

399 COMMERCE ST

Tallmadge, OH 44278

Industrial
Investment Opportunity
Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

399 Commerce St,
Tallmadge, OH 44278



FINANCIAL SUMMARY

\$1,050,000

List Price

\$6.15 NNN

Lease Rates

\$67/SF

Price Per SF

±1.15 AC

Lot Size

Property Summary

Street Address	399 Commerce St
City, State, Zip	Tallmadge, OH 44278
Total SF	±15,650
Office SF	±1,500
Warehouse SF	±14,150
Lot Size (AC)	±1.14
Year Built/Renovated	1964/2002
Construction	Masonry
Clear height	16'-18'
Dock	1
Drive In Doors	2
Power	400A 480V 3 Phase
Cranes	5 Ton, 3 Ton, and 1 Ton



INVESTMENT HIGHLIGHTS

Property Highlights

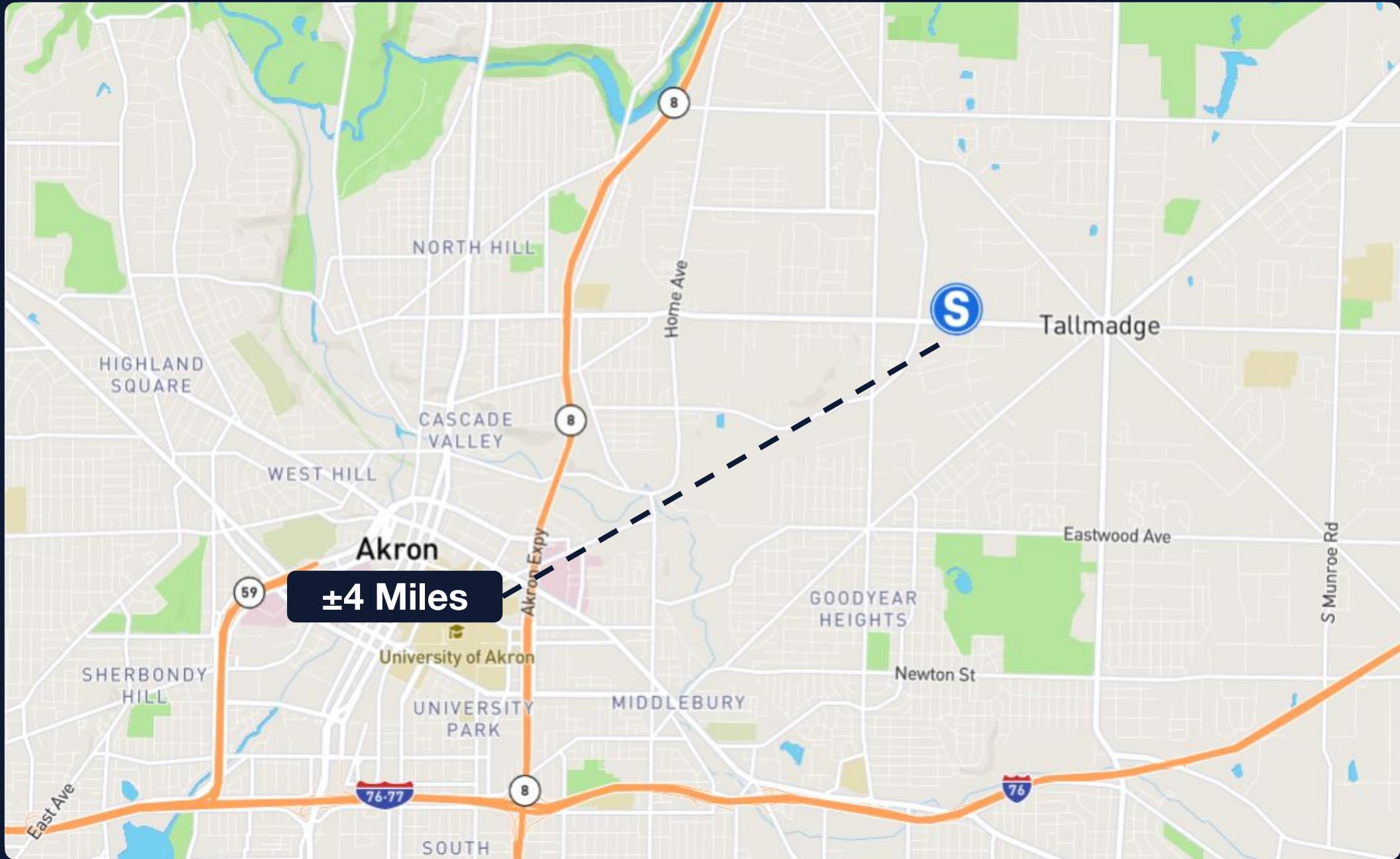
- **Craned Industrial Facility:** Equipped with three overhead cranes—one 5-ton, one 3-ton, and one 1-ton—supporting a range of heavy-duty operational needs.
- **Strategic Location:** Situated within three miles of OH-8 and positioned in a well-established industrial park adjacent to national retailers including Giant Eagle, Aldi, McDonald's, and several major automotive dealerships, offering strong logistical connectivity and regional accessibility.
- **Recent Capital Improvements:** Roof was fully replaced in 2016 with a 20-year warranty in place, mitigating near-term capital expenditure requirements.
- **Functional Loading Capabilities:** Includes one drive-in door and one dock-high door, accommodating varied distribution and warehouse operations.





MARKET OVERVIEW

399 Commerce St,
Tallmadge, OH 44278



TALLMADGE, OH

Market Demographics

18,394
Total Population

\$91,273
Median HH Income

7,470
of Households

81.9%
Homeownership Rate

9,149
Employed Population

34.1%
% Bachelor's Degree

46.4
Median Age

\$226,400
Median Property Value

Local Market Overview

Tallmadge is an Akron-area community with steady demand for small and mid-sized industrial users. Its position on the east side of Summit County places it roughly 10 minutes from Akron and close to a stable labor pool that supports manufacturing, logistics, and service-oriented operations. The city offers established industrial corridors, practical access to utilities, and proximity to major Northeast Ohio population centers without the congestion found in larger industrial zones.

From a transportation standpoint, Tallmadge sits near Interstates 76 and 77, providing direct trucking routes throughout the region. Akron–Canton Airport is about 20 miles away, and Cleveland Hopkins International Airport is roughly 35–40 miles to the northwest for broader air-cargo needs. Freight rail lines serving Summit County lie within short reach, and the Port of Cleveland on Lake Erie provides Great Lakes and international shipping connections. These combined networks make Tallmadge suitable for distribution, manufacturing, and supply-chain users seeking efficient regional and multi-modal access.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	7,163	82,300	205,699
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	3,178	35,780	90,328
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$64,066	\$77,365	\$81,503

AKRON, OH MSA

Akron is the fifth-largest city in Ohio and serves as the county seat of Summit County. It sits on the western edge of the Glaciated Allegheny Plateau, about 39 miles south of Lake Erie. The city includes more than 20 identifiable neighborhoods and is known for steady housing costs that remain relatively accessible for residents.

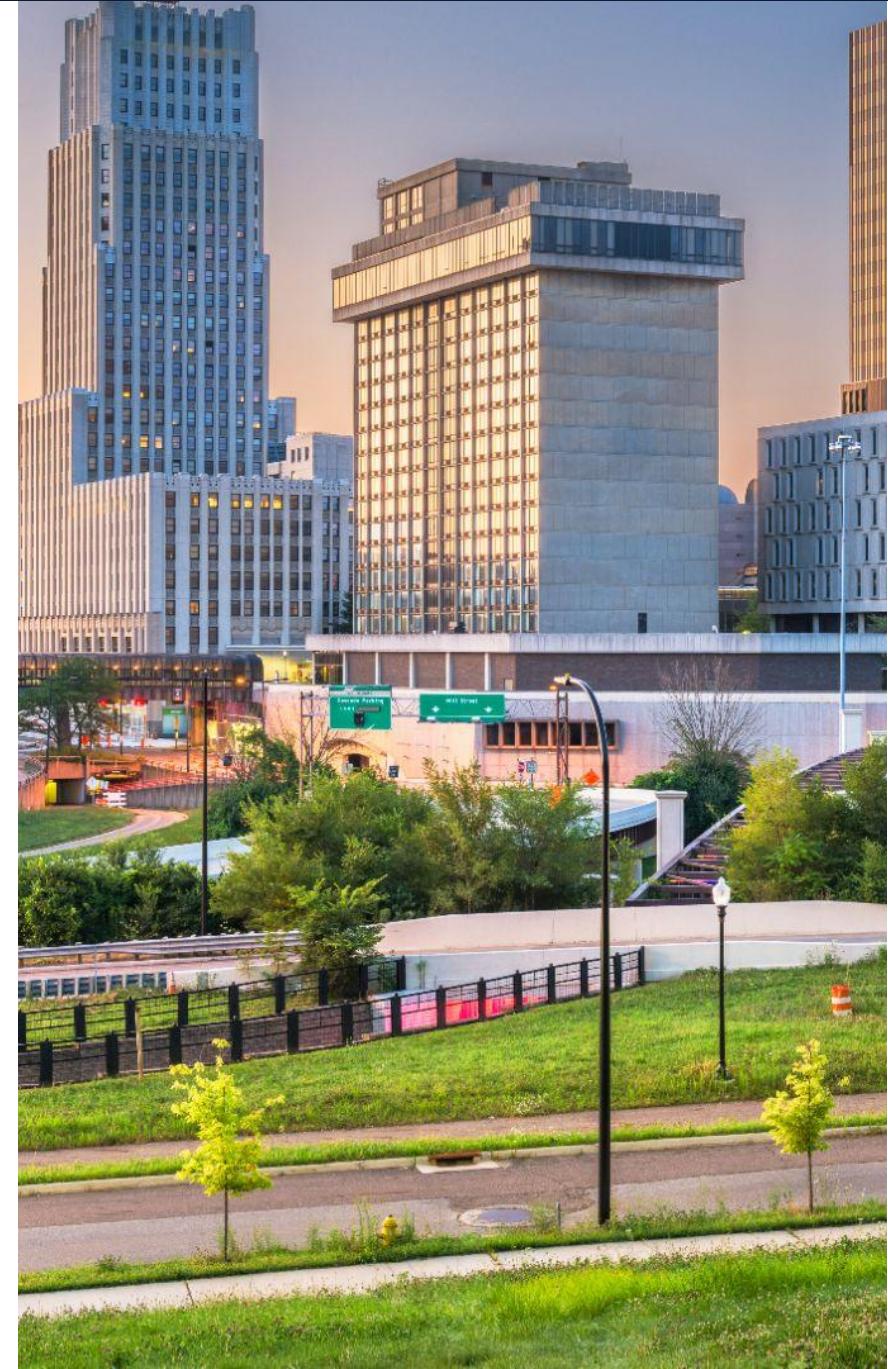
Akron features several well-known destinations such as Firestone Country Club, multiple performance venues, and more than 6,600 acres of metro parks located close to residential areas. The city is home to the National Inventors Hall of Fame, Inventure Place, the All-American Soap Box Derby, Alcoholics Anonymous' founding site, and various long-established products and institutions including oatmeal production, artificial fishing bait, the Bridgestone Invitational, and Stan Hywet Hall, a notable example of Tudor Revival architecture in the United States.

Akron Targeted Industries

Akron's targeted industries are supported by established clusters that give companies access to shared technologies, a skilled labor base, and close proximity to suppliers and customers. These clusters strengthen the city's business environment by encouraging collaboration, advancing applied research, and supporting new commercial activity. Key industry concentrations include polymers, biomedical technologies, information technology, and advanced manufacturing. Major employers span healthcare, banking, utilities, logistics, and production-oriented firms. The city has also gained a reputation as a center for research-driven organizations supported by nearby universities, medical institutions, and both public and private sector partners.

Goodyear Headquarters

Goodyear's global headquarters anchors one of Akron's most significant corporate presences. The 639,000-square-foot facility houses nearly 2,000 corporate and North American Tire employees and connects directly to the company's long-standing Innovation Center. The Innovation Center includes roughly 1,000 additional employees and forms a central campus for Goodyear's operations in Akron.



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 399 Commerce St, Tallmadge, OH, 44278 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™ or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.