



417 Commerce Street
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BUILDINGS FOR RENT / SALE

				<i>Owned by Joseph Scaccio:</i>
53 Carmen Rd. Tallmadge, OH 44278	399 Commerce Street Tallmadge, OH 44278	417 Commerce Street Tallmadge, OH 44278	427 Commerce Street Tallmadge, OH 44278	261 South Avenue Tallmadge, OH 44278
<i>Currently Available</i>	<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	Summit County
Rent: \$2500. per mo.	Rent: \$6700. per mo.	Rent: \$2800. per mo.	Rent: \$5,000. per mo.	
For Sale: \$315,000.	For Sale: \$699,000.			For Sale \$649,000.
Existing Building: Approx. 5000 sq. ft.	Existing Building: Approx. 15650 sq. ft.	Existing Building: Approx. 4340 sq. ft.	Existing Building: Approx. 12,040 sq. ft. total	Existing Building: Approx. 8800 sq. ft. 80' x 110'
Bldg. 40' x 125'	Bldg. 110' x 135', 20' x 40'	Bldg. 35' x 52', 30' x 84'	Bldg. 70' x 138' Shop Ceiling: 10' - 22'	
Land: 100' x 297', .67 acres	Land: 200' x 250', 1.15 acres	Land: 50' x 250'		Land: Approx. 2 acres
			8 Drive in Bays	75 Parking Spaces
			1 Truck Lift	
1 Overhead Door	1 Overhead Door	2 Overhead Doors	1 Overhead Door at Dock	
4' Loading Dock			Exterior 16' x 70' dock	
16' Warehouse Ceilings			Interior Dock	
3 offices	9 offices	6 offices	9 Offices	
3 restrooms	3 restrooms	3 restrooms & Full Kitchen	4 Restrooms, 2 Kitchen Areas	
Electric: 3 phase, Type 480 Transformer 120/208, Total Power 800 Amp 277/480 Volt	Electric: 3 phase	Storage Areas above Office & Warehouse Areas	Conference Area	
		Concrete Vault	Concrete Vault 8' x 4'	
4000 sq. ft. Warehouse 1000 sq. ft. Office	Three cranes: 5 ton, 3 ton, 2 ton	2300 sq. ft. Warehouse 2040 sq. ft. Office	Additional concrete storage area 14 1/2' x 9'	
Zoned Industrial	Zoned Industrial	Zoned Commercial	Zoned Industrial	Zoned Office/Professional

*Square Footage & Dimensions are approximate.
 June 2010*