



417 Commerce Street
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BUILDINGS FOR RENT / SALE

			<i>Owned by Joseph Scaccio:</i>
53 Carmen Rd. Tallmadge, OH 44278	417 Commerce Street Tallmadge, OH 44278	443 Commerce Street Tallmadge, OH 44278	261 South Avenue Tallmadge, OH 44278
<i>Currently Available</i>	<i>Available with Notice</i>	<i>Currently Available</i>	<i>Currently Available</i>
Summit County	Summit County	Summit County	Summit County
Rent: \$2500. per mo.	Rent: \$2800. per mo.	Rent: \$2,600. per mo.	
For Sale: \$315,000.		For Sale: \$399,000.	For Sale: \$649,000.
Existing Building: Approx. 5000 sq. ft.	Existing Building: Approx. 4340 sq. ft.	Existing Building: Approx. 6460 sq. ft. total	Existing Building: Approx. 8800 sq. ft.
Bldg. 40' x 125'	Bldg. 35' x 52', 30' x 84'	Bldg. 34' x 190' Shop Ceiling: 14.5'	Bldg. 80' x 110'
Land: 100' x 297', .67 acres	Land: 50' x 250'	Land: 110' frontage x 250', .60 acres	Land: Approx. 2 acres
			75 Parking Spaces
2 Overhead Doors	2 Overhead Doors	4 Overhead Doors	
With Rear Loading Dock	No Dock	No Dock	
16' Warehouse Ceilings	No Interior Dock	No Interior Dock	
3 offices	6 offices	2 Offices	
3 restrooms	3 restrooms & Full Kitchen	3 Restrooms	
Electric: 3 phase, Type 480 Transformer 120/208, Total Power 800 Amp 277/480 Volt	Storage Areas above Office & Warehouse Areas	Electric: 277/480 Volt	
	Concrete Vault		
4000 sq. ft. Warehouse 1000 sq. ft. Office	2300 sq. ft. Warehouse 2040 sq. ft. Office		
Zoned Industrial	Zoned Commercial	Zoned Industrial	Zoned Office/Professional

*Square Footage & Dimensions are approximate.
January 9, 2011*