



Property Details

- Available Space: 22,566 SF
- Lease Rate: \$3.99 PSF
- Lease Type: NNN
- Taxes: \$6,761.00 / 2018
- Acres: 2.04
- Clearance Height: 12'
- Drive-in Doors: (1) 10' x 10'
- Dock Doors: (1) 10' x 10'
- Power: 480 Volt / 800 Amps / 3 Phase



For more information: **David Whyte** • 330 730 7746 • dwhyte@naipvc.com

NAI Pleasant Valley

903 E. Tallmadge Ave. Akron, OH 44266

For Lease
Warehouse
22,566 SF



| Demographics | 1 Mile | 3 Miles | 5 Miles |
|--------------------|--|---------|---------|
| Population: | 8,088 | 97,813 | 239,142 |
| Households: | 3,980 | 41,072 | 101,309 |
| Median Age: | 42 | 36.8 | 38.5 |
| Average HH Income: | 46,811 | 53,927 | 58,104 |
| Traffic Count: | 16,378 E. Tallmadge Ave. @ Fire Station #7 | | |

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dwhyte@naipvc.com

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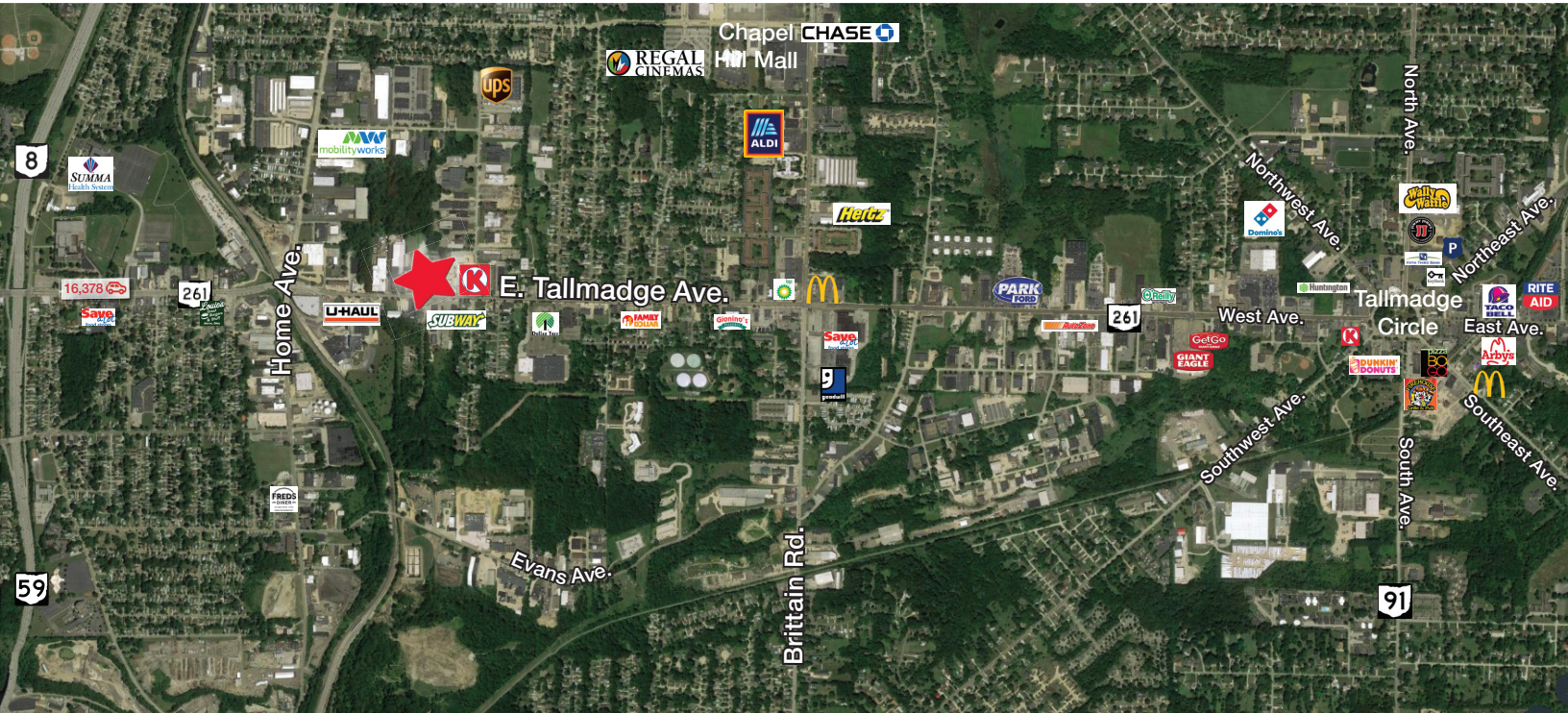
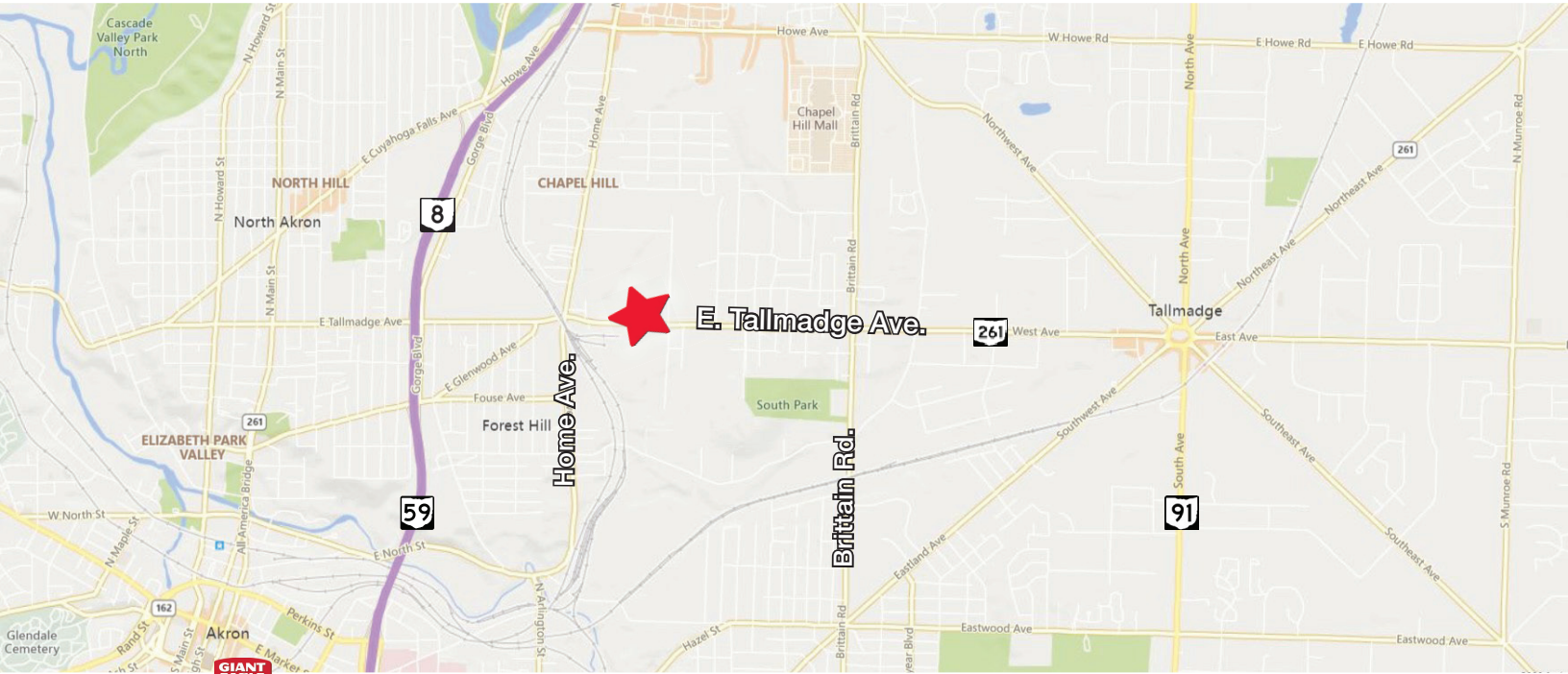
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Property Details

| | |
|-------------------------|----------------------------|
| TOTAL SF - AVAILABLE: | 22,566 SF |
| YEAR BUILT / REMODELED: | 1968 / 1995 |
| ACRES: | 2.04 |
| # OF STORIES | 1 |
| RESTROOMS: | 2 |
| ZONING: | U-4 Commercial |
| DOCK DOORS: | 1 10' x 10' |
| DRIVE IN DOORS: | 1 10' x 10' |
| POWER: | 800 AMP, 480 Volt, 3 Phase |
| CLEARANCE HEIGHT: | 12 ft. |

Lease Details

| | |
|---------------|-------------------|
| LEASE PRICE: | \$3.99 PSF |
| LEASE TYPE: | NNN |
| TAXES: | \$6,761.00 / 2018 |
| UTILITIES: | Tenant |
| GAS | Dominion |
| ELECTRIC | First Energy |
| PHONE / CABLE | ATT / Spectrum |
| INSURANCE: | Tenant |
| JANITOR | Tenant |

Location Details

| | |
|-------------------------|--|
| INTERCHANGE / DISTANCE: | SR-8 / 1.1 miles Home Ave. / 0.3 mile |
| LOCATION: | 2.1 miles west of Tallmadge Circle |

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COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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