

# **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 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 Electric: First Energy 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@ \$10.52/SF/Year (\$9.00/SF Base +\$1.52/SF Net Charges) = \$47,172/Year; \$3,931/month.

Front portion Mfg/Warehouse: 10,258 SF@ \$7.52/SF/Yr (\$6.00/SF Base + \$1.52/SF Net Charges) = \$77,140/Year; \$6,428/month.

Front Portion Total: \$124,312/Year; \$10,359/month plus utilities, interior maintenance, and trash

REAR PORTION Mfg/Warehouse: 12,000 SF@\$7.52/SF/Yr (\$6.00/SF Base + \$1.52/SF Net Charges) = \$90,240/Year; \$7,520/Month plus utilities, interior maintenance, and trash.

TOTAL BUILDING: \$214,552/Year; \$17,879/Month plus utilities, interior maintenance, and trash.

### **PROJECTED NET CHARGES:**

Real Estate Taxes	\$18,338
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.	<u>\$ 1,000</u>
TOTAL	\$40,585

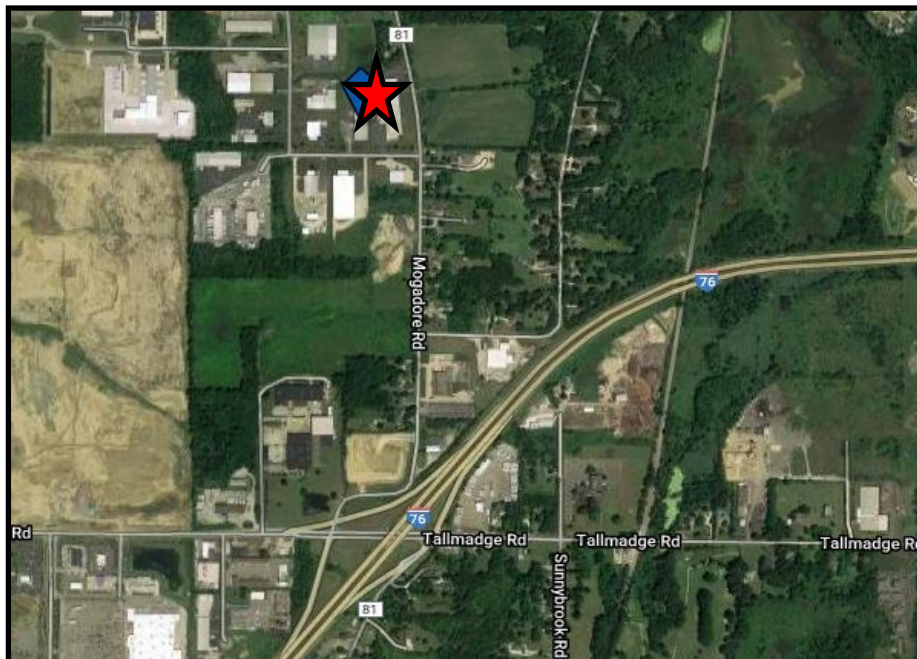
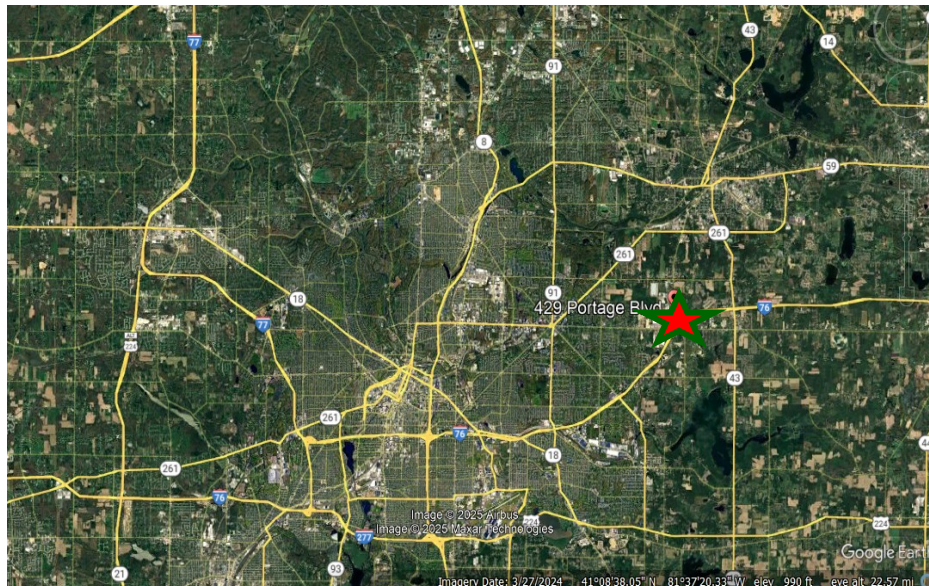
\$40,585/26,742SF=\$1.52/SF/YEAR NET CHARGES

### **SPACE AVAILABILITY:**

FRONT PORTION IMMEDIATELY

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

## REGIONAL MAP





## FRONT VIEW



**SIDE VIEW**



**ONE DOCK DOOR WITH INSIDE DOCK**



## INTERIOR SPACE





## INTERIOR SPACE





## INTERIOR SPACE



# DEMOGRAPHICS

## Ohio County Profiles

Prepared by the Office of Research

2024 Edition



### Portage County

**Established:** Act - June 7, 1807  
**2023 Population:** 162,665  
**Land Area:** 492.4 square miles  
**County Seat:** Ravenna City  
**Named for:** "Portage", a carrying path



#### Taxes

Taxable value of real property	\$4,343,028,760
Residential	\$3,320,669,560
Agriculture	\$197,104,810
Industrial	\$234,669,560
Commercial	\$588,123,780
Mineral	\$2,461,050
Ohio income tax liability	\$114,206,633
Average per return	\$1,497.03

#### Land Use/Land Cover

#### Percent

Developed, Lower Intensity	15.63%
Developed, Higher Intensity	3.41%
Barren (strip mines, gravel pits, etc.)	0.29%
Forest	37.64%
Shrub/Scrub and Grasslands	1.47%
Pasture/Hay	20.87%
Cultivated Crops	10.78%
Wetlands	6.80%
Open Water	3.12%

#### Largest Places

#### 2023 2020

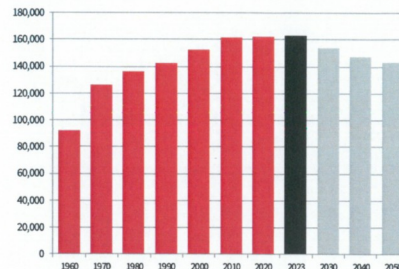
Kent city	27,601	28,206
Streetsboro city	17,796	17,263
Aurora city	17,717	17,239
Brimfield twp	11,416	11,351
Ravenna city	11,215	11,329
Ravenna twp	9,088	8,980
Rootstown twp	8,659	8,603
Franklin twp	6,330	6,289
Suffield twp	6,006	5,977
Randolph twp	5,319	5,278

UB: Unincorporated balance

#### Total Population

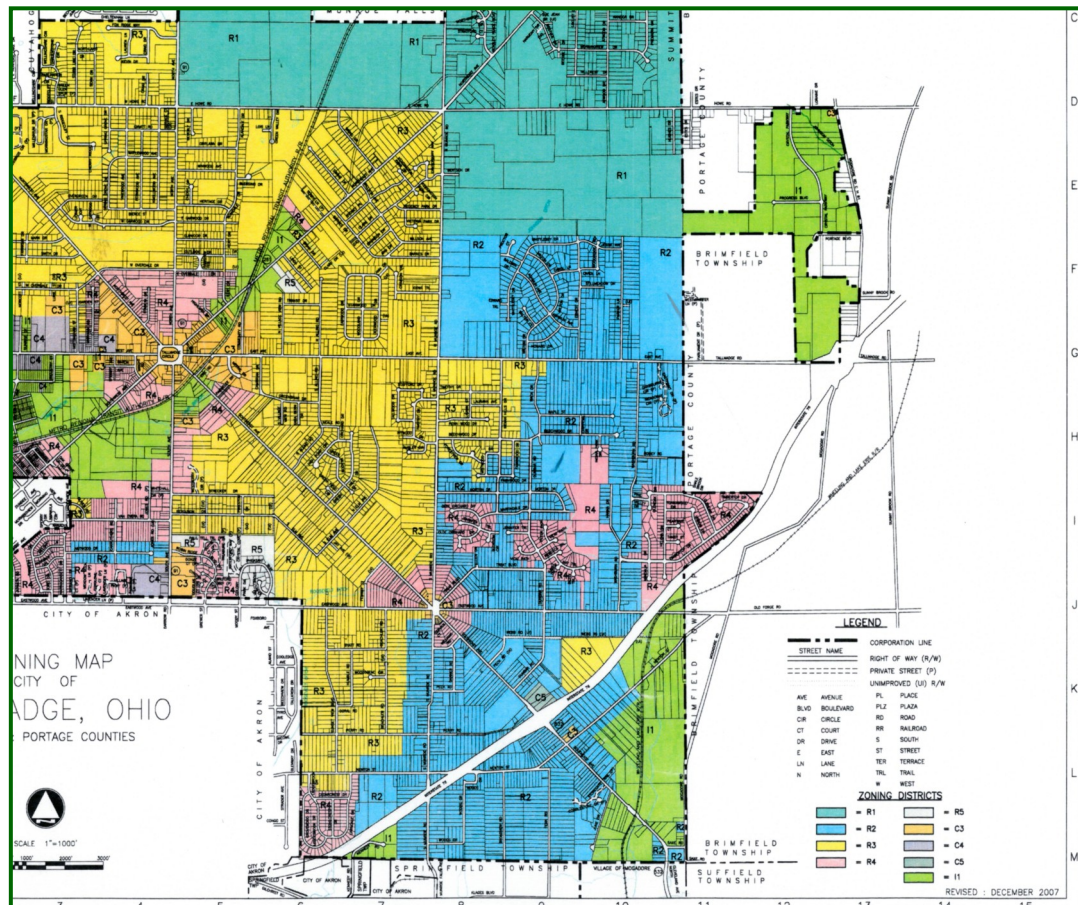
#### Census

1800		1910	30,307	2020	161,791
1810	2,995	1920	36,269		
1820	10,095	1930	42,682	Estimate	
1830	18,826	1940	46,660	2023	162,665
1840	22,965	1950	63,954		
1850	24,419	1960	91,798	Projection	
1860	24,208	1970	125,868	2030	153,249
1870	24,584	1980	135,856	2040	147,177
1880	27,500	1990	142,585	2050	143,049
1890	27,868	2000	152,061		
1900	29,246	2010	161,419		





# TALLMADGE ZONING MAP





# **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.)

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## **1167.05 MINIMUM LOT AREA.**

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

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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.)

Untitled document

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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.)