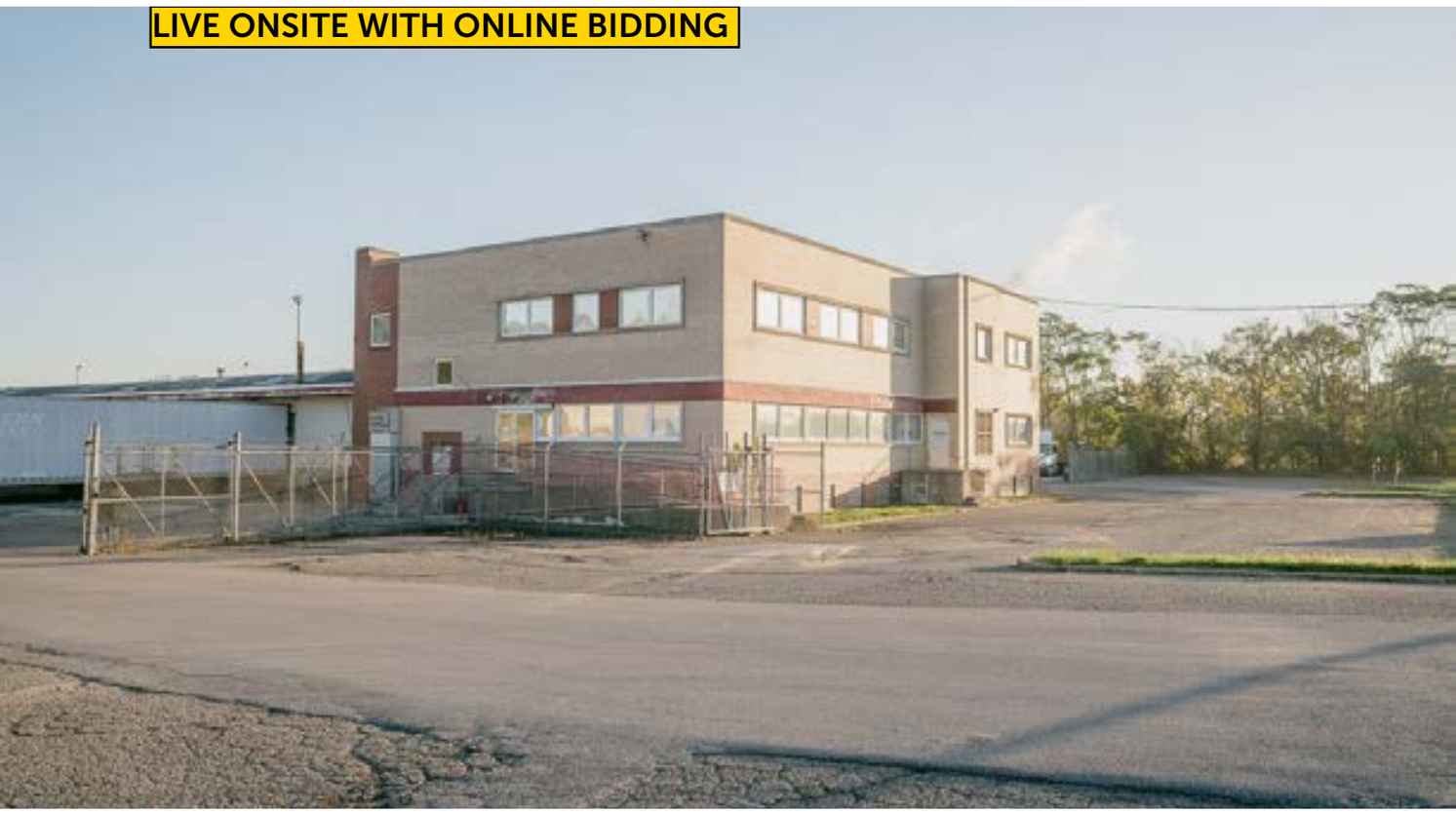
ABSOLUTE AUCTION

THURSDAY, DECEMBER 3, 2026, 12:30 PM

LIVE ONSITE WITH ONLINE BIDDING

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70,000± SF INDUSTRIAL WAREHOUSE FACILITY ON 13± ACRES

1355 E. ARCHWOOD AVE.,
AKRON, OH 44306

Excellent investment opportunity featuring a 70,000± square-foot industrial warehouse facility on 13± acres in Akron, Ohio. The property is zoned U-5 Ordinary Industry and includes two buildings with warehouse, office, cross-dock, and mezzanine space. Fenced and gated site. Convenient expressway access and approximately 100 tractor-trailer parking spaces. The property is fully occupied and currently generates approximately $30,730 per month in gross lease income.

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Building 1 contains approximately 38,300 square feet, including 11,800 square feet of office space, 14,500 square feet of cross-dock space, and 12,000 square feet of warehouse space. The building includes eight loading docks and two at-grade drive-in doors.

Building 2 contains approximately 26,700 square feet, including 10,500 square feet of barrel-roof warehouse space, 12,800 square feet of flat-roof warehouse space, and a 3,400-square-foot mezzanine. The building also includes 23 drive-in doors measuring approximately 12 feet wide by 14 feet high.

Additional features include three-phase, 1,000-amp electrical service. The property underwent site remediation in 2000 and is located within the City of Akron's Archwood redevelopment plan. For financials, copies of lease and additional information contact Joseph M. Gliatta, 330.771.4012.

Auctioneers Note: After 25+ years of owning this property, the seller has decided to retire. Great opportunity to buy an investment property or an owner-operator facility. You'll like this property!

Terms On Real Estate: 10% down auction day, balance due at closing. A 10% buyer's premium will be added to the highest bid to establish the purchase price. Any desired inspections must be made prior to bidding. All information contained herein was derived from sources believed to be correct. Information is believed to be accurate but not guaranteed.









JOSEPH GLIATTA
AUCTIONEER/REALTOR®
330.771.4012
jgliatta@kikocompany.com



DOUGLAS L. MILANO
AUCTIONEER/REALTOR®
330.205.2196
dmilano@kikocompany.com

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