

CURRIE-HALL INVESTMENT CO.

Brokers and Consultants in Real Estate Investments
77 Milford Road, Suite 274 Hudson, Ohio 44236
Akron 330.650.0525 Cleveland 330.656.3314 Fax 330.650.0531
www.curriehall.com

**1276 HILBISH AVENUE
AKRON, OHIO 44312**

**CLEAN 9,000 SF MFG/WAREHOUSE
BUILDING FOR LEASE**

7,200 SF / MFG/WAREHOUSE / 1,800 SF OFFICE



**Contact: David Hall, Broker
Office 330-650-0525 X12
Cell 330-842-0639
devhall@aol.com**

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

Location:	1276 Hilbish Avenue	
Parcel Number:	6857549	
Building:	7,200 SF	
Office:	<u>1,800 SF</u>	
Total SF:	9,000 SF	
Drive In Doors:	4 (12' x 14')	
Ceiling Height:	16'7" Eave; 19'8" Peak	
Zoning:	UPD-6 A UNIFIED PLANNED DEVELOPMENT DISTRICT	
Taxing District:	68 -Akron City District; Akron CSD	
County:	Summit County	
Lot Size:	2.6742 acres	
Age:	Built in 1997	
Heating:	Infrared	
Lighting:	LED	
Electric:	200 Amp 277/480 Single and 3 Phase	
Utilities:	Gas:	Enbridge
	Electric:	Ohio Edison
	Water:/Sewer:	Akron City Water
Condition:	Very Good	







PICTURES



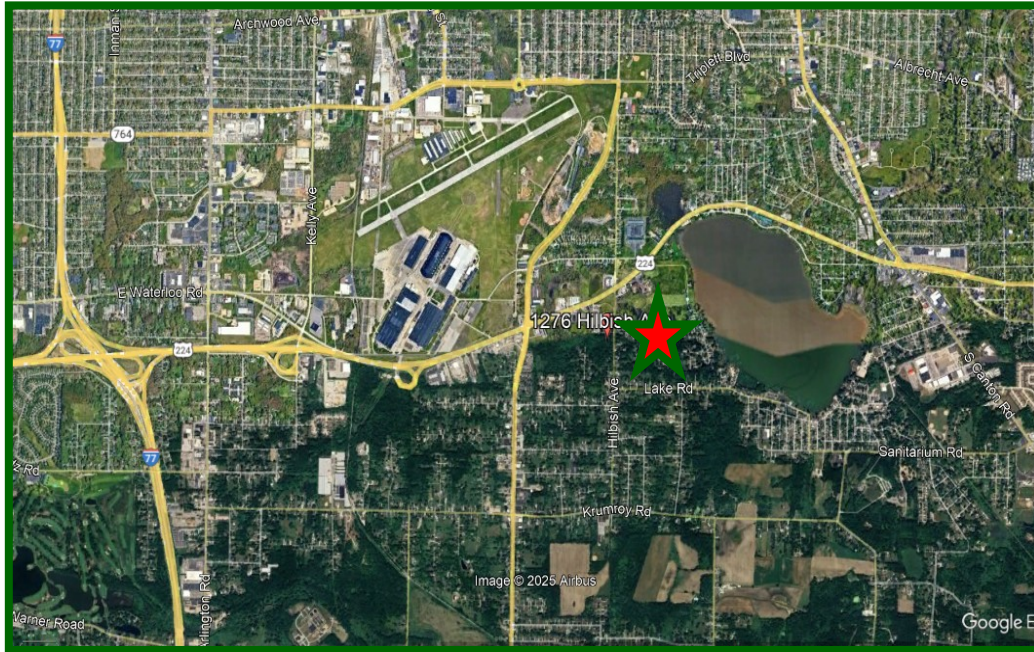
PICTURES



PICTURES



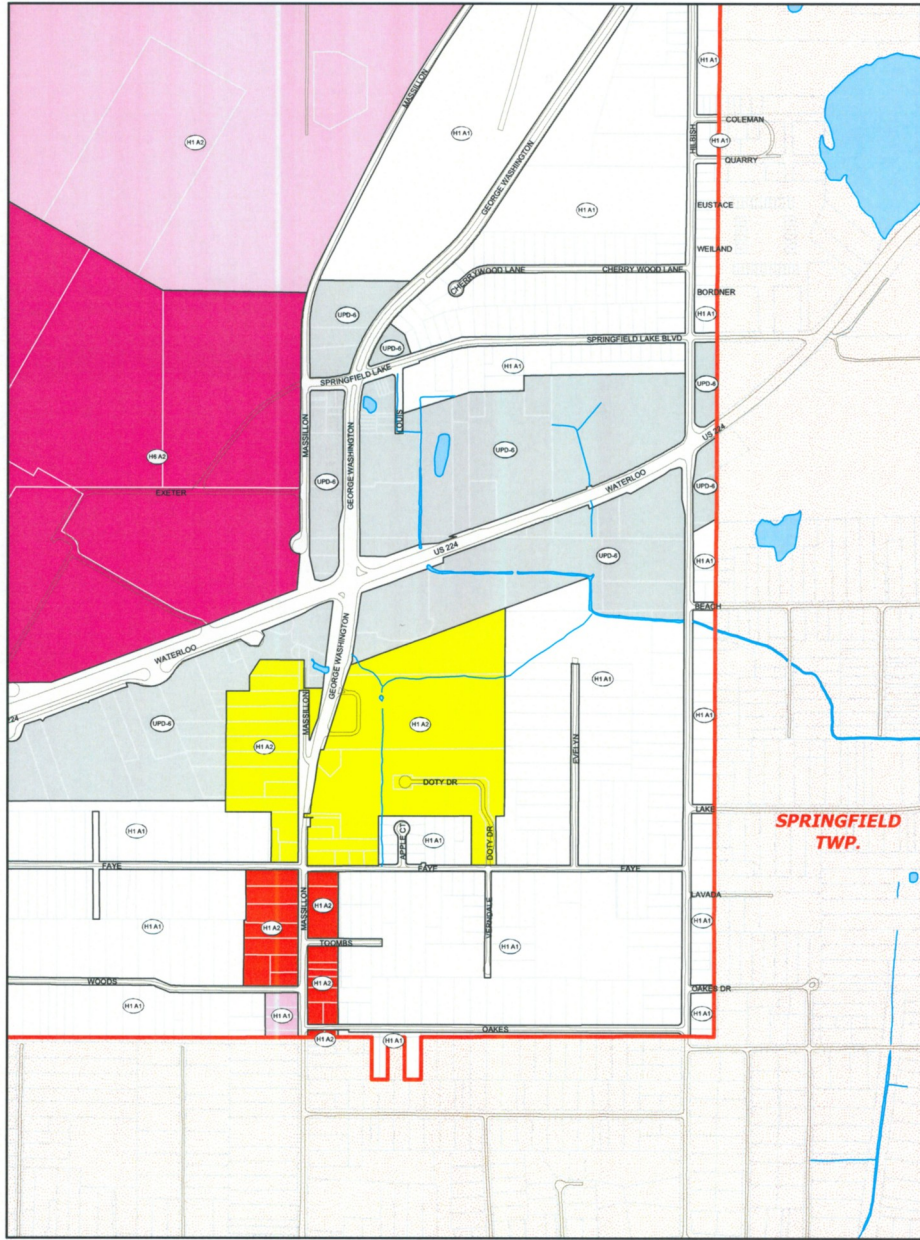
REGIONAL MAP



TAX MAP

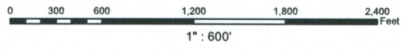


AKRON ZONING MAP

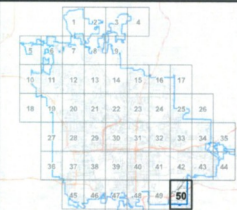


SPRINGFIELD TWP.

- | | |
|---|---|
| Zoning Districts | |
| ● UFP Flood Plain | ● U-5 Ordinary Industry |
| ● U-1 Single Family | ● U-6 Heavy Industry |
| ● U-1 Two Family | Planned Development Districts |
| ● U-2 Apartment House | UPD |
| ● UD University | Opportunity Park Urban Ren. Dist. |
| ● UHD Institutional | UFD-R289 |
| ● UB Biomedical | Downtown |
| ● ULB Limited Business | Biomedical Incentive Zone |
| ● UG Government | Other Features |
| — Railroad | — Water |



City of Akron, Ohio
ZONING MAP 50
 As Amended and Updated
 June 11, 2010



UPD-6 Unified Planned Development District Zoning Codes

153.522 - Class UPD-6 district.

A. Permitted uses in the UPD-6 are subdivided and permitted as follows:

1. Offices of doctors, dentists, attorneys, architects, engineers, research and development facilities.
2. The sale and service of new motor vehicles.
3. All uses listed in Sections 153.285 (A)(1) through (7) except those uses listed in Section 153.285(A)(6). Wholesale and retail sales shall be permitted in connection with these uses provided the project offered for sale is assembled, fabricated, or manufactured on the premises.
4. No residential uses shall be permitted in the UPD-6.

B. Development Conditions.

1. The uses permitted in subsection (A)(1) of this section shall be developed, modified, or expanded as if the area were zoned ULB, H2, A3, except as herein provided.
2. No uses permitted in subsection (A)(2) of this section shall be developed, modified, or expanded as if the area were zoned U3, H2, A3, except as herein provided.
3. The uses permitted in subsection (A)(3) of this section shall be developed, modified, or expanded as if the area were zoned U4, H2, A2, except as herein provided.
4. All areas in UPD-6 shall be considered special grading areas as defined in Section 193.106(A)(7) and shall be subject to all requirements of Chapter 193 pertaining to such areas.
5. The development conditions provided herein are in addition to all other provisions of the code and no way vary or waive those provisions, except as specifically stated.
6. Subject to a storm water plan as approved by the City Sewer Engineer. Penalty, see Section 153.199.

(Prior code § 153.126; Ord. 107-1987; Ord. 255-1977)

LEASE RATES:

Office: 1,800/SF@ \$ 11.26/SF/Year (\$8.00/SF Base +\$3.26/SF Net Charges) = \$20,268/Year; \$1,689/Mo.

Manufacturing/Warehouse: 7,200/SF@ \$9.26/SF/Yr (\$6.00/SF Base + \$3.26/SF Net Charges) = \$66,672/Year; \$5,556/Mo.

TOTAL: \$86,940/Year; \$7,245/Mo. plus utilities, interior maintenance, and trash.

PROJECTED NET CHARGES:

Real Estate Taxes	\$ 10,648
Reserve for Short Life items (with a 3%/per annum increase)	\$ 2,250
Insurance	\$ 8,032
Maintenance	\$ 2,736
Lawn and snow	\$ 4,246
Water and Sewer	\$ 449
Misc.	<u>\$ 1,000</u>
TOTAL	\$ 29,361

29,361/9,000 SF/YEAR +\$3.26/SF NET CHARGES

SPACE AVAILABILITY: IMMEDIATELY

Furniture usage included in the Lease