



975 E Tallmadge Ave  
Akron, Ohio 44311

SALE PRICE	\$1,700,000.00 (\$43.36/SF)
TOTAL SQ FT	39,204
WAREHOUSE	30,579
OFFICE	8,625
YEAR BUILT	1956
ZONING	U4 Commercial U5 Ordinary Industry
ACRES	1.93
PARCELS	6755130, 6755132
CEILING HEIGHT	13' - 19'

## Joe Jackson

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## Property Features

- 39,204/SF warehouse/office building located on high traffic corridor in dense industrial park.
- Completely renovated in 2012 with incredible finishes in the office space, kitchen/breakroom, and restrooms.
- 3 Phase, 600A service to warehouse.
- 14' overhead door on the north side, accessible by neighboring properties parking lot.
- One loading dock, and four overhead doors on the west side. One overhead door is being used as a dock the other two could be converted to docks if railing was removed.
- Chattel to stay upon request: cubicles, scissor lift, forklift, walk-behind floor scrubber, riding floor scrubber, walk-behind pallet lift and plenty of racking.
- Tenant will be completely out by the end of the year (2025).

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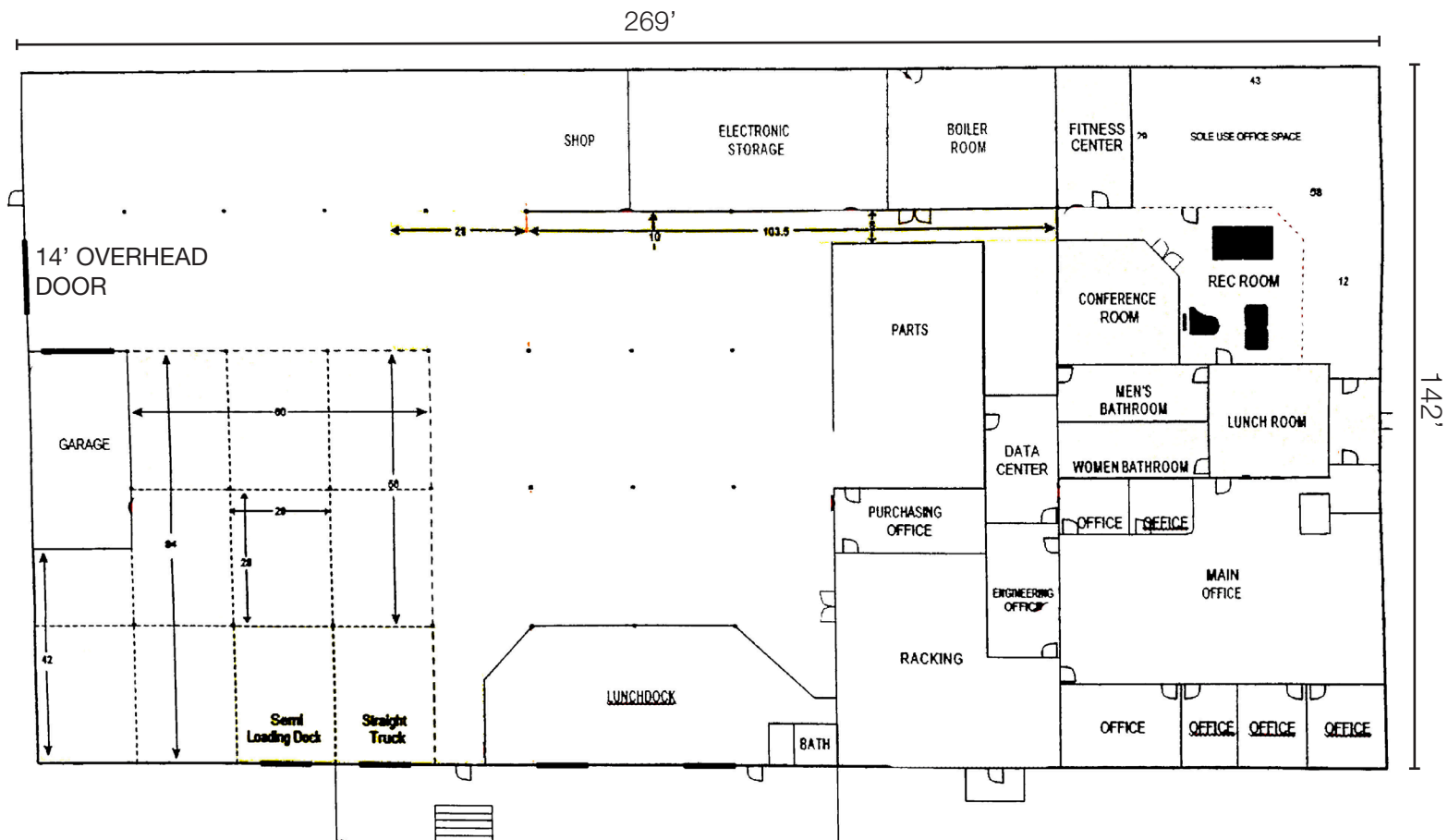
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