

LEASE

122 East Tuscarawas Avenue

122 EAST TUSCARAWAS AVENUE

Barberton, OH 44203

PRESENTED BY:

AARON DAVIS

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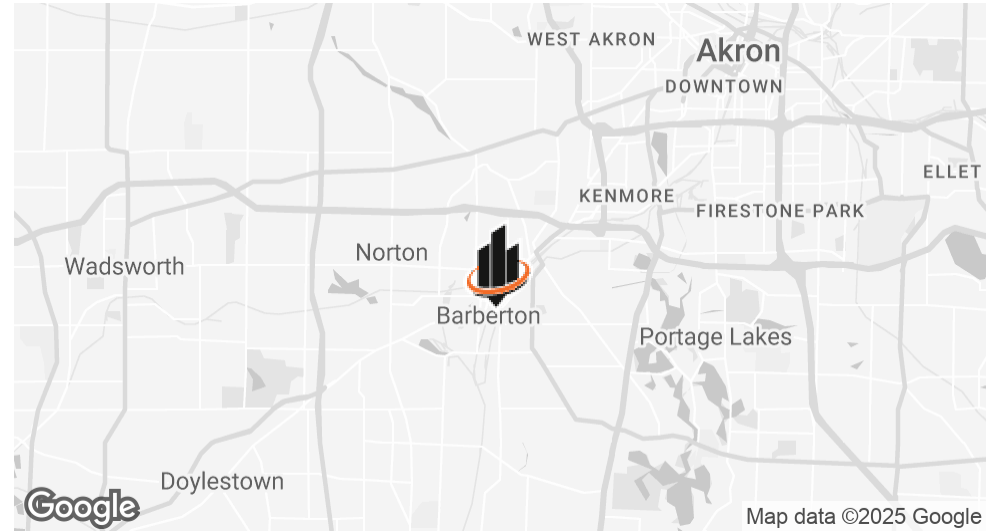
JERRY FIUME, SIOR, CCIM

O: 330.416.0501

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PROPERTY SUMMARY



| | |
|-----------------------------------|--------------------|
| LEASE RATE: | \$3.50 SF/yr (NNN) |
| LEASE TERM: | 36 months |
| TOTAL SPACE AVAILABLE: | 19,008 SF |
| OFFICE SPACE AVAILABLE: | 1,320 SF |
| WAREHOUSE SPACE AVAILABLE: | 17,688 SF |
| ZONE: | 1-2 |
| PARCEL ID: | 0110854 |
| DRIVE-IN DOOR: | 10' x 8' |

PROPERTY DESCRIPTION

This industrial manufacturing, warehouse, and office facility offers versatile space zoned I-2. The building features 1,320 SF of office space and 17,688 SF of warehouse space, equipped with a 10' x 8' drive-in door and an 8' x 8' dock providing flexible solutions for industrial and commercial operations.

PROPERTY HIGHLIGHTS

- 19,008 SF industrial manufacturing, warehouse, and office facility
- Zoned I-2 for versatile industrial and commercial use
- Flexible leasing options to accommodate various industrial and commercial operations

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ADDITIONAL PHOTOS



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ADDITIONAL PHOTOS

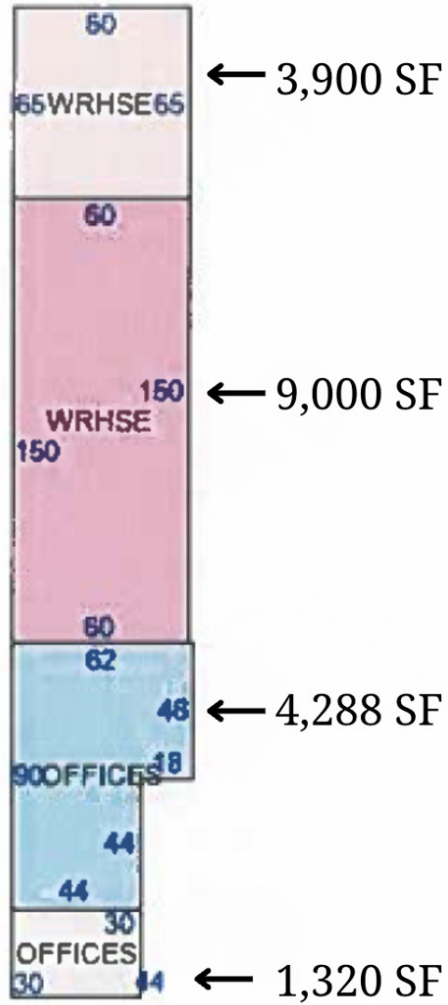


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FLOOR PLAN

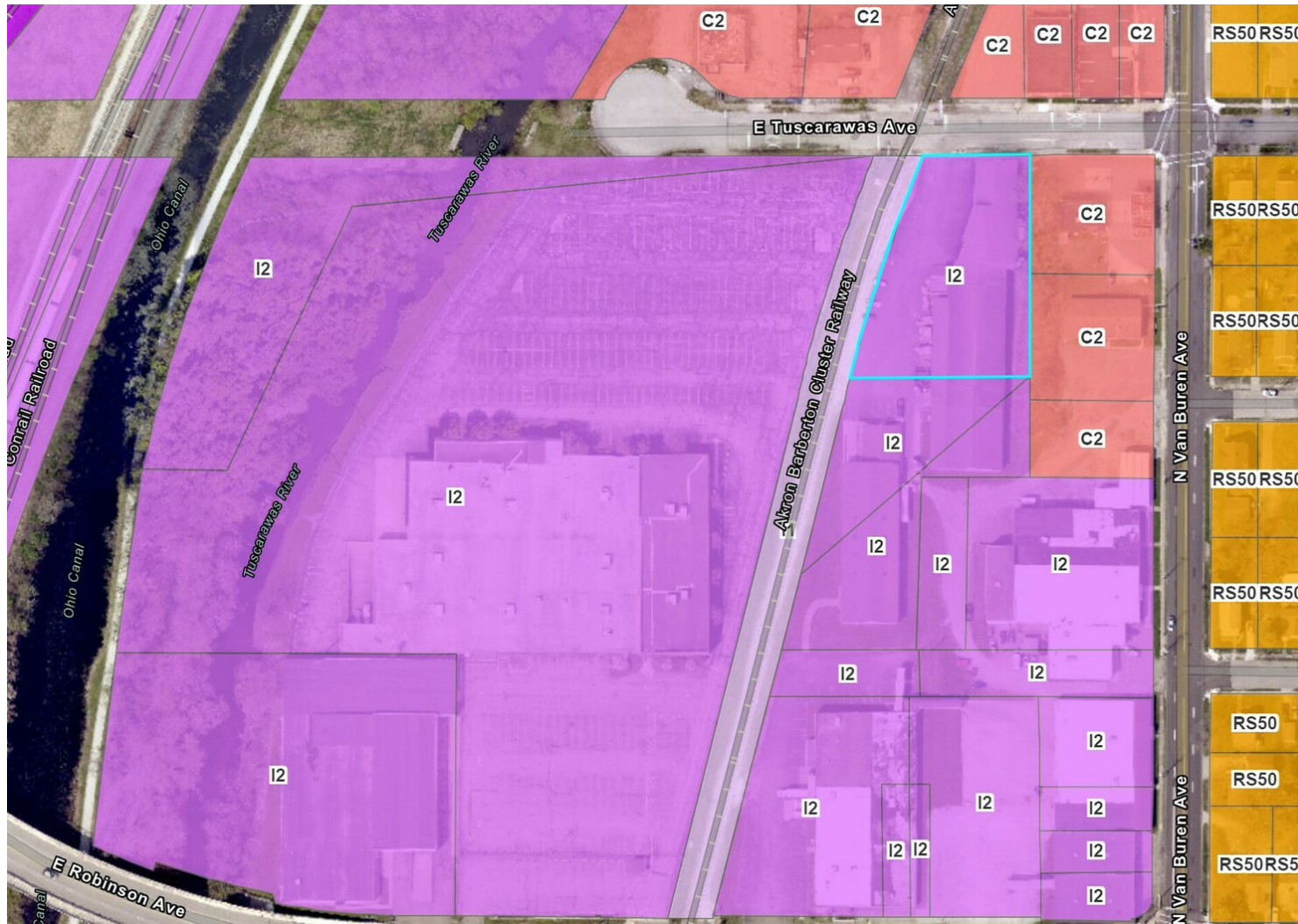
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ZONING INFORMATION



The current zoning for this parcel is

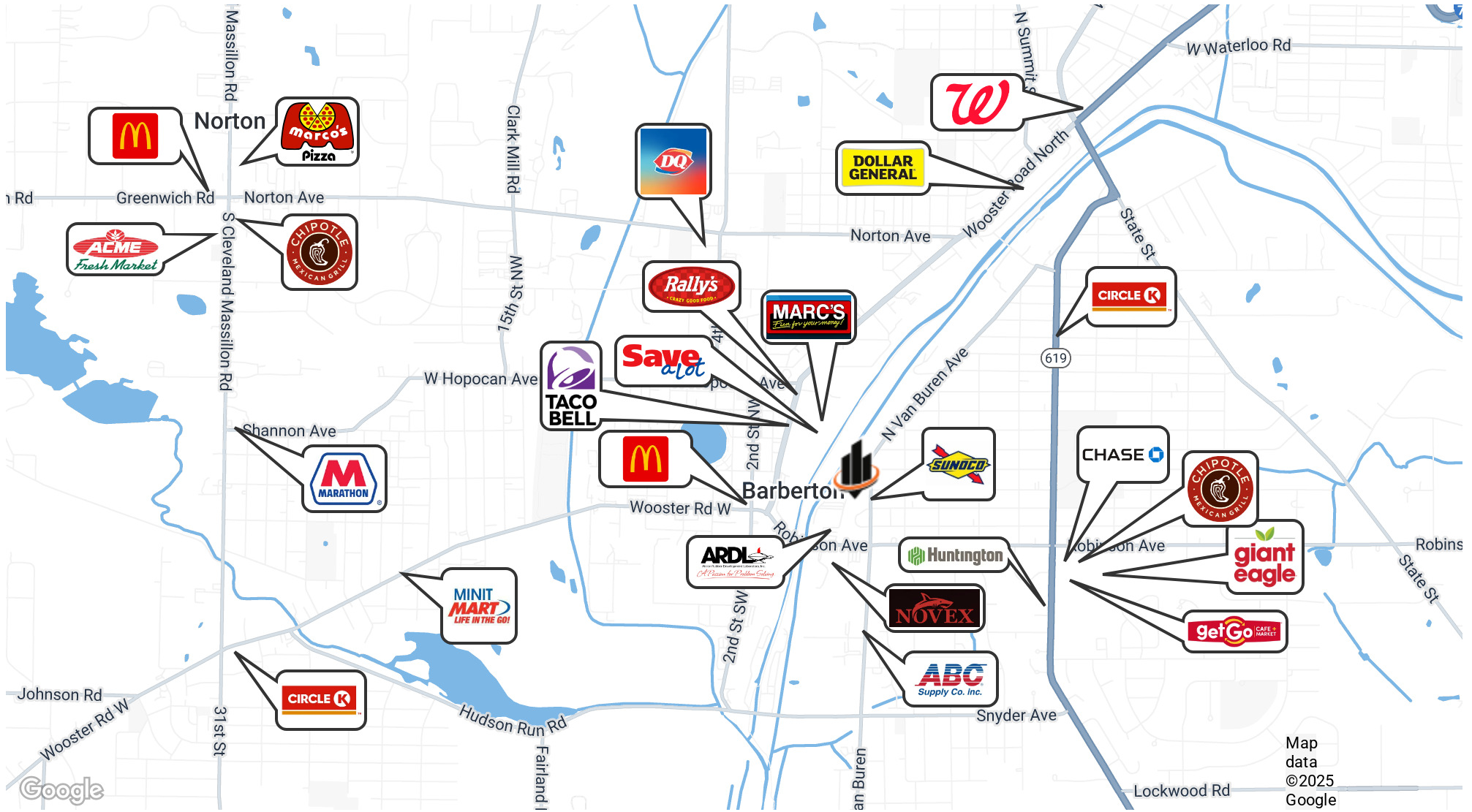
| I2 | |
|-----------------|--------------------------|
| Zoning | I2 |
| General Use | Industrial/Manufacturing |
| Parcel Number | 0110854 |
| Address | 122 E TUSCARAWAS AVE |
| Acres | 0.85 |
| Owner 1 | DOWNING WILLIAM R |
| Owner 2 | |
| Owner Address 1 | C/O JOHN DOW INDUSTRIES |
| Owner Address 2 | 151 SNYDER AVE |
| Owner Address 3 | |
| Owner Zipcode 1 | 44203 |
| Owner Zipcode 2 | |
| Owner City | BARBERTON |
| Owner State | OH |

Contact the City of Barberton for any zoning questions at 330-848-6729

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RETAILER MAP



Map data ©2025 Google

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DEMOGRAPHICS MAP & REPORT

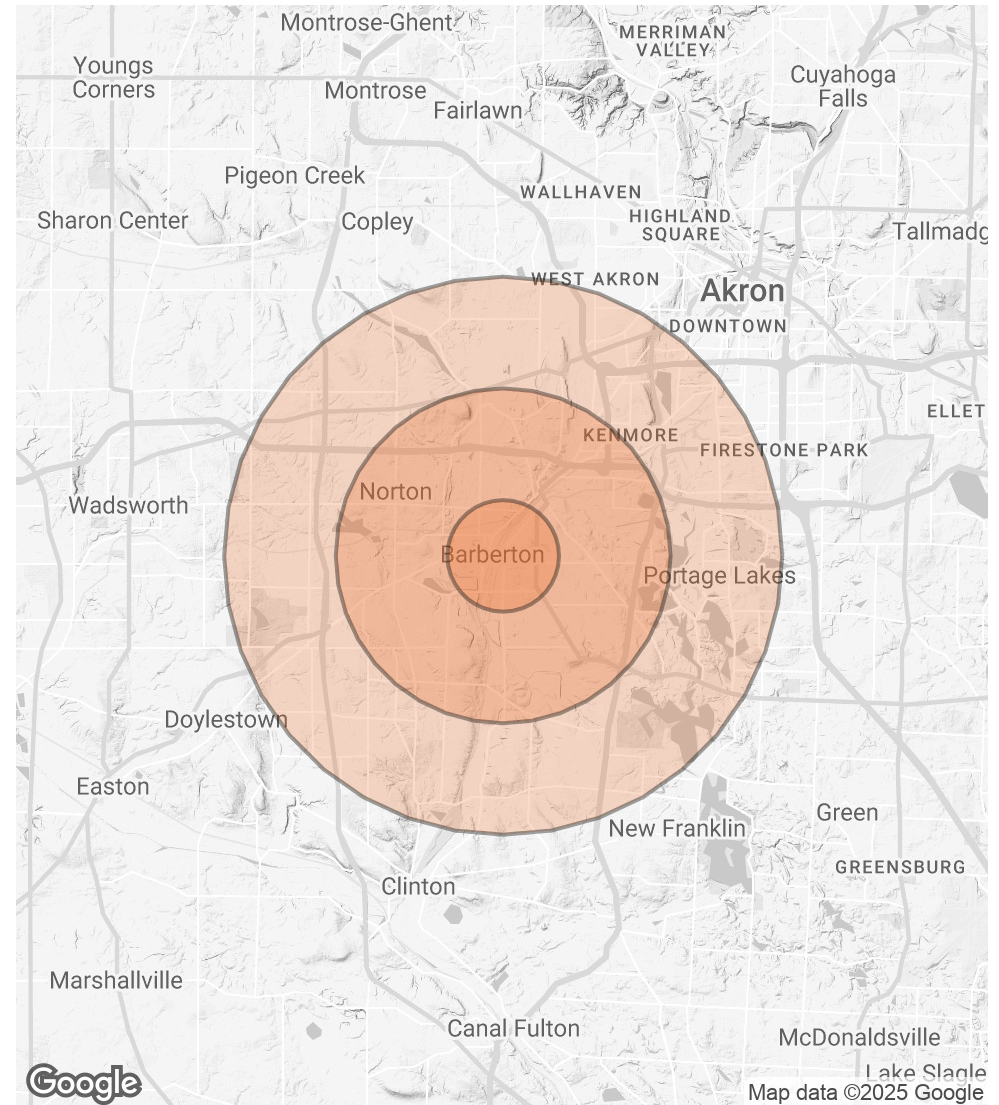
POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|-----------------------------|--------|---------|---------|
| TOTAL POPULATION | 9,455 | 41,604 | 86,742 |
| AVERAGE AGE | 42 | 43 | 43 |
| AVERAGE AGE (MALE) | 40 | 42 | 42 |
| AVERAGE AGE (FEMALE) | 44 | 44 | 44 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 4,170 | 18,285 | 38,075 |
| # OF PERSONS PER HH | 2.3 | 2.3 | 2.3 |
| AVERAGE HH INCOME | \$54,469 | \$71,295 | \$73,824 |
| AVERAGE HOUSE VALUE | \$136,229 | \$150,886 | \$163,476 |

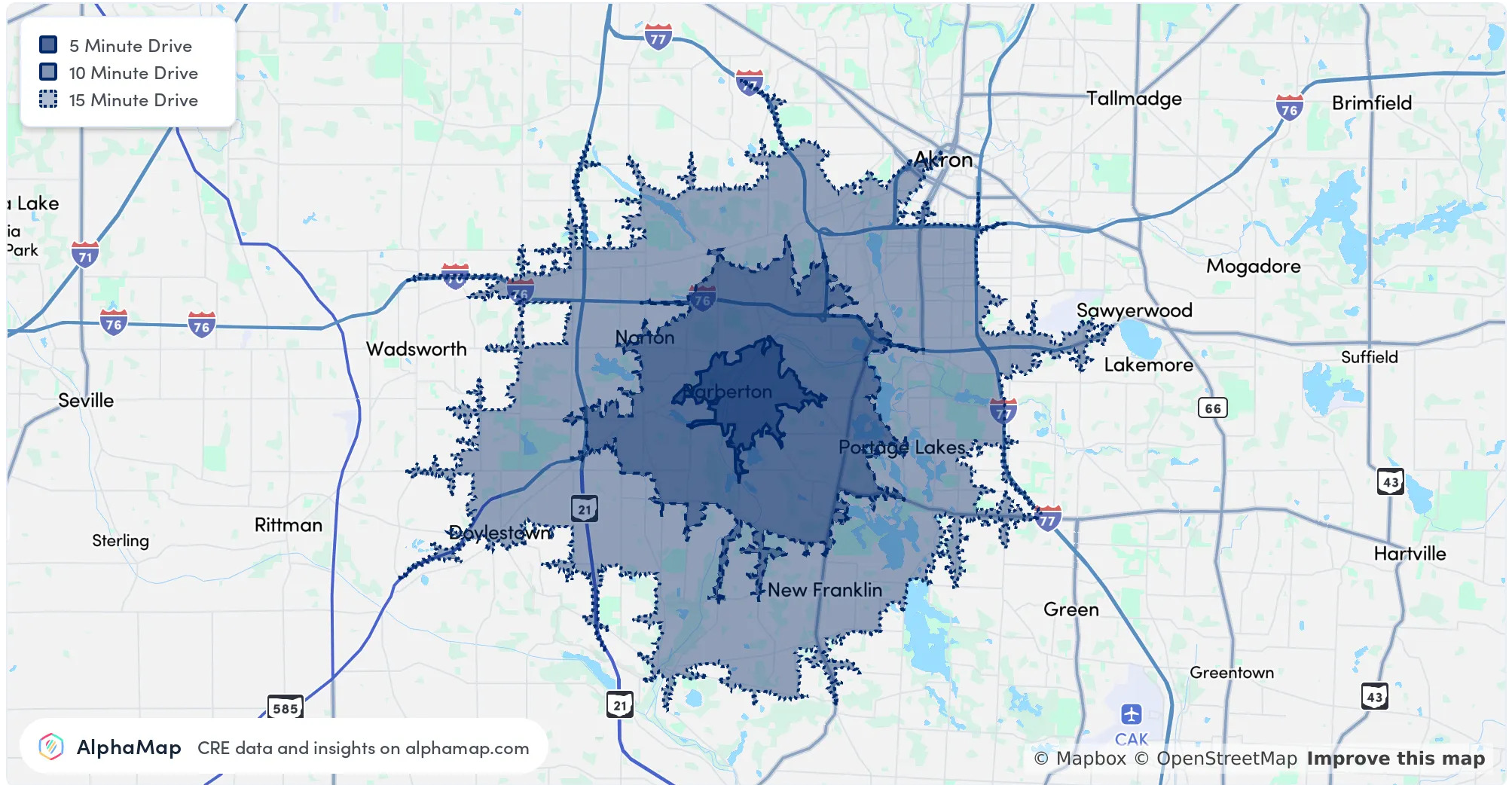
Demographics data derived from AlphaMap



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AREA ANALYTICS



Map and demographics data derived from AlphaMap

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