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**429 PORTAGE BLVD
KENT, OHIO 44240**

Crane Building For Sale or Lease

26,742 SF / Industrial / Kent, OH

4,484 SF OFFICE 22,258 SF MFG/WAREHOUSE



Contact: David Hall, Broker
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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

Zoning: I-1 Industrial District

Taxing District: Tallmadge City, Brimfield Twp, Field C.S.D.

Parcel Number: 49-020-00-00-016-021

Building: 26,742 SF Includes 4.484 SF of Offices.

Drive In Doors: Three (12'x14', 12' x12', and 10'x10')

Ceiling Height: 20' Ceiling Height

Dock: One Interior

Cranes: 10 Ton Capacity Crane Way (140'x48' wide)
3 One Ton Jib Cranes

Lot Size: 3.70 acres

Age: Built in 1993; Offices Remodeled in 2021

Utilities: Gas: Enbridge
Electric: First Energy
Water:/Sewer: City of Kent

Communications: Spectrum

Power: 400 AMP / 480 Volt / 3 Phase

Lease Price: See next page

Purchase Price: \$1,950,000.

LEASE RATES:

Front portion Office: 4,484 SF@ \$10.77/SF/Year (\$9.00/SF Base +\$1.77/SF Net Charges) = \$48,293/Year; \$4,024/month.

Front portion Mfg/Warehouse: 10,258 SF@ \$7.77/SF/Yr (\$6.00/SF Base + \$1.77/SF Net Charges) = \$79,705/Year; \$6,642/month.

Front Portion Total: \$127,998/Year; \$10,667/month plus utilities, interior maintenance, and trash

REAR PORTION Mfg/Warehouse: 12,000 SF@\$7.77/SF/Yr (\$6.00/SF Base + \$1.77/SF Net Charges) = \$93,240/Year; \$7,770/Month plus utilities, interior maintenance, and trash.

TOTAL BUILDING: \$172,945/Year; \$14,412/Month plus utilities, interior maintenance, and trash.

PROJECTED NET CHARGES:

Real Estate Taxes (presently \$18,338/Yr (Effective millage Rate \$69.041025/M)	\$25,000
Reserve for Short Life items (with a 3%/per annum increase)	\$ 6,561
Insurance	\$ 5,186
Maintenance	\$ 6,000
Lawn and snow	\$ 3,500
Misc.	\$ 1,000
TOTAL	\$ 47,247

\$47,247/26,742SF=\$1.77/SF/YEAR NET CHARGES

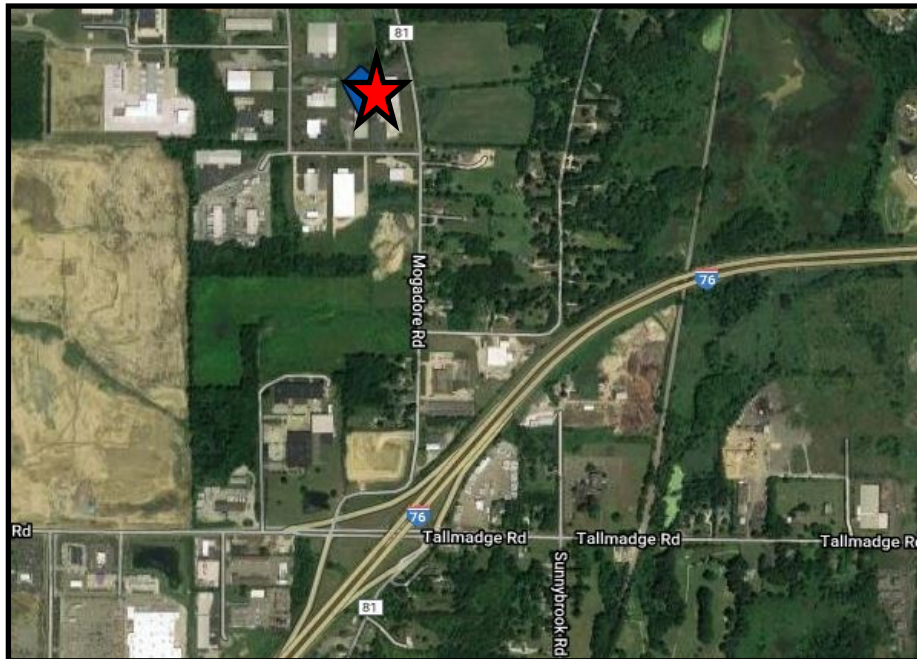
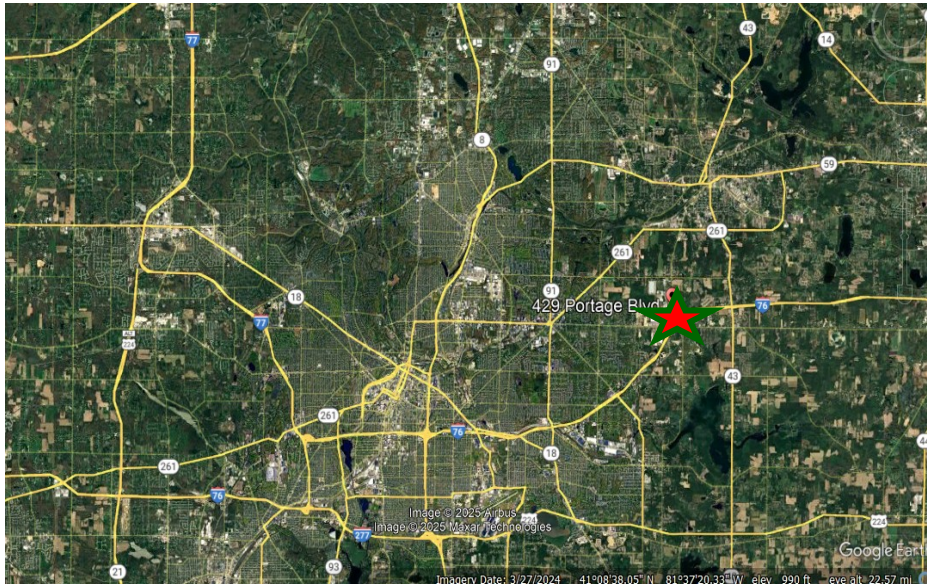
SPACE AVAILABILITY:

FRONT PORTION IMMEDIATELY

REAR PORTION OCTOBER 2, 2025

PURCHASE PRICE: \$1,950,000.

REGIONAL MAP



FRONT VIEW



SIDE VIEW



ONE DOCK DOOR WITH INSIDE DOCK



INTERIOR SPACE



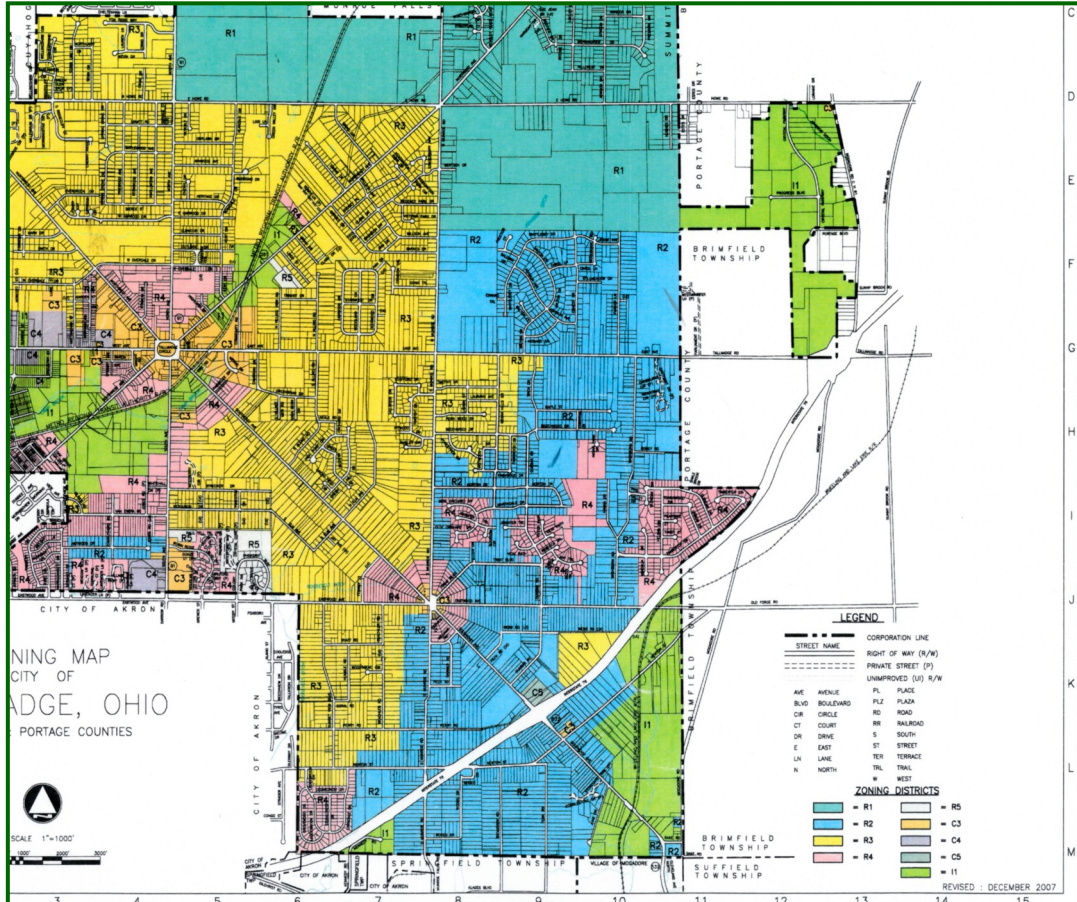
INTERIOR SPACE



INTERIOR SPACE



TALLMADGE ZONING MAP



I-1 Industrial District

Untitled document

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1167.01 PURPOSE.

The purpose of this district is to provide for and accommodate industrial, manufacturing, research and development and related uses in areas of the community having minimal impact upon the surrounding uses and their environment.
(Ord. 89-1997. Passed 12-11-97.)

Untitled document

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1167.02 PERMITTED PRINCIPAL USES.

- (a) Building materials stores.
 - (b) Manufacturing.
 - (c) Plant greenhouses.
 - (d) Warehousing.
 - (e) Wholesale establishment.
 - (f) Laboratories and processing.
 - (g) Research and development.
 - (h) Boat Sales.
 - (i) Repair Services.
 - (j) Contractor services without materials and equipment storage yard.
- (Ord. 89-1997. Passed 12-11-97.)

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1167.03 PERMITTED ACCESSORY USES.

- (a) Signs.
 - (b) Child and adult day care facilities.
 - (c) Retail sales.
 - (d) Offices.
 - (e) Any use, building or structure which is clearly incidental to the principally permitted use on the lot.
- (Ord. 89-1997. Passed 12-11-97.)

I-1 Industrial District

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1167.04 CONDITIONALLY PERMITTED USES.

Conditionally permitted uses, subject to the specified Subsections in Chapter [1189](#), are as follows:

- (a) Public utilities, rights-of-way and pertinent structures 112, 113, 121.
- (b) Government owned buildings and facilities; 108, 113, 121.
- (c) Government owned parks and playgrounds; 103, 105, 106, 107, 113.
- (d) Contractors services with materials and equipment storage yard; 107, 113, 115, 121.
- (e) Fuel distribution station; 107, 108, 111, 113, 121.
- (f) Public storage garage or yards; 107, 113, 117, 121.
- (g) Motor freight garage; 107, 113, 121.
- (h) Technology Park; 105, 107, 108, 113, 121.
- (i) Non-commercial recreation; 103, 105, 106, 107, 113, 115, 121.
- (j) Crematory; 107, 113, 115, 121.
- (k) Any use similar in nature to a permitted use or a conditionally permitted use in this district pursuant to Section [1189.06](#), Similar Permitted and Conditionally Permitted Uses.
- (l) Sexually Oriented Business; 102, 107, 115, 123, 124, 125, 126, 127, 128, 129, 130.
- (m) Amusement arcades; 102, 107, 115, 123, 124, 125, 127, 129, 132.
(Ord. 121-2006. Passed 12-14-06.)

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1167.05 MINIMUM LOT AREA.

- (a) No minimum lot area.
(Ord. 89-1997. Passed 12-11-97.)

Untitled document

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1167.06 MINIMUM LOT WIDTH.

- (a) 50 feet.
(Ord. 89-1997. Passed 12-11-97.)

I-1 Industrial District

Untitled document

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1167.07 MINIMUM FRONT YARD SETBACK.

- (a) 50 feet from the proposed right-of-way per Tallmadge Thoroughfare Plan.
(Ord. 89-1997. Passed 12-11-97.)

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1167.08 MINIMUM REAR YARD SETBACK.

- (a) 25 feet.
- (b) 50 feet when abutting a residential district.
(Ord. 89-1997. Passed 12-11-97.)v

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1167.09 MINIMUM SIDE YARD SETBACK.

- (a) 10 feet.
- (b) 50 feet when abutting a residential district.
(Ord. 89-1997. Passed 12-11-97.)

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1167.10 MAXIMUM HEIGHT REGULATIONS.

- (a) 35 feet.
(Ord. 89-1997. Passed 12-11-97.)