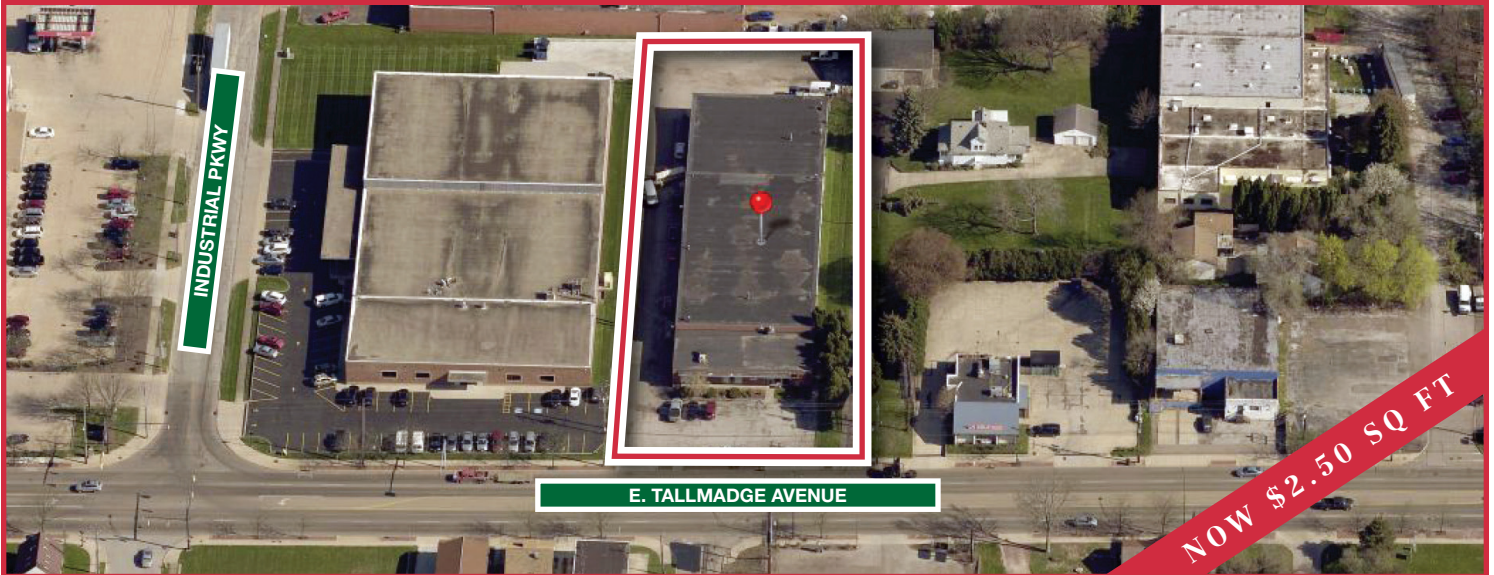


Warehouse / Industrial **FOR LEASE**
987 E Tallmadge Ave.
Akron, OH 44310 - *Summit County*

NAIPleasant Valley

MAJOR PRICE REDUCTION!!



Property Details

- Available Space: 15,900 SF
- Office SF: 1,500 SF
- Warehouse SF: 14,400 SF
- Lease Rate: \$2.50 SF (was \$4.25)
- Lease Type: Modified Gross
- Lease Term: 3-5 Years
- Zoning: U-4 Commercial
- Clearance Height: 12'7" - 13'5"
- # of Stories / Buildings: 1 / 1
- Year Built: 1957
- Parking Spaces: 10
- Column Spacing: 24'7" x 27' x 8'
- Drive-in Doors: (1) - 10' x 12'
- Dock Doors: (2) - 8' x 8'
- Daily Traffic Count: 12,320 Cars Per Day (E. Tallmadge Ave @ Piedmont Ave).
- Location: Between Home Avenue and Brittain Road, just east of Industrial Parkway.
- Interstate / Distance: SR-8 / 1.25 Miles

Property Notes

AVAILABLE FOR LEASE: Clean warehouse space 14,400 SF. Two (2) Dock doors, and One (1) Overhead Door 10' x 12'. 1,500 SF of office space also available if needed. Ceiling height 12'7" - 13'5"; newer Reznor heating units, some pallet racking in place if required. Property is in a great location near State Route 8. Tenant pays utility charge \$0.50 PSF. Contact Bob or Scott Raskow for further details.

For more information:

Bob Raskow, SIOR

330 535 2661 x 127 • braskow@naipvc.com

Scott Raskow

330 535 2661 x 146 • sraskow@naipvc.com

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789 White Pond Drive • Suite C

Akron, Ohio 44320

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Warehouse / Industrial **FOR LEASE**

987 E Tallmadge Avenue • Akron, OH 44310 • *Summit County*



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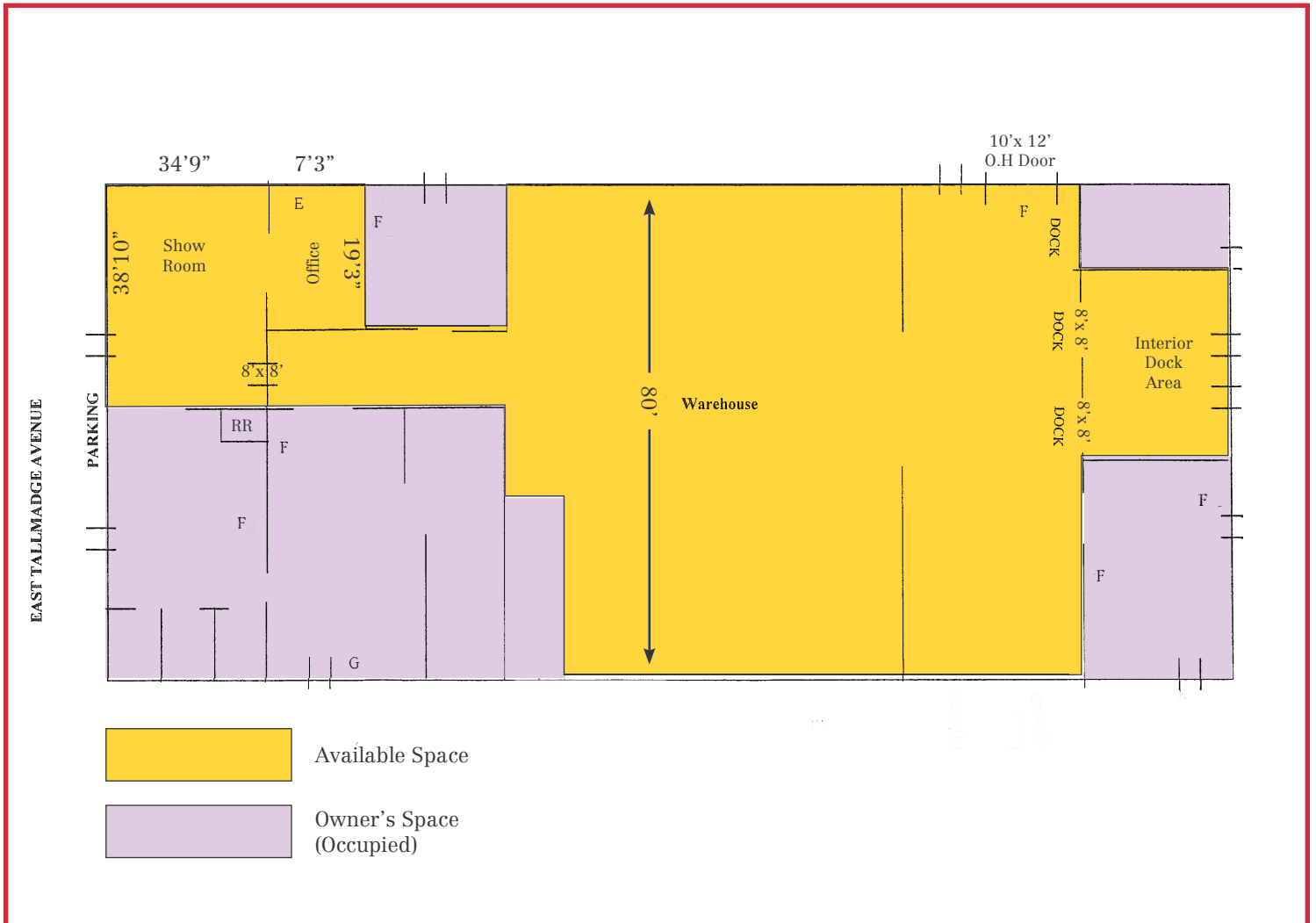
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FLOOR PLAN



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Akron, Ohio 44320

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NAI Pleasant Valley

Warehouse / Industrial Property For Lease

987 E Tallmadge Ave

Akron, OH 44310 - Summit County



AVAILABLE SPACE:	15,900 SF	
OFFICE SF:	1,500 SF	
WAREHOUSE SF:	14,400 SF	
LEASE RATE:	\$2.50 SF (was \$4.25)	MAJOR PRICE REDUCTION!!
LEASE TYPE:	Modified Gross	
LEASE TERM:	3-5 Years	
ZONING:	U-4, Commercial	
CLEARANCE HEIGHT:	12'7" - 13'5"	
# OF STORIES / BUILDINGS:	1 / 1	
YEAR BUILT:	1957	
PARKING SPACES:	10	
COLUMN SPACING:	24'7" x 27' x 8'	
DRIVE-IN DOORS:	(1) - 10' x 12'	
DOCK DOORS:	(2) - 8' x 8'	
TRAFFIC COUNT:	12,320 (E. Tallmadge Ave @ Piedmont Ave).	
LOCATION:	Between Home Avenue and Brittain Road, just east of Industrial Parkway.	
INTERSTATE / DISTANCE:	SR-8 / 1.25 Miles	
TENANT RESPONSIBILITY:	Heating / Janitor	
LANDLORD RESPONSIBILITY:	Taxes / Maintenance / Repairs	
NOTES:	Available for Lease: Clean warehouse space 14,400 SF. Two (2) Dock doors, and One (1) Overhead Door 10' x 12'. 1,500 SF of office space also available if needed. Ceiling height 12'7" - 13'5"; newer Reznor heating units, some pallet racking in place if required. Property is in a great location near State Route 8. Tenant pays utility charge \$0.50 PSF. Contact Bob or Scott Raskow for further details.	
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