

# **CURRIE-HALL INVESTMENT CO.**

**Brokers and Consultants in Real Estate Investments**

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**429 PORTAGE BLVD  
KENT, OHIO 44240**

## **Crane Building For Sale or Lease**

**26,742 SF / Industrial / Kent, OH**

**4,484 SF OFFICE 22,258 SF MFG/WAREHOUSE**



**Contact: David Hall, Broker  
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NOTE: The information contained within this brochure is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof.

### **PROPERTY DETAILS**

|                  |  |
|------------------|--|
| Zoning:          | I-1 Industrial District  |
| Taxing District: | Tallmadge City, Brimfield Twp, Field C.S.D.  |
| Parcel Number:   | 49-020-00-00-016-021   |
| Building:        | 26,742 SF Includes 4,484 SF of Offices.  |
| Drive In Doors:  | Three (12'x14', 12' x12', and 10'x10')   |
| Ceiling Height:  | 20' Ceiling Height   |
| Dock:            | One Interior   |
| Cranes:          | 10 Ton Bridge Crane, 12' under the hook on<br>a 140'x48' wide Crane Way and 3 One Ton Jib Cranes |
| Lot Size:        | 3.70 acres   |
| Age:             | Built in 1993; Offices Remodeled in 2021   |
| Utilities:       | Gas: Enbridge<br>Electric: First Energy<br>Water:/Sewer: City of Kent                            |
| Communications:  | Spectrum   |
| Power:           | 400 AMP / 480 Volt / 3 Phase   |
| Lease Price:     | See next page  |
| Purchase Price:  | \$1,950,000.   |

## **LEASE RATES:**

Front portion Office: 4,484 SF@ \$10.77/SF/Year (\$9.00/SF Base +\$1.77/SF Net Charges) = \$48,293/Year; \$4,024/month.

Front portion Mfg/Warehouse: 10,258 SF@ \$7.77/SF/Yr (\$6.00/SF Base + \$1.77/SF Net Charges) = \$79,705/Year; \$6,642/month.

Front Portion Total: \$127,998/Year; \$10,667/month plus utilities, interior maintenance, and trash

REAR PORTION Mfg/Warehouse: 12,000 SF@ \$7.77/SF/Yr ( \$6.00/SF Base + \$1.77/SF Net Charges) = \$93,240/Year; \$7,770/Month plus utilities, interior maintenance, and trash.

TOTAL BUILDING: \$172,945/Year; \$14,412/Month plus utilities, interior maintenance, and trash.

### **PROJECTED NET CHARGES:**

|   |                  |
|---|------------------|
| Real Estate Taxes (presently \$18,338/Yr (Effective millage Rate \$69.041025/M) | \$25,000         |
| Reserve for Short Life items (with a 3%/per annum increase)                     | \$ 6,561         |
| Insurance   | \$ 5,186         |
| Maintenance   | \$ 6,000         |
| Lawn and snow   | \$ 3,500         |
| Misc.   | \$ 1,000         |
| <b>TOTAL</b>  | <b>\$ 47,247</b> |
| <b>\$47,247/26,742SF=\$1.77/SF/YEAR NET CHARGES</b>                             |                  |

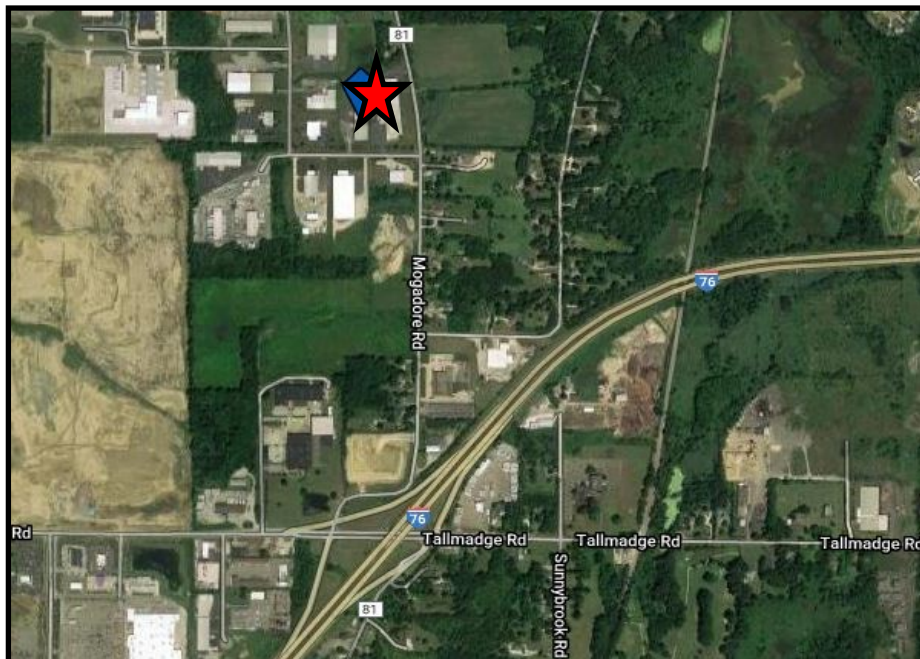
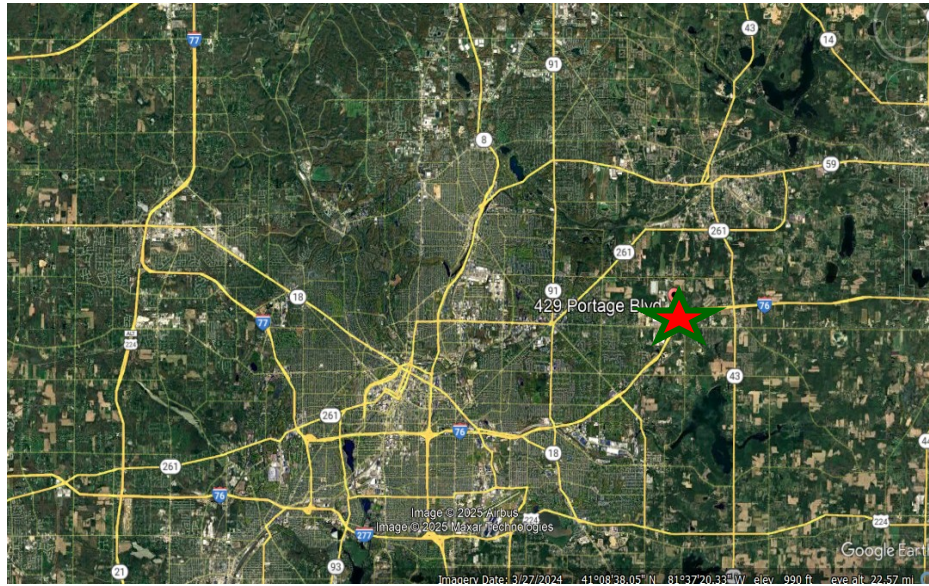
### **SPACE AVAILABILITY:**

**FRONT PORTION IMMEDIATELY**

**REAR PORTION OCTOBER 2, 2025**

**PURCHASE PRICE: \$1,950,000.**

## REGIONAL MAP





## FRONT VIEW



**SIDE VIEW**



**ONE DOCK DOOR WITH INSIDE DOCK**



## INTERIOR SPACE





## INTERIOR SPACE





## INTERIOR SPACE







# TALLMADGE ZONING MAP

**ZONING MAP  
CITY OF  
TALLMADGE, OHIO**  
PORTAGE COUNTIES

SCALE: 1"=1000'

**LEGEND**

| STREET NAME | CORPORATION LINE |
|-------------|------------------|
| AVE         | PL               |
| BLVD        | PLZ              |
| CH          | RD               |
| CT          | RD               |
| DR          | RD               |
| E           | RD               |
| LN          | RD               |
| N           | RD               |

**ZONING DISTRICTS**

| Color         | District |
|---------------|----------|
| Light Blue    | R1       |
| Medium Blue   | R2       |
| Yellow        | R3       |
| Pink          | R4       |
| Light Green   | C3       |
| Medium Green  | C4       |
| Dark Green    | C5       |
| Light Orange  | R5       |
| Medium Orange | C3       |
| Dark Orange   | C4       |
| Light Yellow  | C5       |
| Medium Yellow | C6       |
| Dark Yellow   | C7       |
| Light Purple  | C8       |
| Medium Purple | C9       |
| Dark Purple   | C10      |
| Light Blue    | C11      |
| Medium Blue   | C12      |
| Dark Blue     | C13      |
| Light Green   | C14      |
| Medium Green  | C15      |
| Dark Green    | C16      |
| Light Orange  | C17      |
| Medium Orange | C18      |
| Dark Orange   | C19      |
| Light Yellow  | C20      |
| Medium Yellow | C21      |
| Dark Yellow   | C22      |
| Light Purple  | C23      |
| Medium Purple | C24      |
| Dark Purple   | C25      |
| Light Blue    | C26      |
| Medium Blue   | C27      |
| Dark Blue     | C28      |
| Light Green   | C29      |
| Medium Green  | C30      |
| Dark Green    | C31      |
| Light Orange  | C32      |
| Medium Orange | C33      |
| Dark Orange   | C34      |
| Light Yellow  | C35      |
| Medium Yellow | C36      |
| Dark Yellow   | C37      |
| Light Purple  | C38      |
| Medium Purple | C39      |
| Dark Purple   | C40      |
| Light Blue    | C41      |
| Medium Blue   | C42      |
| Dark Blue     | C43      |
| Light Green   | C44      |
| Medium Green  | C45      |
| Dark Green    | C46      |
| Light Orange  | C47      |
| Medium Orange | C48      |
| Dark Orange   | C49      |
| Light Yellow  | C50      |
| Medium Yellow | C51      |
| Dark Yellow   | C52      |
| Light Purple  | C53      |
| Medium Purple | C54      |
| Dark Purple   | C55      |
| Light Blue    | C56      |
| Medium Blue   | C57      |
| Dark Blue     | C58      |
| Light Green   | C59      |
| Medium Green  | C60      |
| Dark Green    | C61      |
| Light Orange  | C62      |
| Medium Orange | C63      |
| Dark Orange   | C64      |
| Light Yellow  | C65      |
| Medium Yellow | C66      |
| Dark Yellow   | C67      |
| Light Purple  | C68      |
| Medium Purple | C69      |
| Dark Purple   | C70      |
| Light Blue    | C71      |
| Medium Blue   | C72      |
| Dark Blue     | C73      |
| Light Green   | C74      |
| Medium Green  | C75      |
| Dark Green    | C76      |
| Light Orange  | C77      |
| Medium Orange | C78      |
| Dark Orange   | C79      |
| Light Yellow  | C80      |
| Medium Yellow | C81      |
| Dark Yellow   | C82      |
| Light Purple  | C83      |
| Medium Purple | C84      |
| Dark Purple   | C85      |
| Light Blue    | C86      |
| Medium Blue   | C87      |
| Dark Blue     | C88      |
| Light Green   | C89      |
| Medium Green  | C90      |
| Dark Green    | C91      |
| Light Orange  | C92      |
| Medium Orange | C93      |
| Dark Orange   | C94      |
| Light Yellow  | C95      |
| Medium Yellow | C96      |
| Dark Yellow   | C97      |
| Light Purple  | C98      |
| Medium Purple | C99      |
| Dark Purple   | C100     |

REVISED: DECEMBER 2007



# **I-1 Industrial District**

Untitled document

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## **1167.01 PURPOSE.**

The purpose of this district is to provide for and accommodate industrial, manufacturing, research and development and related uses in areas of the community having minimal impact upon the surrounding uses and their environment.  
(Ord. 89-1997. Passed 12-11-97.)

Untitled document

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## **1167.02 PERMITTED PRINCIPAL USES.**

- (a) Building materials stores.
  - (b) Manufacturing.
  - (c) Plant greenhouses.
  - (d) Warehousing.
  - (e) Wholesale establishment.
  - (f) Laboratories and processing.
  - (g) Research and development.
  - (h) Boat Sales.
  - (i) Repair Services.
  - (j) Contractor services without materials and equipment storage yard.
- (Ord. 89-1997. Passed 12-11-97.)

Untitled document

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## **1167.03 PERMITTED ACCESSORY USES.**

- (a) Signs.
  - (b) Child and adult day care facilities.
  - (c) Retail sales.
  - (d) Offices.
  - (e) Any use, building or structure which is clearly incidental to the principally permitted use on the lot.
- (Ord. 89-1997. Passed 12-11-97.)

# **I-1 Industrial District**

Untitled document

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## **1167.04 CONDITIONALLY PERMITTED USES.**

Conditionally permitted uses, subject to the specified Subsections in Chapter [1189](#), are as follows:

- (a) Public utilities, rights-of-way and pertinent structures 112, 113, 121.
  - (b) Government owned buildings and facilities; 108, 113, 121.
  - (c) Government owned parks and playgrounds; 103, 105, 106, 107, 113.
  - (d) Contractors services with materials and equipment storage yard; 107, 113, 115, 121.
  - (e) Fuel distribution station; 107, 108, 111, 113, 121.
  - (f) Public storage garage or yards; 107, 113, 117, 121.
  - (g) Motor freight garage; 107, 113, 121.
  - (h) Technology Park; 105, 107, 108, 113, 121.
  - (i) Non-commercial recreation; 103, 105, 106, 107, 113, 115, 121.
  - (j) Crematory; 107, 113, 115, 121.
  - (k) Any use similar in nature to a permitted use or a conditionally permitted use in this district pursuant to Section [1189.06](#), Similar Permitted and Conditionally Permitted Uses.
  - (l) Sexually Oriented Business; 102, 107, 115, 123, 124, 125, 126, 127, 128, 129, 130.
  - (m) Amusement arcades; 102, 107, 115, 123, 124, 125, 127, 129, 132.
- (Ord. 121-2006. Passed 12-14-06.)

Untitled document

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## **1167.05 MINIMUM LOT AREA.**

- (a) No minimum lot area.
- (Ord. 89-1997. Passed 12-11-97.)

Untitled document

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## **1167.06 MINIMUM LOT WIDTH.**

- (a) 50 feet.
- (Ord. 89-1997. Passed 12-11-97.)

# **I-1 Industrial District**

Untitled document

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## **1167.07 MINIMUM FRONT YARD SETBACK.**

- (a) 50 feet from the proposed right-of-way per Tallmadge Thoroughfare Plan.  
(Ord. 89-1997. Passed 12-11-97.)

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## **1167.08 MINIMUM REAR YARD SETBACK.**

- (a) 25 feet.
- (b) 50 feet when abutting a residential district.  
(Ord. 89-1997. Passed 12-11-97.)v

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## **1167.09 MINIMUM SIDE YARD SETBACK.**

- (a) 10 feet.
- (b) 50 feet when abutting a residential district.  
(Ord. 89-1997. Passed 12-11-97.)

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## **1167.10 MAXIMUM HEIGHT REGULATIONS.**

- (a) 35 feet.  
(Ord. 89-1997. Passed 12-11-97.)