

314 GRANDVIEW AVE

Wadsworth, OH 44281



**THE MASICA
COMPANY**

INDUSTRIAL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

Discover an exceptional leasing opportunity at this prime industrial property at 314 Grandview Ave. Boasting a spacious 6000 SF warehouse with high ceilings, the property offers versatility for a range of industrial and manufacturing operations. The property has 4 drive in doors, restrooms, 16' ceilings and can be divided into 2000 Sf units. With convenient access to major transportation routes and a strategic location within the thriving Wadsworth industrial area, this property sets the stage for efficiency and growth. Don't miss the chance to elevate your operations in this impressive and functional space.

PROPERTY HIGHLIGHTS

- High ceilings
- Spacious and versatile warehouse layout
- Strategic location within thriving industrial area
- Close proximity to major transportation routes

OFFERING SUMMARY

Lease Rate:	\$12 SF/yr (Gross)
Available SF:	6,000 SF
Lot Size:	486,917 SF
Building Size:	6,000 SF
NOI:	\$0.00
Cap Rate:	0.0%

SPACES	LEASE RATE	SPACE SIZE
314 Grandview	\$12.00 SF/yr	6,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	201	862	2,904
Total Population	468	2,006	6,983
Average HH Income	\$85,017	\$77,783	\$85,544

Steve Masica

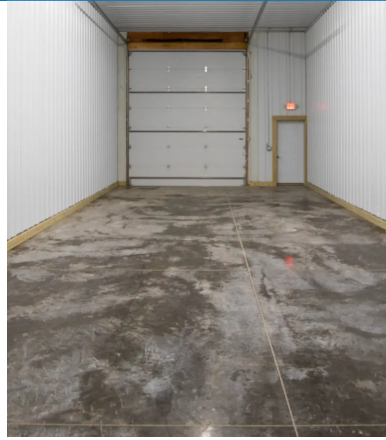
steve.masica@themasicacompany.com
216.293.8900

Michelle Masica

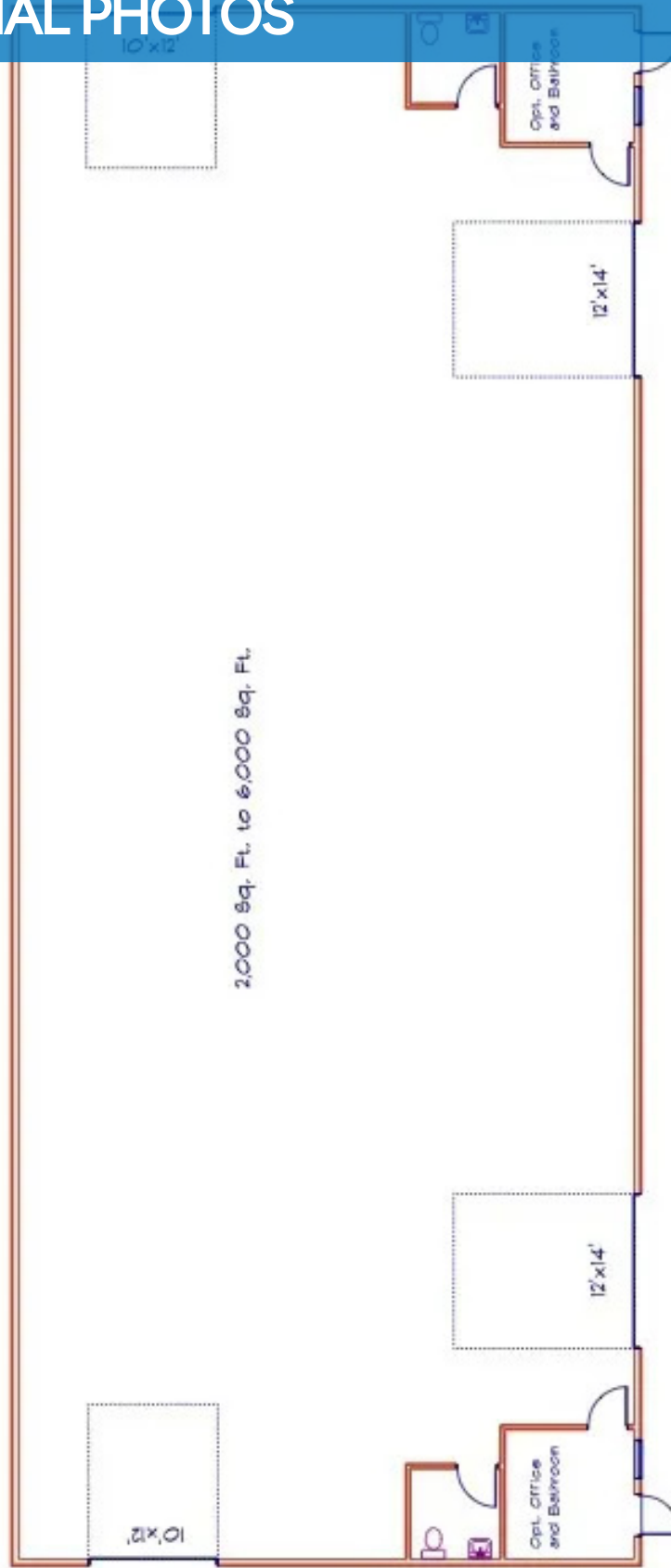
michelle.masica@themasicacompany.com
216.293.8900

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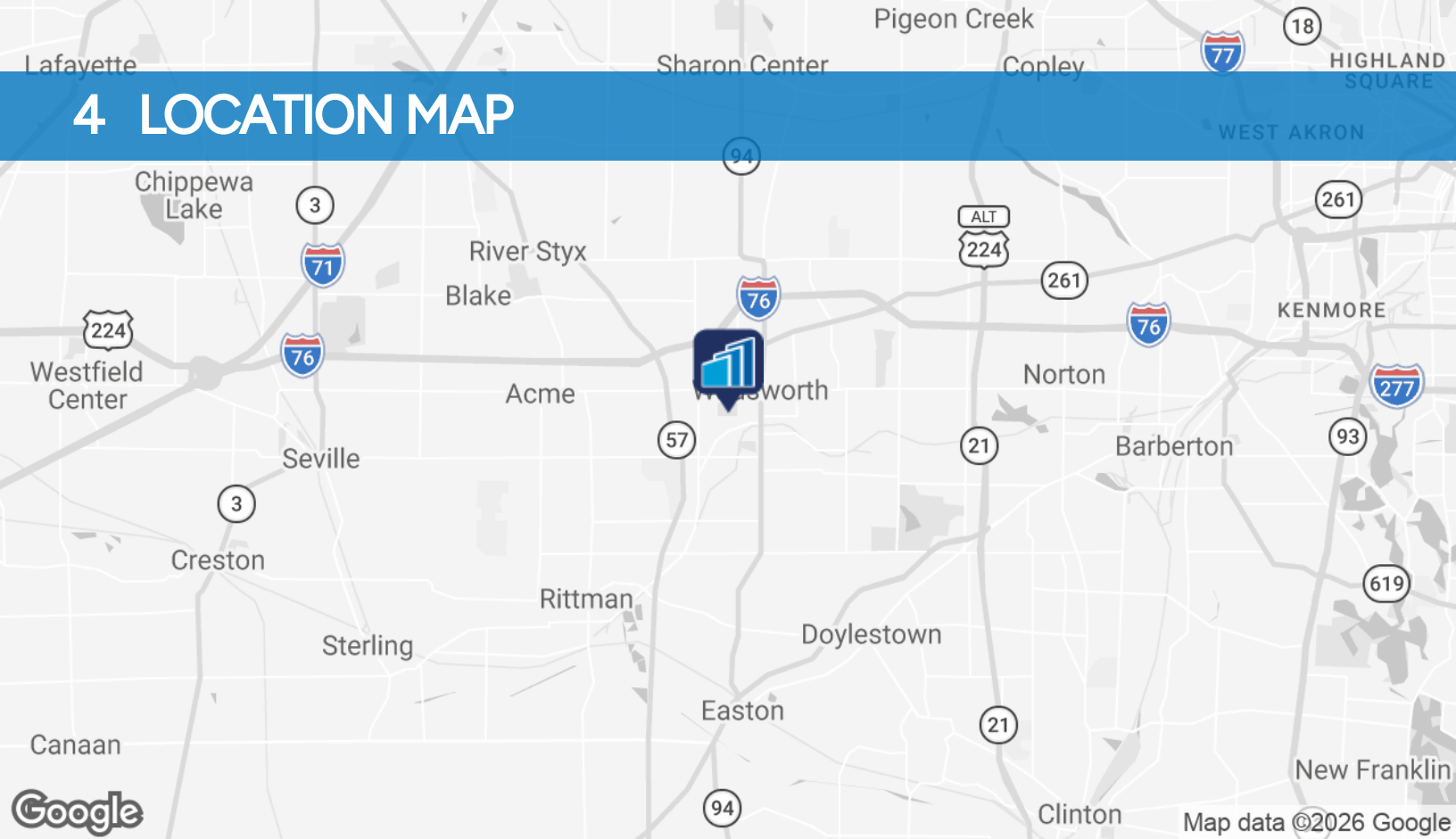
2 ADDITIONAL PHOTOS



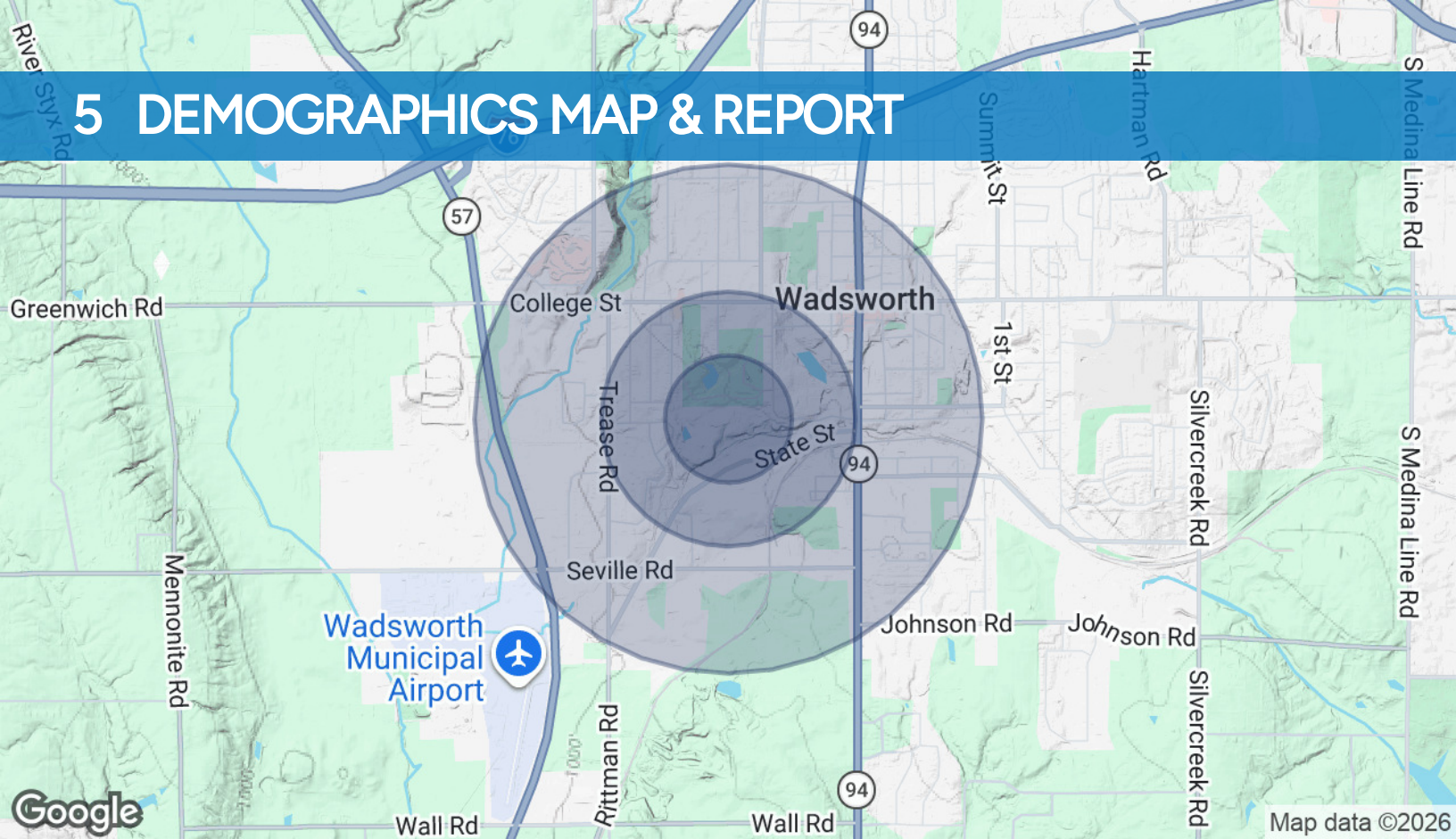
3 ADDITIONAL PHOTOS



4 LOCATION MAP



5 DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	468	2,006	6,983
Average Age	39.1	38.1	39.0
Average Age (Male)	35.5	34.1	36.0
Average Age (Female)	40.7	40.1	40.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	201	862	2,904
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$85,017	\$77,783	\$85,544
Average House Value	\$214,584	\$207,109	\$202,531

2023 American Community Survey (ACS)