

PRIME MANUFACTURING/WAREHOUSE FACILITY

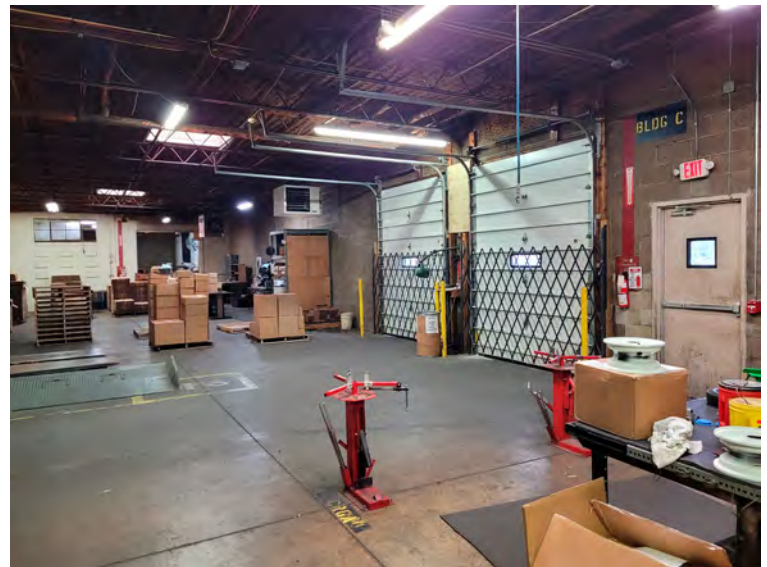
MAJOR PRICE REDUCTION



342 West Ave.
Tallmadge, OH 44278

Property Details

- Available Space: 134,000+/- SF
- Office: 11,200+/- SF
- Acreage: 21.459+/- acres
- Fully Sprinklered
- Power: 600a/480/277v/3ph
- (11) Docks (2) OH Doors
- Min. Ceiling Height: 11'7" and 12'
- Max. Ceiling Height: 25'9"
- Parking: 100 cars plus
- Zoning: I-1 Industrial
R-3 (rear 12+/- acres)
- Reduced Price: ~~\$4,400,000~~ \$3,800,000
- Taxes: \$62,803.06 (2023)



Bob Raskow, SIOR
330 697 6818
braskow@naipvc.com

Scott Raskow
330 608 5172
sraskow@naipvc.com

Brock Whitman
330 546 5304
brock.whitman@naipvc.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

540 White Pond Drive | Suite A
Akron, Ohio 44320
330 535 2661
naipvc.com

342 West Ave.

Tallmadge, OH 44278

FOR SALE INDUSTRIAL



Property Details

FOR SALE: 134,000+/- square foot manufacturing facility situated on 21.459 acres. The property was constructed in (2) levels connected by a 6,000 lb freight elevator. The “main” level is 35,340+/- sq ft which includes 11,200+/- sq ft of air conditioned office and showroom and 24,100+/- sq ft of warehouse/storage. The “lower” area is 98,534+/- sq ft of warehouse and manufacturing areas, with 24,500+/- sq ft hi-bay warehouse (25’ 9”) with ESFR fire system in place. The entire facility is sprinkled, and has (11) truck docks, and (2) OH doors. Power is 600a/480/277v/3ph. Exterior parking areas can accommodate 100 car parking plus. Contact Bob Raskow, SIOR, Scott Raskow or Brock Whitman to tour.

Demographics	1 Mile	3 Miles	5 Miles
Population:	1,057	22,866	79,230
Households:	349	6,168	30,042
Median Age:	38.0	42.0	43.3
Average HH Income:	\$116,986	\$124,026	\$110,606
Traffic Count:	25,545 (Darrow Rd. @ Case Pkwy).		

Bob Raskow, SIOR

330 697 6818

braskow@naipvc.com

Scott Raskow

330 608 5172

sraskow@naipvc.com

Brock Whitman

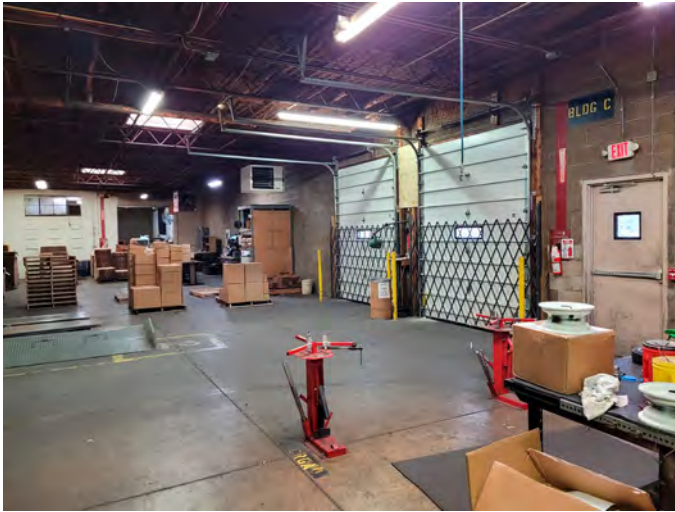
330 546 5304

brock.whitman@naipvc.com

342 West Ave.

Tallmadge, OH 44278

FOR SALE INDUSTRIAL



Bob Raskow, SIOR
330 697 6818
braskow@naipvc.com

Scott Raskow
330 608 5172
sraskow@naipvc.com

Brock Whitman
330 546 5304
brock.whitman@naipvc.com

NAIPleasant Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

540 White Pond Drive | Suite A
Akron, Ohio 44320
330 535 2661
naipvc.com

342 West Ave.
Tallmadge, OH 44278

FOR SALE
INDUSTRIAL



Bob Raskow, SIOR
330 697 6818
braskow@naipvc.com

Scott Raskow
330 608 5172
sraskow@naipvc.com

Brock Whitman
330 546 5304
brock.whitman@naipvc.com

NAPleasant Valley
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

540 White Pond Drive | Suite A
Akron, Ohio 44320
330 535 2661
naipvc.com

Tallmadge, OH 44278

Main Level



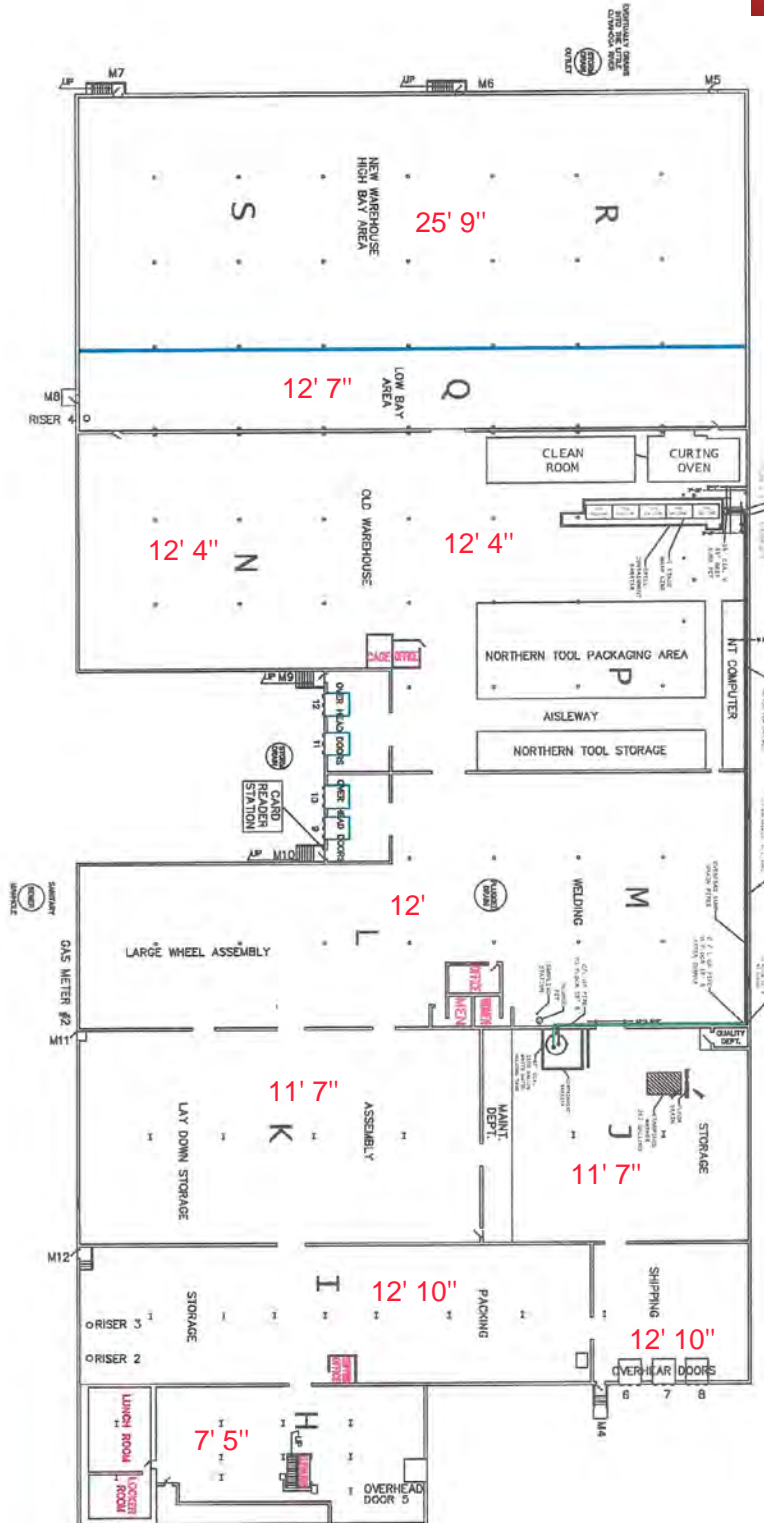
Scott Raskow
330 608 5172
sraskow@naipvc.com

Brock Whitman
330 546 5304
brock.whitman@naipvc.com

342 West Ave.
Tallmadge, OH 44278

FOR SALE
INDUSTRIAL

Lower Level



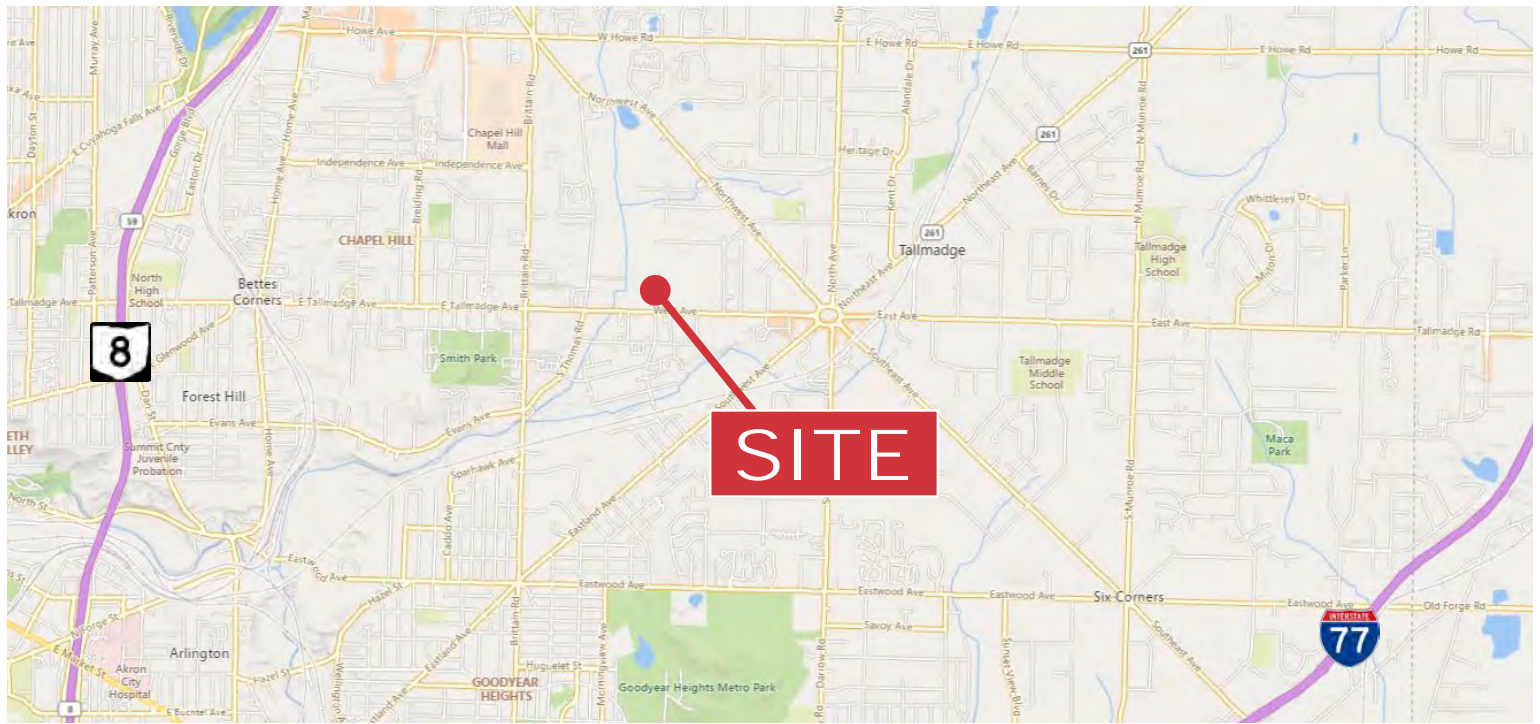
Bob Raskow, SIOR
330 697 6818
braskow@naipvc.com

Scott Raskow
330 608 5172
sraskow@naipvc.com

Brock Whitman
330 546 5304
brock.whitman@naipvc.com

342 West Ave.
Tallmadge, OH 44278

FOR SALE
INDUSTRIAL



Bob Raskow, SIOR
330 697 6818
braskow@naipvc.com

Scott Raskow
330 608 5172
sraskow@naipvc.com

Brock Whitman
330 546 5304
brock.whitman@naipvc.com

342 West Ave.
Tallmadge, OH 44278

FOR SALE
INDUSTRIAL

1 MILE

3 MILES

5 MILES

6,362

Population



2.1

Average
Household Size

43.1

Median Age

\$53,425

Median Household
Income

78,050

Population



2.3

Average
Household Size

40.9

Median Age

\$52,691

Median Household
Income

199,064

Population



2.2

Average
Household Size

40.1

Median Age

\$52,688

Median Household
Income

EDUCATION

9%

No High School
Diploma



33%
High School
Graduate



31%
Some College



27%
Bachelor's/Grad/Pr
of Degree

10%

No High School
Diploma



36%
High School
Graduate



29%
Some College



25%
Bachelor's/Grad/Pr
of Degree

9%

No High School
Diploma



34%
High School
Graduate



29%
Some College



28%
Bachelor's/Grad/Pr
of Degree

BUSINESS



409

Total Businesses



4,768

Total Employees



2,475

Total Businesses



42,281

Total Employees



6,865

Total Businesses



137,124

Total Employees

EMPLOYMENT



White Collar

56.4%



Blue Collar

25.5%



Services

18.1%



Unemployment
Rate



White Collar

51.8%



Blue Collar

30.4%



Services

17.7%



Unemployment
Rate



White Collar

55.5%



Blue Collar

26.1%



Services

18.4%



Unemployment
Rate

INCOME



\$53,425

Median Household
Income



\$31,550

Per Capita Income



\$54,125

Median Net Worth



\$52,691

Median Household
Income



\$30,679

Per Capita Income



\$75,779

Median Net Worth



\$52,688

Median Household
Income



\$32,176

Per Capita Income



\$79,861

Median Net Worth

2023 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (21.7%)

The smallest group: \$150,000 - \$199,999 (1.3%)

Indicator ▲	Value	Diff	
<\$15,000	19.0%	+8.1%	
\$15,000 - \$24,999	7.4%	-0.1%	
\$25,000 - \$34,999	11.1%	+2.6%	
\$35,000 - \$49,999	9.5%	-2.2%	
\$50,000 - \$74,999	15.5%	-2.1%	
\$75,000 - \$99,999	11.8%	-0.7%	
\$100,000 - \$149,999	21.7%	+5.8%	
\$150,000 - \$199,999	1.3%	-5.9%	
\$200,000+	2.5%	-5.7%	

Bars show deviation from Summit County

2023 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (20.3%)

The smallest group: \$200,000+ (2.5%)

Indicator ▲	Value	Diff	
<\$15,000	12.8%	+1.9%	
\$15,000 - \$24,999	9.4%	+1.9%	
\$25,000 - \$34,999	10.9%	+2.4%	
\$35,000 - \$49,999	13.7%	+2.0%	
\$50,000 - \$74,999	20.3%	+2.7%	
\$75,000 - \$99,999	12.7%	+0.2%	
\$100,000 - \$149,999	14.2%	-1.7%	
\$150,000 - \$199,999	3.6%	-3.6%	
\$200,000+	2.5%	-5.7%	

Bars show deviation from Summit County

2023 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (18.9%)

The smallest group: \$200,000+ (3.4%)

Indicator ▲	Value	Diff	
<\$15,000	14.0%	+3.1%	
\$15,000 - \$24,999	9.5%	+2.0%	
\$25,000 - \$34,999	10.3%	+1.8%	
\$35,000 - \$49,999	13.3%	+1.6%	
\$50,000 - \$74,999	18.9%	+1.3%	
\$75,000 - \$99,999	12.3%	-0.2%	
\$100,000 - \$149,999	13.7%	-2.2%	
\$150,000 - \$199,999	4.5%	-2.7%	
\$200,000+	3.4%	-4.8%	

Bars show deviation from Summit County

342 West Ave.
Tallmadge, OH 44278

FOR SALE
INDUSTRIAL

TOTAL SPACE:	134,000+/- SF
WAREHOUSE SPACE:	122,800+/- SF
OFFICE SPACE:	11,200+/- SF
ACREAGE:	21.459 Acres+/-
REDUCED PRICE:	\$4,400,000 \$3,800,000 MAJOR PRICE REDUCTION
TAXES:	\$62,803.06 (2023)
ZONING:	I-1 Industrial / R-3 (rear 12+/- acres)
YEAR BUILT / RENOVATED:	1953 / 2003
DOCKS:	11
OH DOORS:	2
CEILING HEIGHT:	11'7" - 12' - 25' 9"
SPRINKLERS:	Wet system and ESFR in HI-Bay area
HEAT:	Gas F/A (office) and Gas Reznor (warehouse)
POWER:	600a/480/277v/3ph
PARKING:	100 cars plus

COMMENTS: For Sale. 134,000+/- square foot manufacturing facility situated on 21.459 acres. The property was constructed in (2) levels connected by a 6,000 lb freight elevator. The "main" level is 35,340+/- sq ft which includes 11,200+/- sq ft of air conditioned office and showroom and 24,100+/- sq ft of warehouse/storage. The "lower" area is 98,534+/- sq ft of warehouse and manufacturing areas, with 24,500+/- sq ft hi-bay warehouse (25' 9") with ESFR fire system in place. The entire facility is sprinkled, and has (11) truck docks, and (2) OH doors. Power is 600a/480/277v/3ph. Exterior parking areas can accommodate 100 car parking plus. Contact Bob Raskow, SIOR, Scott Raskow or Brock Whitman to tour.

For more information:

Bob Raskow, SIOR
330 697 6818
braskow@naipvc.com

Scott Raskow
330 608 5172
sraskow@naipvc.com

Brock Whitman
330 546 5304
brock.whitman@naipvc.com