

RARE FREESTANDING INDUSTRIAL PROPERTY



FOR SALE
3143 WHIPPLE DRIVE
NORTON, OH 44203
SALE PRICE: \$510,000



PROPERTY HIGHLIGHTS

- Total SF: 6,192 SF | .83 Acres
- Price Per SF: \$82.36/SF
- Warehouse SF: 5,000 SF | The Warehouse Consists of 7 Drive-In Doors (10' x 12') with 14' Ceiling Clear, Radiant Tube Heat in a Portion of the Warehouse, and Floor Drains Throughout
- Office SF: 1,200 SF | The Office Consists of 2 Private Offices, Reception Area, Kitchenette, 2 Restrooms, and Shop Restroom with Shower
- Power: Single-Phase, 120 AMP, 240 V
- Utilities Include: Gas | Electric | Well Water | Barberton Sewer
- Securely Fenced-In Lot | New Roof - June 2026
- Year Built: 1991
- Zoning: B-3 Highway Business District
- 2025 Annual Real Estate Taxes: \$4,639.58



LISTING AGENT

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PROPERTY OVERVIEW

3143 Whipple Drive is approximately 0.83 acres with a 6,192 SF warehouse/office building constructed in 1991. The building and location are well suited for automotive services, contractors, landscaping businesses, equipment storage, light industrial or warehouse operations, and small distribution service companies. The site provides generous on-site parking and convenient access for employees, customers, and deliveries.

LOCATION OVERVIEW

3143 Whipple Drive is located in the south-central part of Norton, a suburban-rural community southwest of Akron. Surrounded by a blend of established residential neighborhoods and local businesses, the property offers convenient access to major transportation routes, including OH-21, I-76 (approximately 0.9 miles away, or a 3-minute drive), and I-77, providing efficient connectivity throughout Summit County and the greater Northeast Ohio region.

DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|------------------|----------|----------|----------|
| Total Population | 2,905 | 23,717 | 101,045 |
| Total Units | 1,254 | 10,669 | 47,184 |
| Median Income | \$86,556 | \$74,025 | \$66,132 |

The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.



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