

LEASE

Tallmadge Industrial

218 SOUTH THOMAS ROAD

Tallmadge, OH 44278

PRESENTED BY:

GRAYDON FOX

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PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$7,500/Month (Modified Gross)
AVAILABLE SF:	
LOT SIZE:	.413 Acres
YEAR BUILT:	1992
RENOVATED:	2021
ZONING:	Industrial (I1)
APN:	6001616

PROPERTY OVERVIEW

The Subject Property is a 13,481 SF industrial building in Tallmadge in close proximity to Route 8. The property is equipped with heavy power, two 10x10 dock doors, a 8x10 drive in door, and two 10x10 drive in doors. The building formerly served an automotive user and with the heavy power it's ideally suited for manufacturing. The ceiling heights in the warehouse vary from 13.5' to 16.5'.

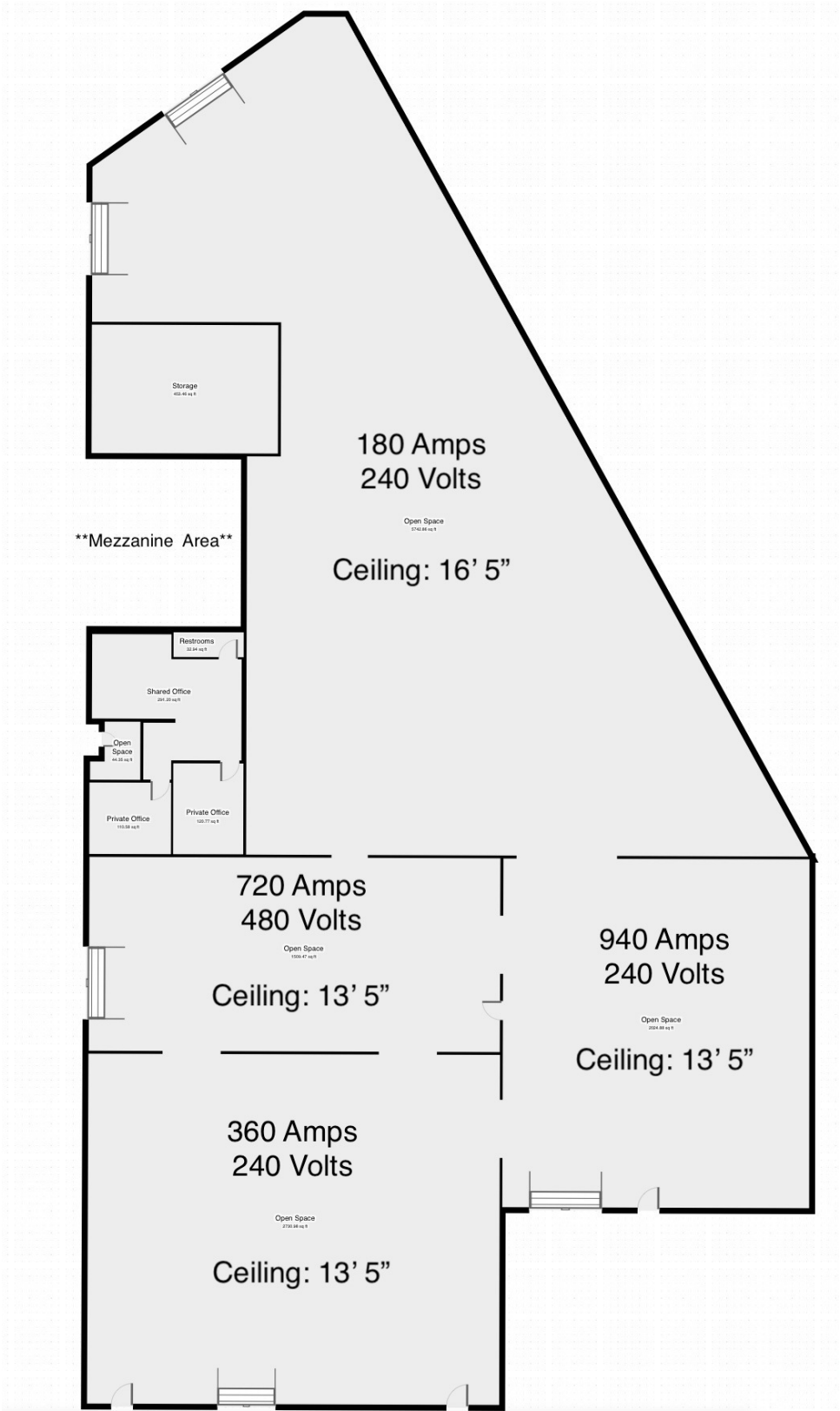
The property features approximately 800 SF of office on the lower level and 1,200 SF of second story office. The property includes four large rooms for warehouse, a small half ton crane, a slop sink, 4 restrooms, a large storage room, and mezzanine storage. Ownership is responsible for lawn maintenance while snow removal is on the Tenant.

PROPERTY HIGHLIGHTS

- Subject property features lots of power
- Just a 10-minute drive to downtown Akron
- Great access to Ohio Route 8

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FLOORPLAN



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ADDITIONAL PHOTOS



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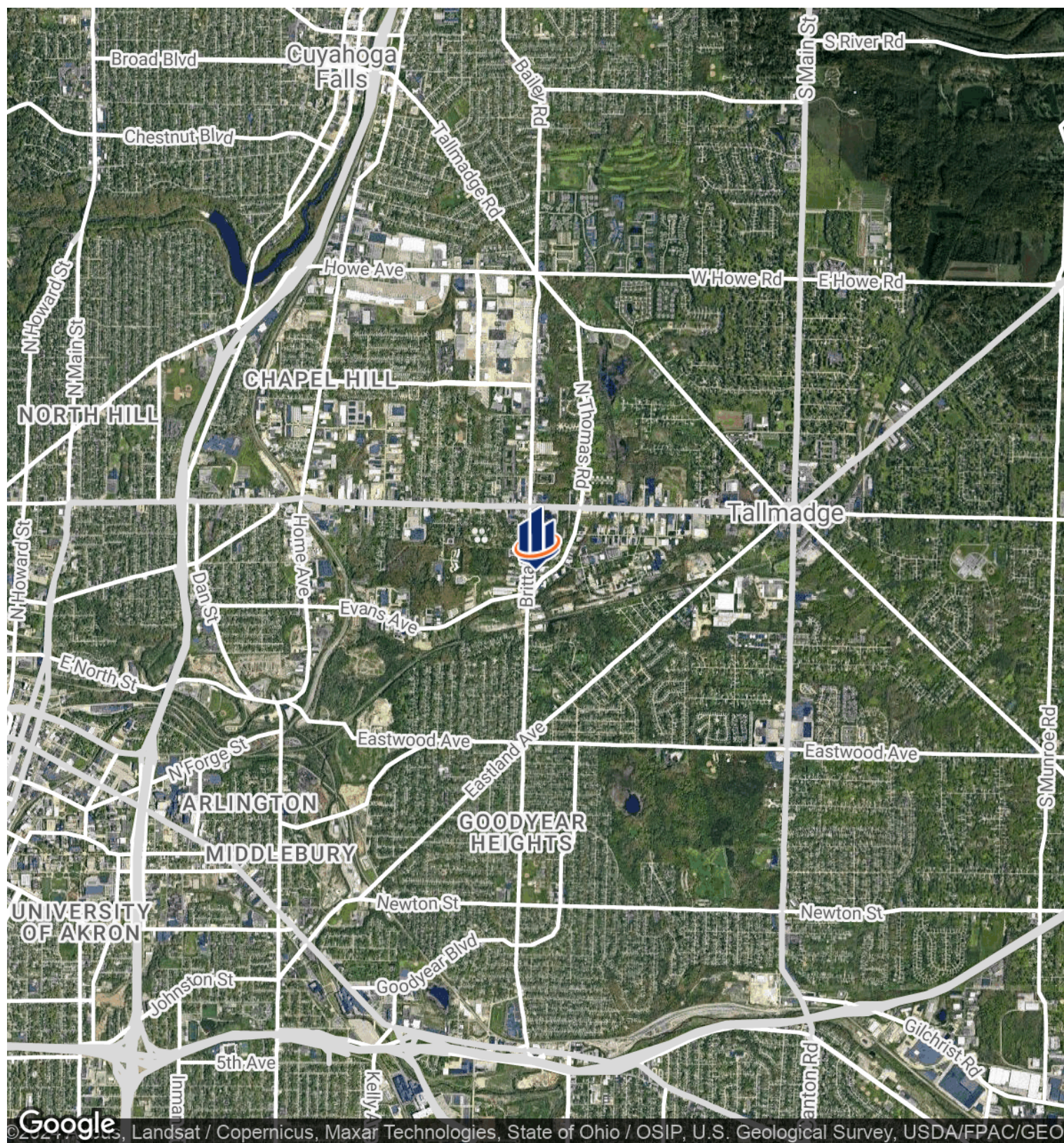
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AERIAL

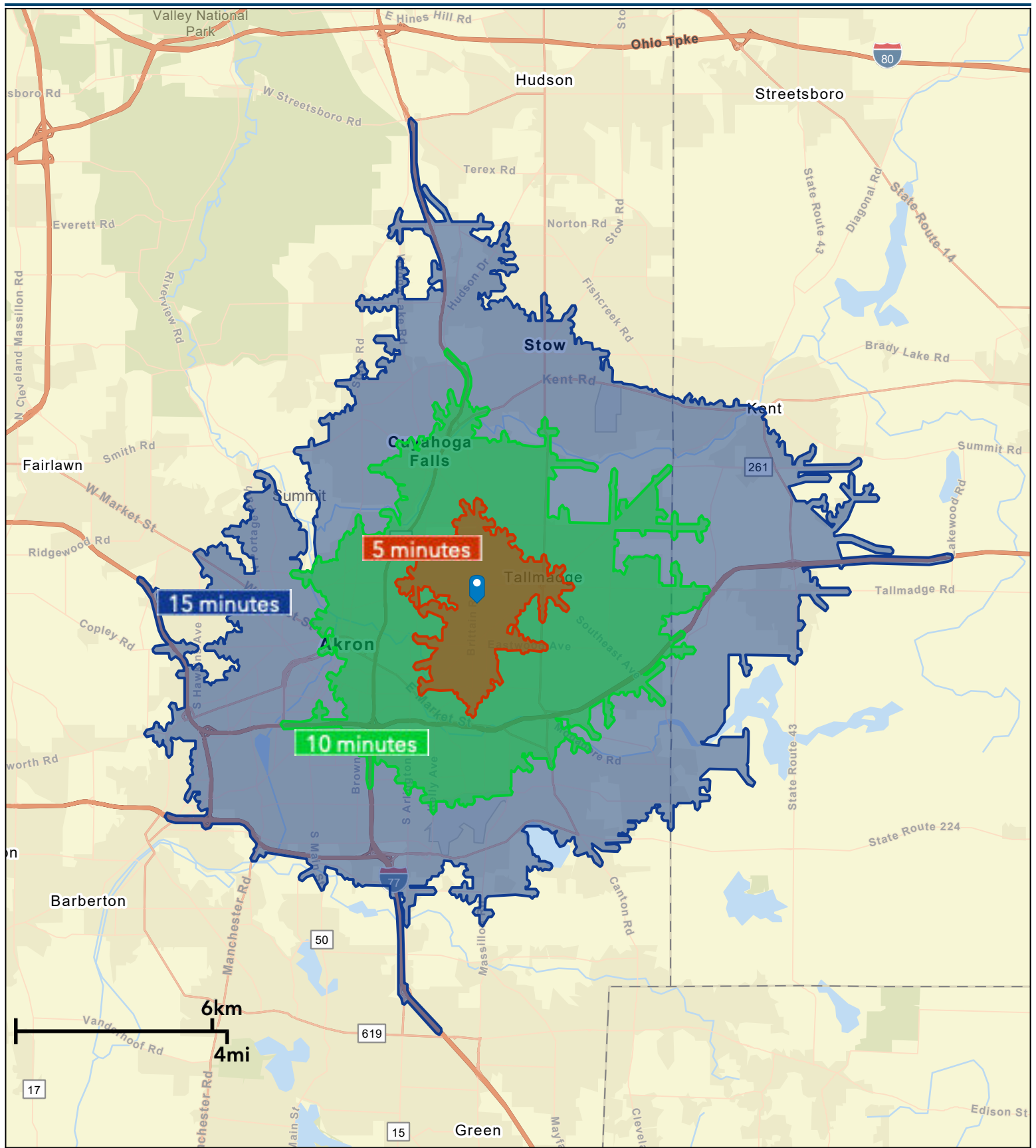


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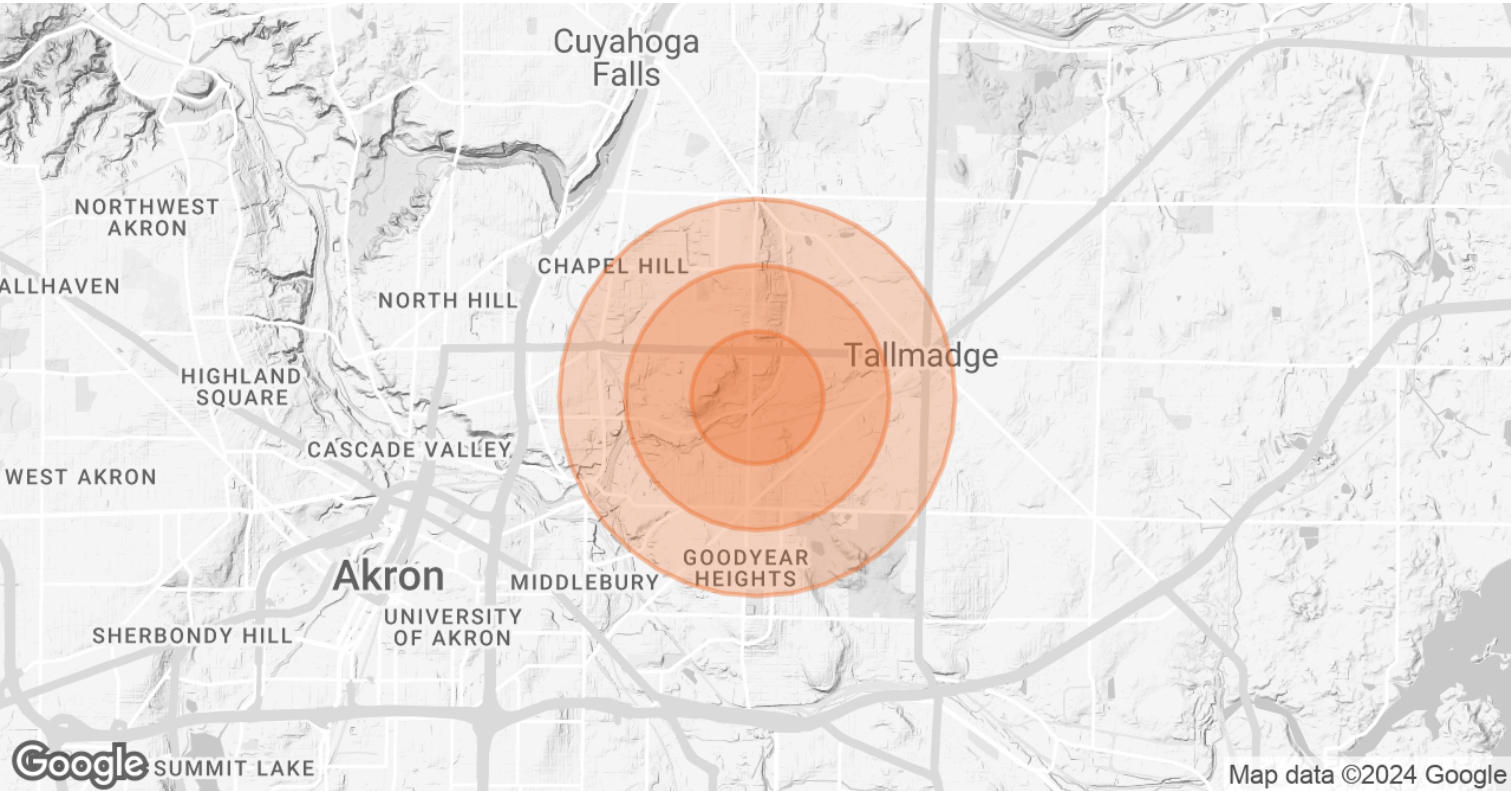
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	1,902	6,637	16,448
AVERAGE AGE	42.2	40.6	41.6
AVERAGE AGE (MALE)	40.5	38.2	39.9
AVERAGE AGE (FEMALE)	43.7	42.9	44.6
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	925	3,528	8,188
# OF PERSONS PER HH	2.1	1.9	2.0
AVERAGE HH INCOME	\$50,218	\$43,087	\$48,591
AVERAGE HOUSE VALUE	\$356,483	\$161,340	\$170,224

* Demographic data derived from 2020 ACS - US Census

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