

399 COMMERCE ST

Tallmadge, OH 44278

Industrial
Investment Opportunity
Offering Memorandum



MATTHEWS™

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Caleb Ogan

Senior Associate

(216) 260-0923

caleb.ogan@matthews.com

License No. SAL.2022005346 (OH)



Gordon Gray

Associate

(216) 201-9670

gordon.gray@matthews.com

License No. 2025003962 (OH)



Matt Kovesdy

First Vice President

(216) 260-0712

matthew.kovesdy@matthews.com

License No. 2016005440 (OH)

Matthew Wallace

Broker of Record | License No. REC.2022007141 (OH)

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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.





West Ave ± 13,100 VPD



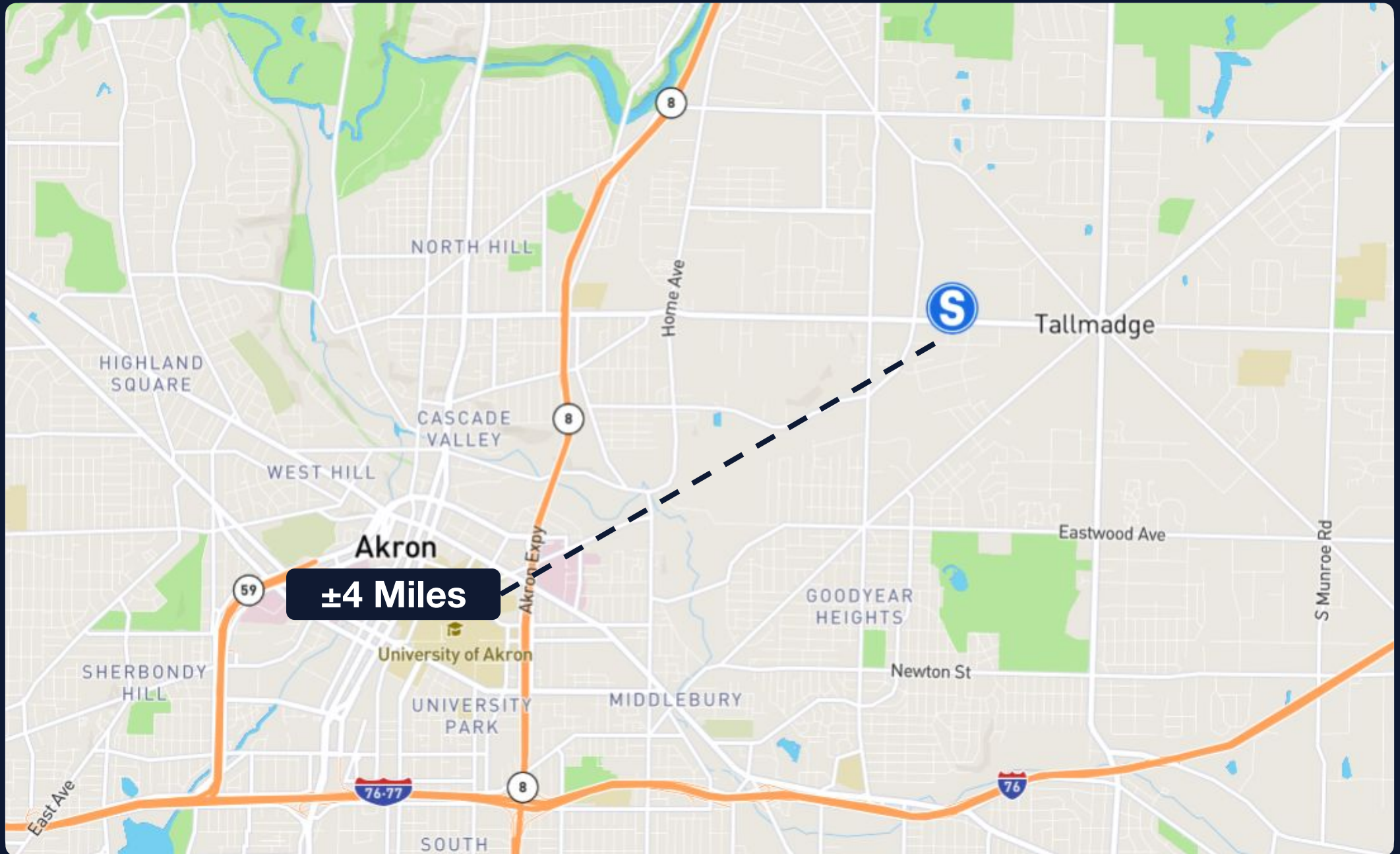
Southwest Ave ± 6,400 VPD



Google Earth

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

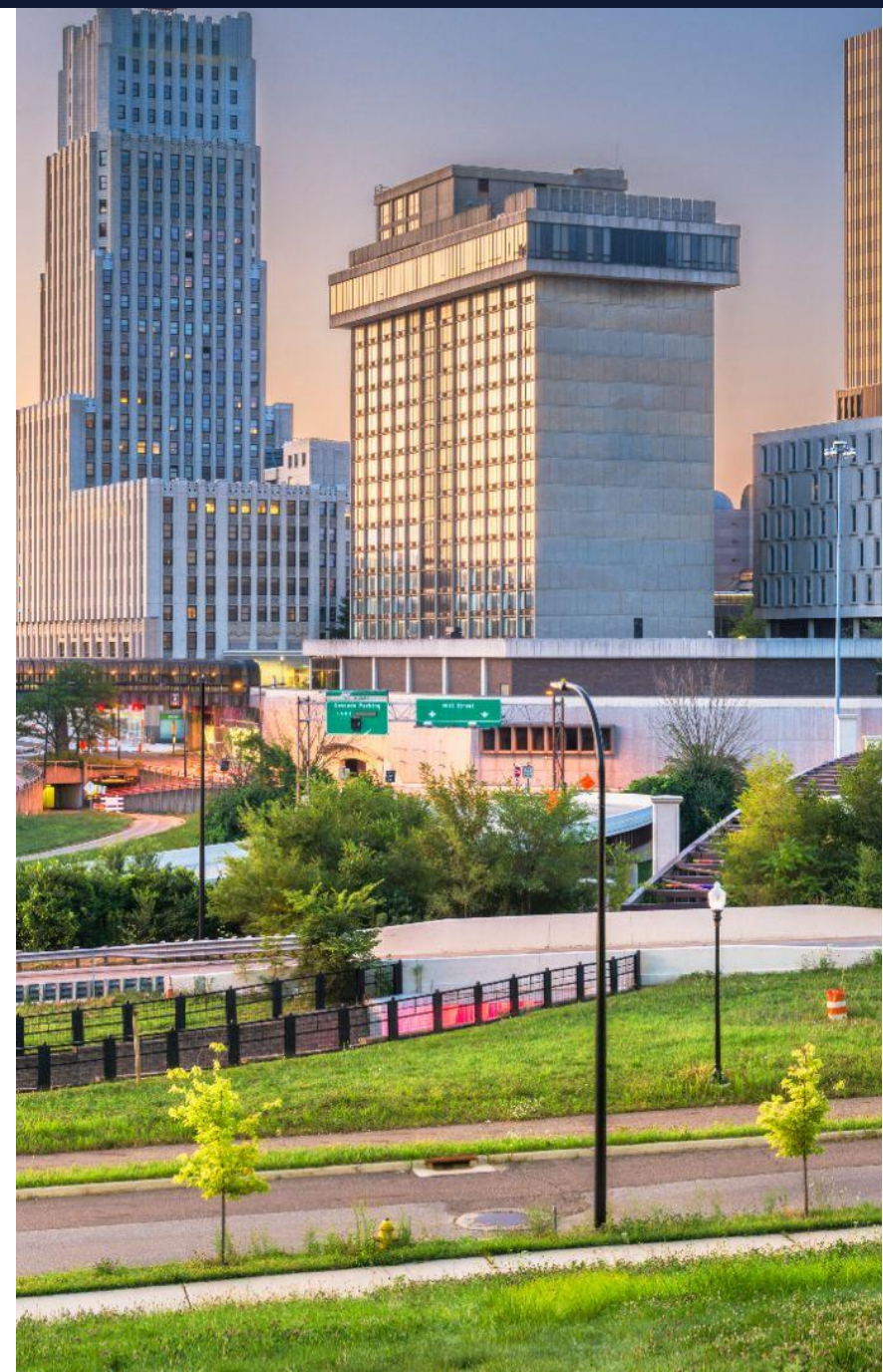
Akron features several well-known destinations such as Firestone Country Club, multiple performance venues, and more than 6,600 acres of metro parks located close to residential areas. The city is home to the National Inventors Hall of Fame, Inventure Place, the All-American Soap Box Derby, Alcoholics 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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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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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.

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