

FANTASTIC MANUFACTURING SPACE WITH CRANES



180 South Ave.
Tallmadge, OH 44278

Property Details

- Available Space: 39,500 SF
- Warehouse Space: 36,500 SF
- Office Space: 3,000 SF
- 5 Cranes Including One 60-Ton
- 25' Under Hook (25-Ton Cranes)
- 23'7" Under Hook (60-Ton Crane)
- Three 2-Ton Jibs
- Air Compressor Line Drops Throughout
- Manufacturing Floor Over 10in Thick
- Drive Through Capability
- Ample Power: 480 3 Phase 1,200+ Amps
- Cable Raceway Along 3 Walls of Manufacturing Floor



For more information:

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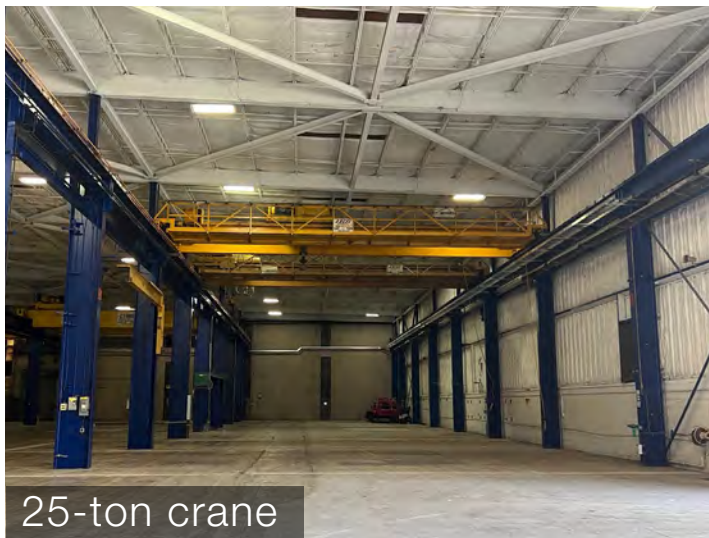
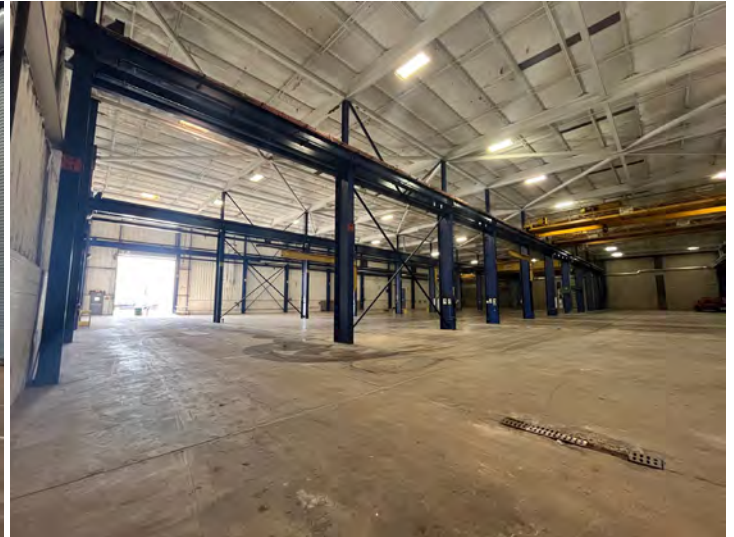
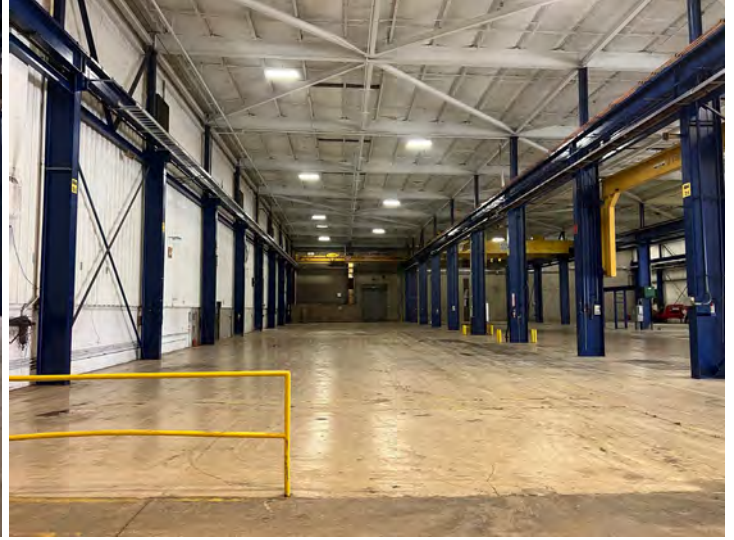
marissa.rufe@naipvc.com

540 White Pond Drive | Suite A

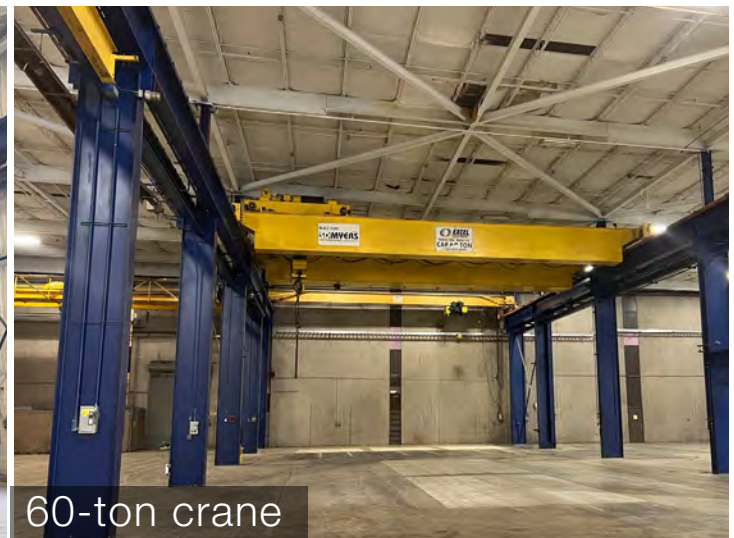
Akron, Ohio 44320

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25-ton crane



60-ton crane



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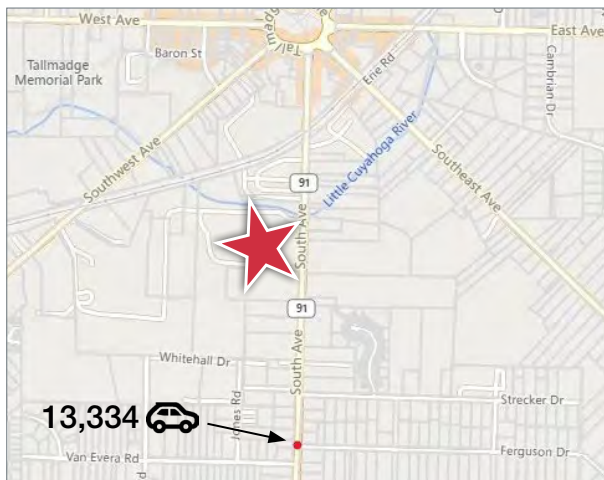
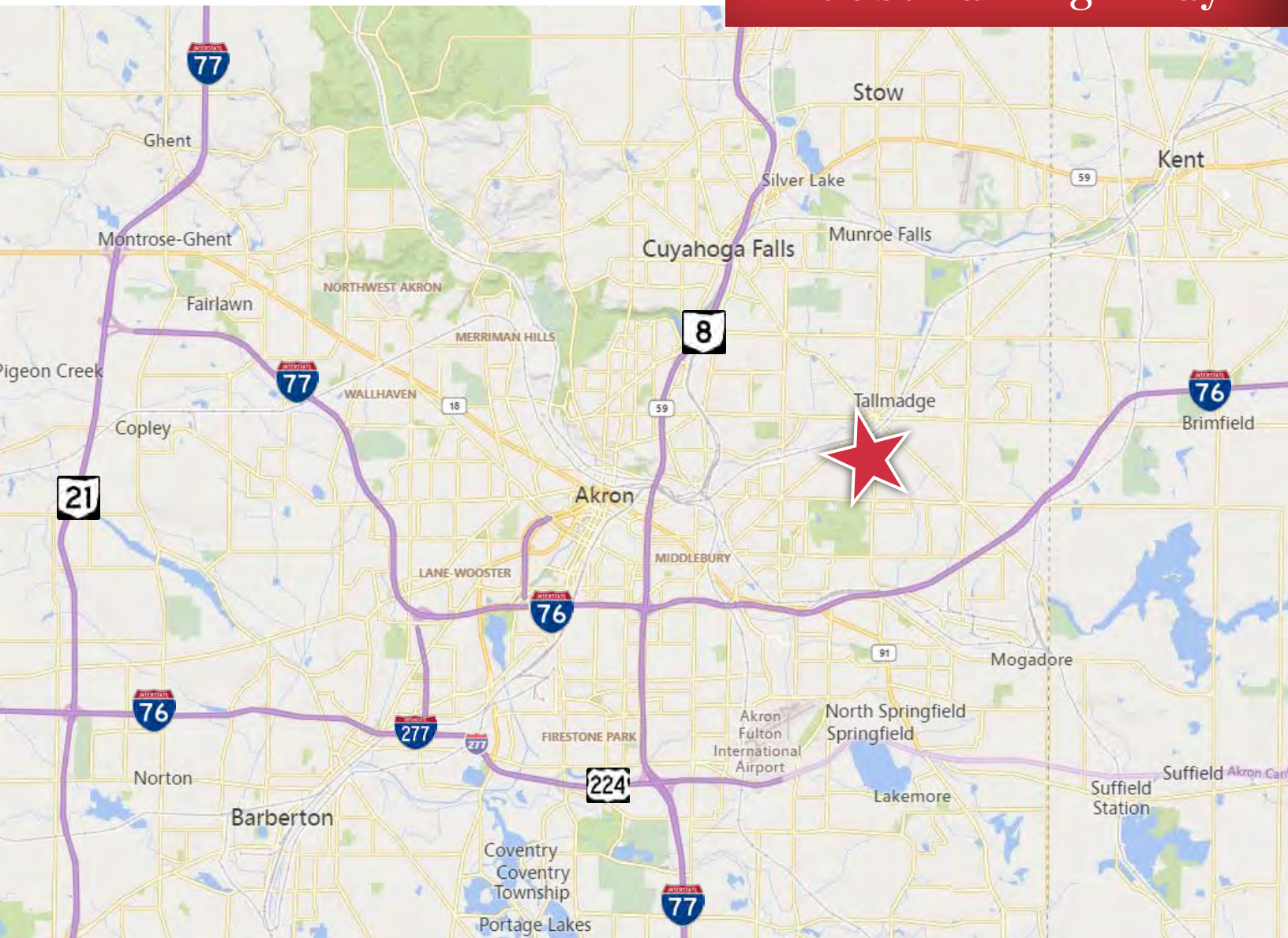
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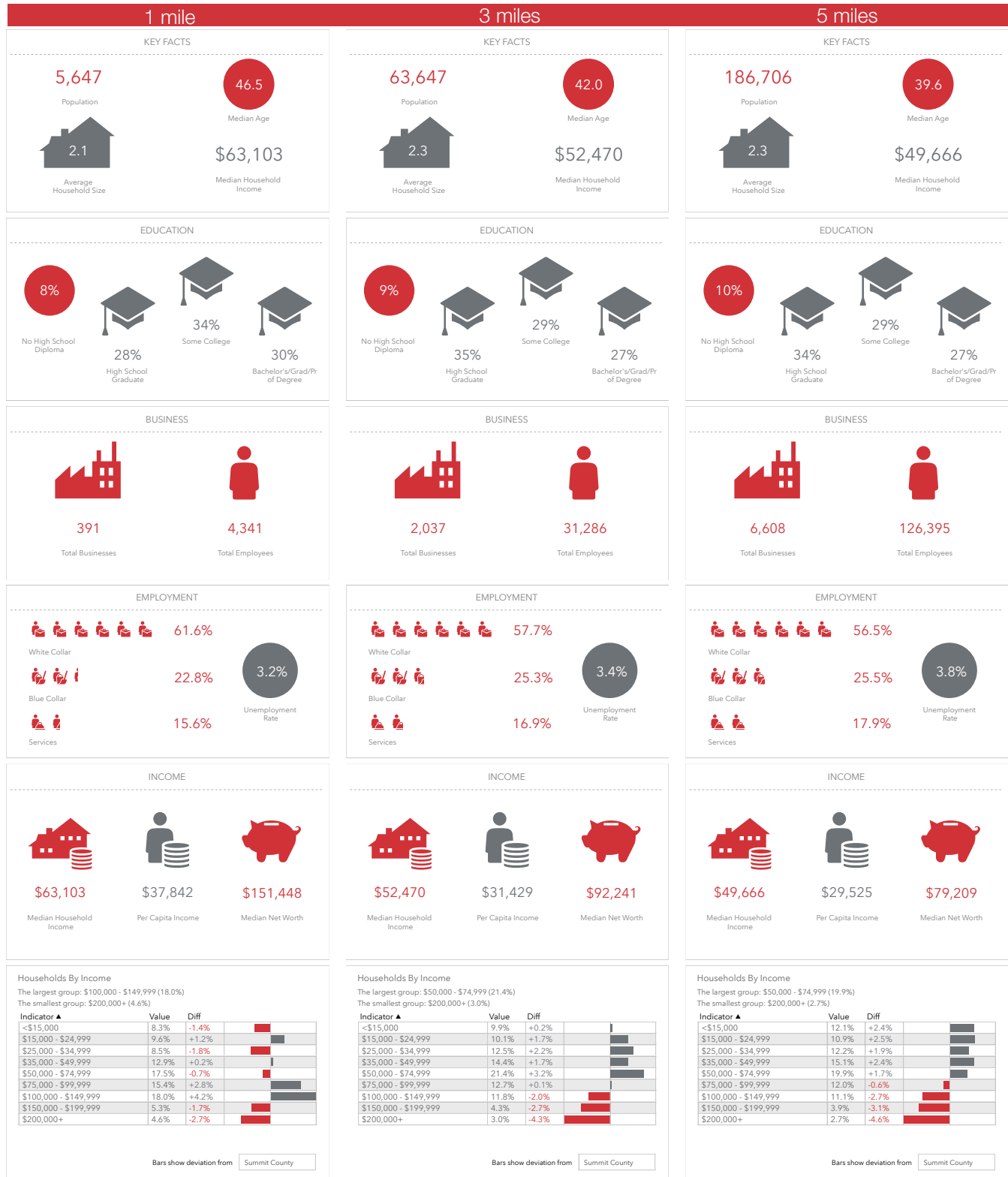


Demographics	1 Mile	3 Miles	5 Miles
Population:	5,647	63,647	186,706
Households:	2,586	27,916	80,417
Median Age:	46.5	42	39.6
Average HH Income:	\$101,727	\$85,237	\$80,551
Traffic Count:	13,344 South Ave. @ Ferguson Dr.		

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Property Details

SPACE AVAILABLE:	39,500 SF
WAREHOUSE SPACE:	36,500 SF
OFFICE SPACE:	3,000 SF
BUILDING TYPE:	Multi-Tenant
PARCEL:	6007279
ACREAGE:	5.25 (Whole Property)
SPRINKLERS:	Yes
CEILING HEIGHT:	34'
CRANES:	Five: 1(60-ton), 2 (25-ton), 2 (10-ton)
UNDER HOOK:	23'7" Under 60-ton, 25' Under 25-ton
JIBS:	3 2-ton
TRUCK DOORS:	2 (8'x9') 4.5' off ground
DRIVE-IN DOORS:	2 (15'11"x24')
YEAR BUILT:	1994
HEAT:	Radiant Tube Heating
LIGHTING:	Fluorescent: Office & Warehouse
PARKING:	20 Spaces
POWER:	480 3 Phase 1,200+ AMPS

Lease Details

LEASE RATE:	\$6.75 PSF NNN
AVAILABILITY:	Immediate

Location Details

INTERCHANGE / DISTANCE:	I-76 / 2.5 miles
Located on SR-91 just 0.5 miles from Tallmadge Circle	

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