



184 South Ave.

Tallmadge, OH 44278

Property Features

- Available SF: 25,800
- Lease Rate: \$4.50 (Base Rate) plus \$1.80 (CAM)
- Year Built: 1990
- Acres: 1 acre +/- (More outside area available)
- Drive-in Doors: (2) 12' x 12'
- Drive-thru Bay: (2) 16' x 16'
- Docks: (1) 8' x 10'
- Cranes: (2) 5 Ton (18' under hook)
- Ceiling Height: 21' - 25'



For more information:

Bob Raskow, SIOR

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Scott Raskow

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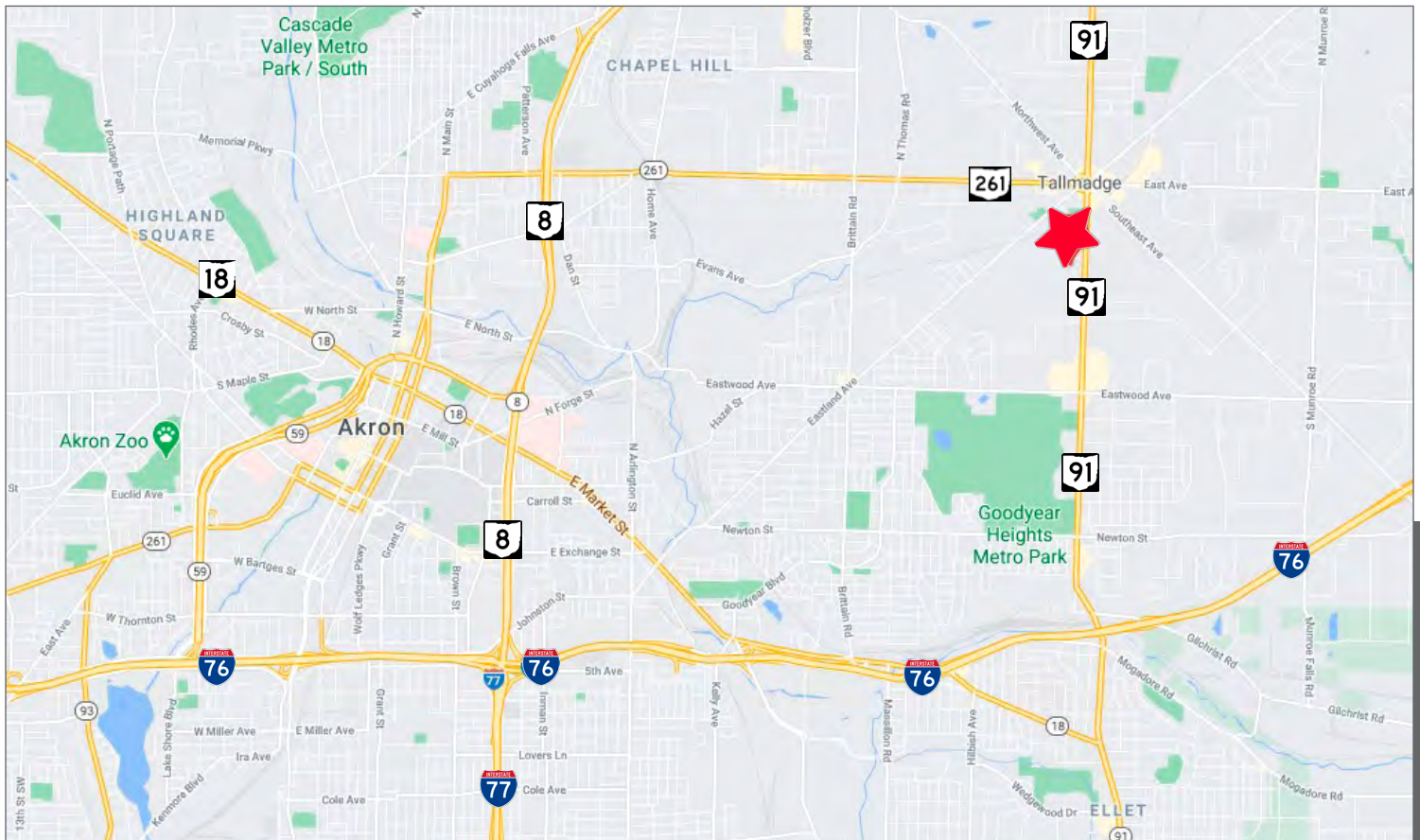
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789 White Pond Dr., Suite C
Akron, Ohio 44320
330 535 2661
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For Lease

25,800 SF

Industrial Space



Property Description

For Lease - Modern, craned manufacturing facility. 25,800 SF (1,800 office / 24,000 manufacturing), (2) 5 ton cranes with 18' under hook. Ceiling height - 21'-25', with column spacing 25'x60'. Building is fully equipped with sprinkler system, (1) dock and (4) overhead doors. Drive-thru bay allows for crane loading and off loading. Contact Bob Raskow or Scott Raskow for more details.

Demographics	1 Miles	3 Miles	5 Miles
Population	5,458	69, 648	194,850
Households	2,264	30,036	81,327
Median Age	41.8	39.4	37.8
Average HH Income	\$60,483	\$52,177	\$50,120
Traffic Count	12,657 Vehicles Per Day on South Avenue		

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Property Details

SPACE AVAILABLE:	25,800 SF
WAREHOUSE AREA:	24,000 SF
OFFICE AREA:	1,800 SF
RESTROOMS:	(2) Office & (1) Shop w/shower
CONSTRUCTION:	Pre. Eng. Steel
YEAR BUILT:	1990
LAND AREA (ACRES):	1 acre +/- (with capacity for expansion for outside storage)
ZONING:	I-1- Industrial
CEILING HEIGHT:	21' - 25'
TRUCK DOORS:	1 8' x 10'
DRIVE-IN DOORS:	2 12' x 16'
	2 16' x 16' Drive Thru Bay
CRANES:	2 5 Ton - 18' Under Hook
SPRINKLERED:	Yes
HEAT:	Gas F/A and Radiant Tube
WATER:	City
SEWER:	City
ELECTRIC POWER:	400 Amp / 480/277 Volt / 3 Phase

COMMENTS:

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