



Climate Controlled Warehouse for Sublease

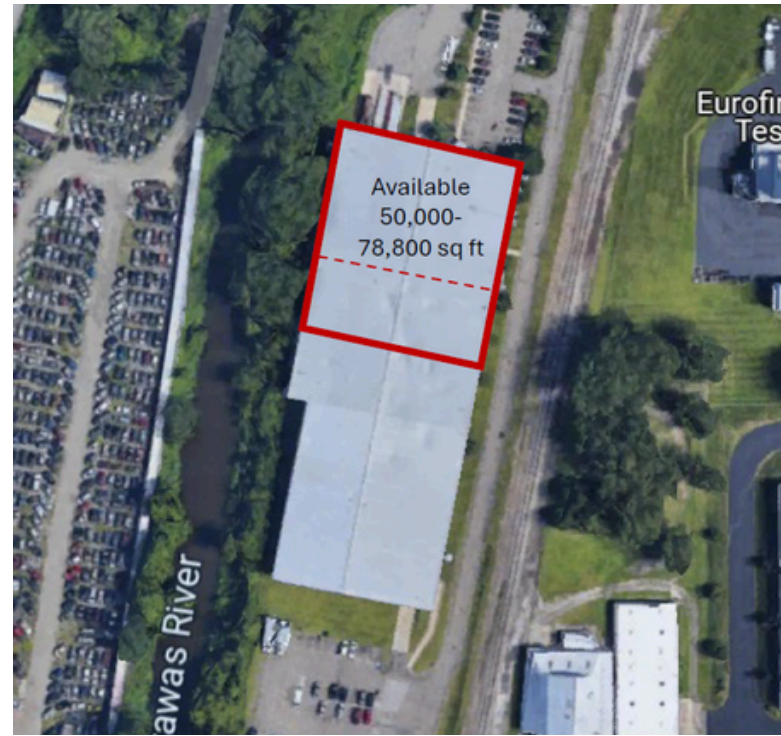
30 Foundation Place, Barberton, OH

Climate Controlled Warehouse for Sublease

Property Highlights

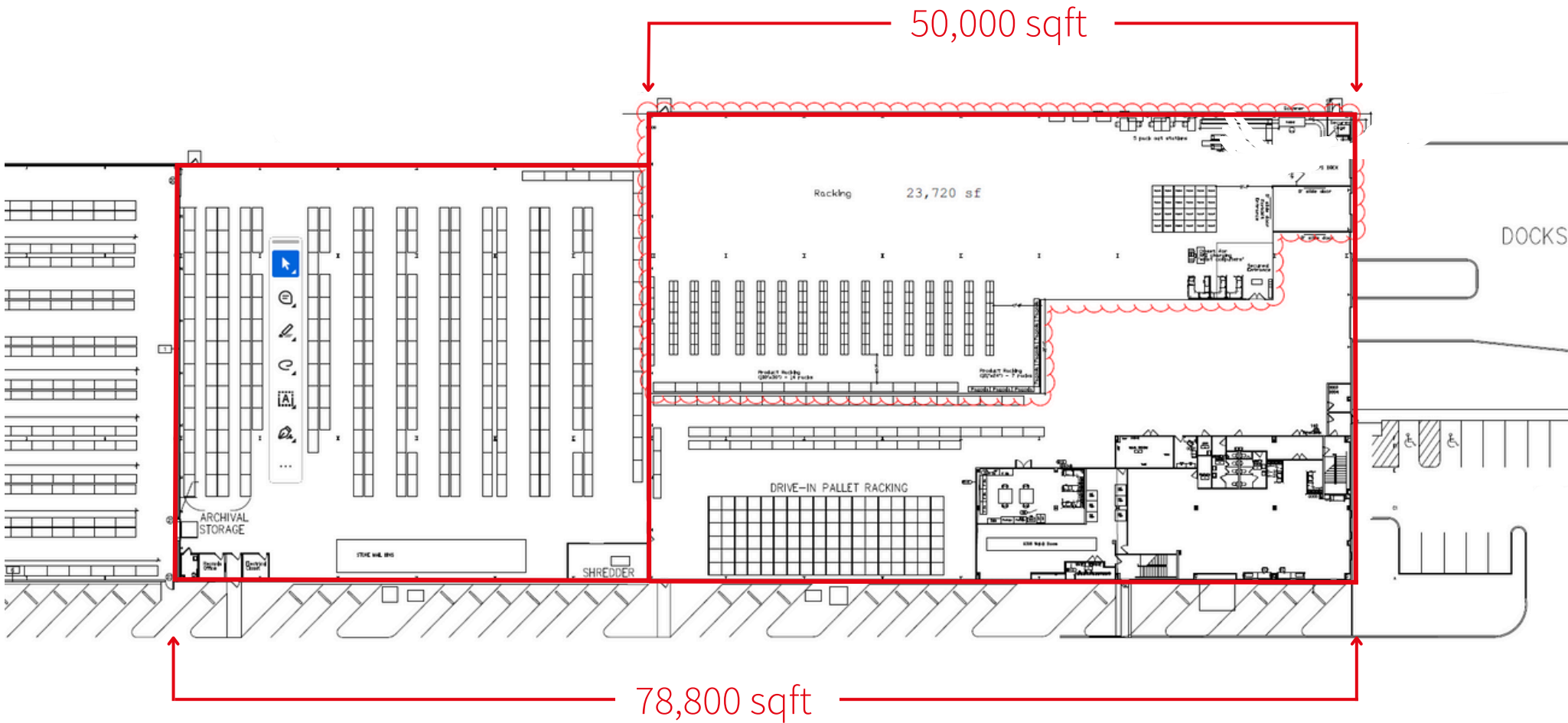
- 50,000 - 78,800 sqft
- 4,840 sqft first story open office
- 4,840 sqft second story office with private office cubes, training room, full kitchen, exercise room, and storage
- Fully climate controlled with air conditioning, fans, and Reznor heat
- Fully racked for subtenant's use if needed
- Fully fenced and secured site
- Located in Barberton's industrial market, 3 miles to I-76
- Sublease through 2/9/2032

Rental Rate: \$5.50/sqft NNN
with \$2.05 in OPEX

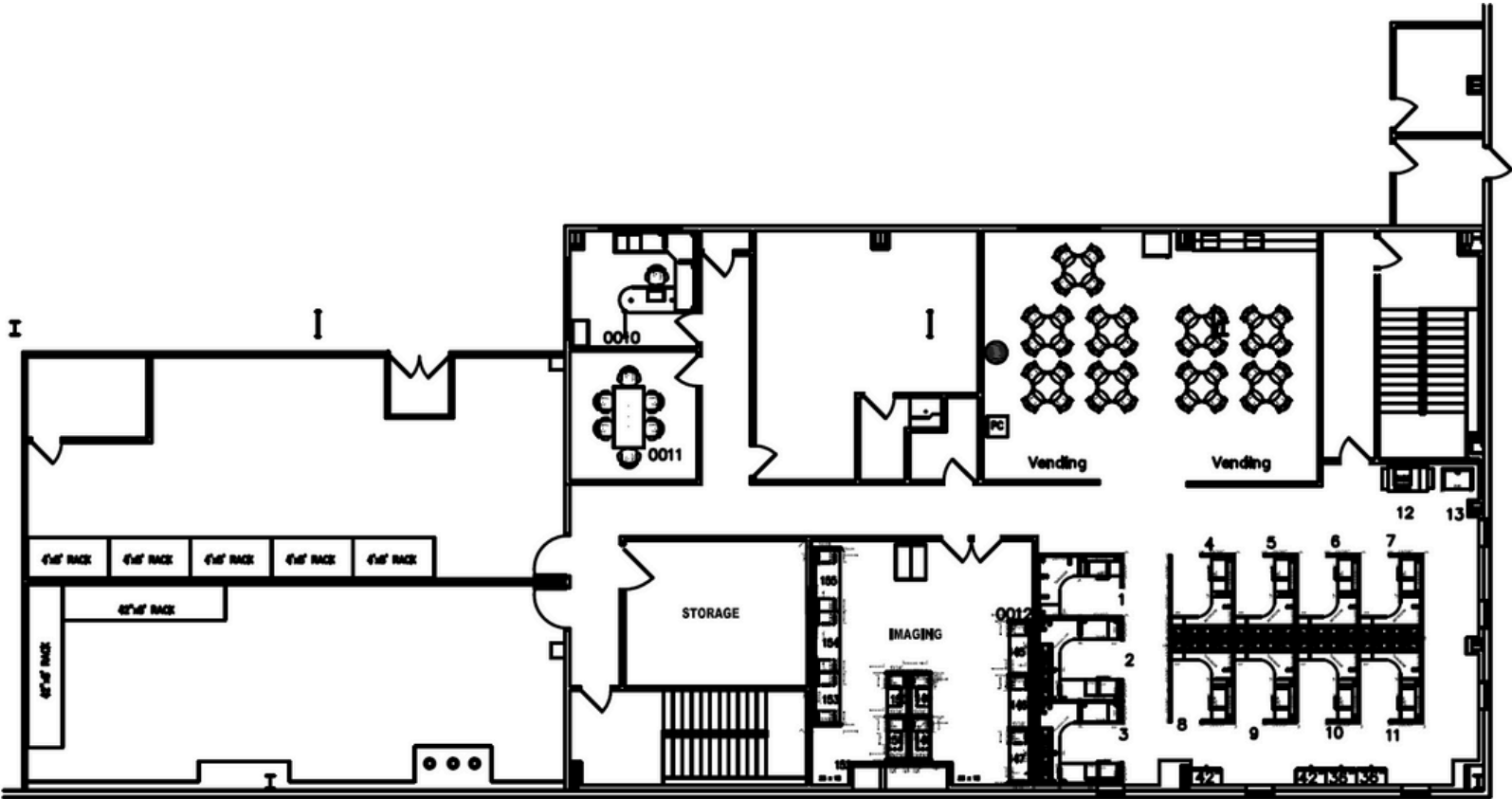


Power	480v, 3p, 4w
Docks	3 docks (10'x9' with levelers)
Drive ins	1 drive in door (14'x12')
Year Built	2002, 2005, 2017
Sprinkler	Wet sprinklers
Ceilings	27.5'-30'
Lighting	LED lighting

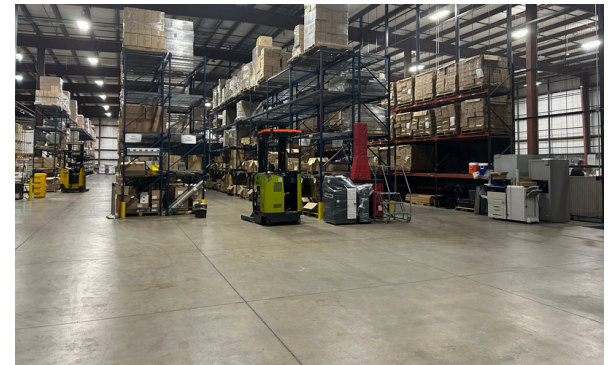
Floor Plan - 1st Floor



Floor Plan - 2nd Floor



Photos



Location Map

2.8

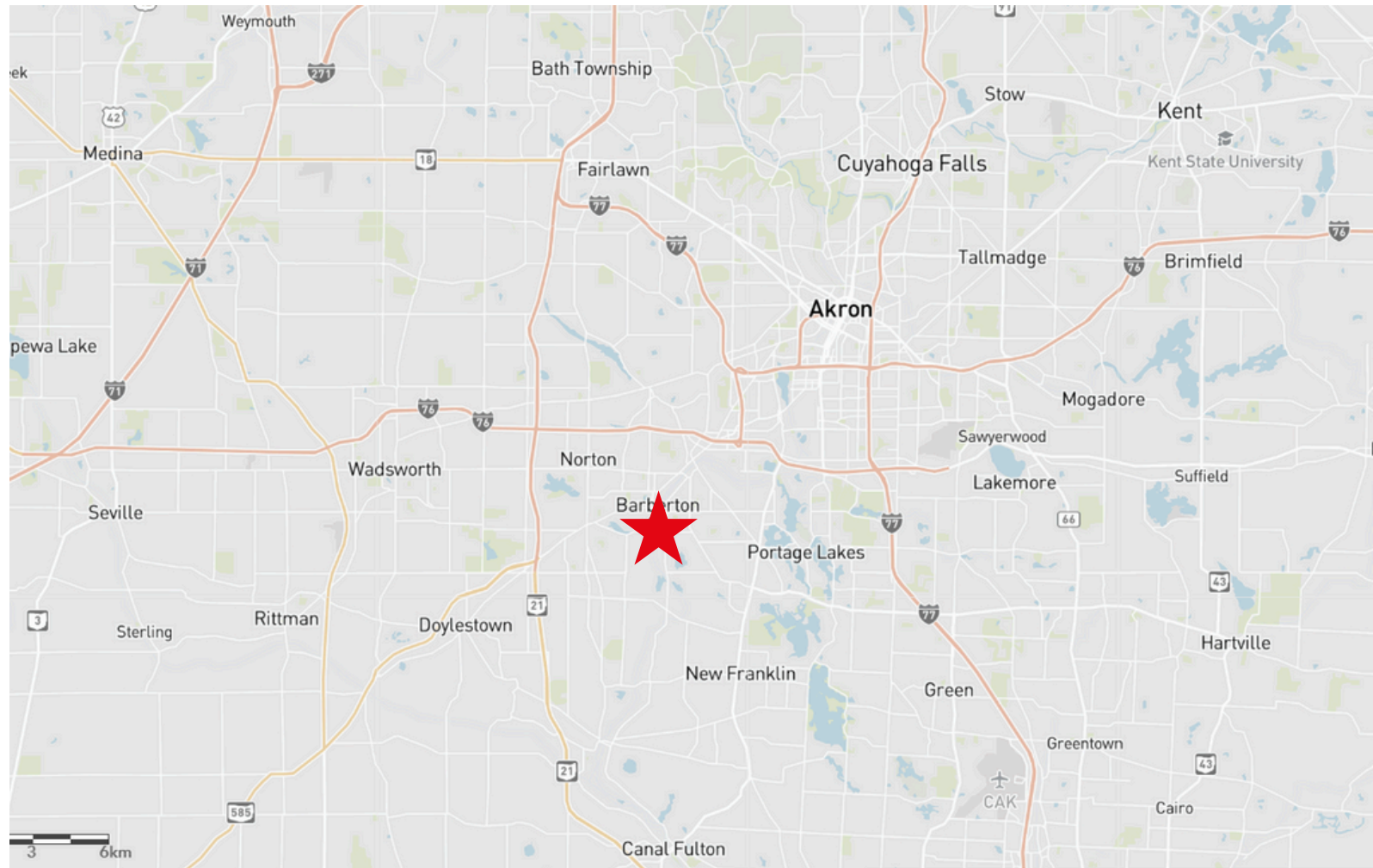
miles to I-76 East
and West

3.7

miles to SR-21 North
and South

8.7

miles to
downtown Akron



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