully customizable to fit your needs.</b>		