

FOR LEASE

65 Carmen Road

65 CARMEN ROAD

Tallmadge, OH 44278

PRESENTED BY:

GRAYDON FOX

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OH #SAL2019006700



PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$6.75 SF/yr (NNN)
AVAILABLE SF:	10,000 SF
CAM CHARGE:	\$1.00 PSF
MONTHLY RENT:	\$6,458.33

PROPERTY DESCRIPTION

The Subject Property is a 10,000 SF Industrial building. The property is located in Tallmadge in close proximity to State Route 261 and State Route 91. With the adequate power and docks this building is suited for both manufacturing and distribution.

The building is equipped with 3 phase power (400 amps/240 volts), 2 drive in doors (14x12 & 14x10), 2 docks, electric outlets throughout, new LED lighting, a water hookup in the warehouse, and a slop sink.

The warehouse features 16' clear and the two rear bays are roughly 40x100. The office space is 1,920 SF and includes 3 private offices and 2 restrooms. The tenant is responsible for snow plowing and lawn maintenance.

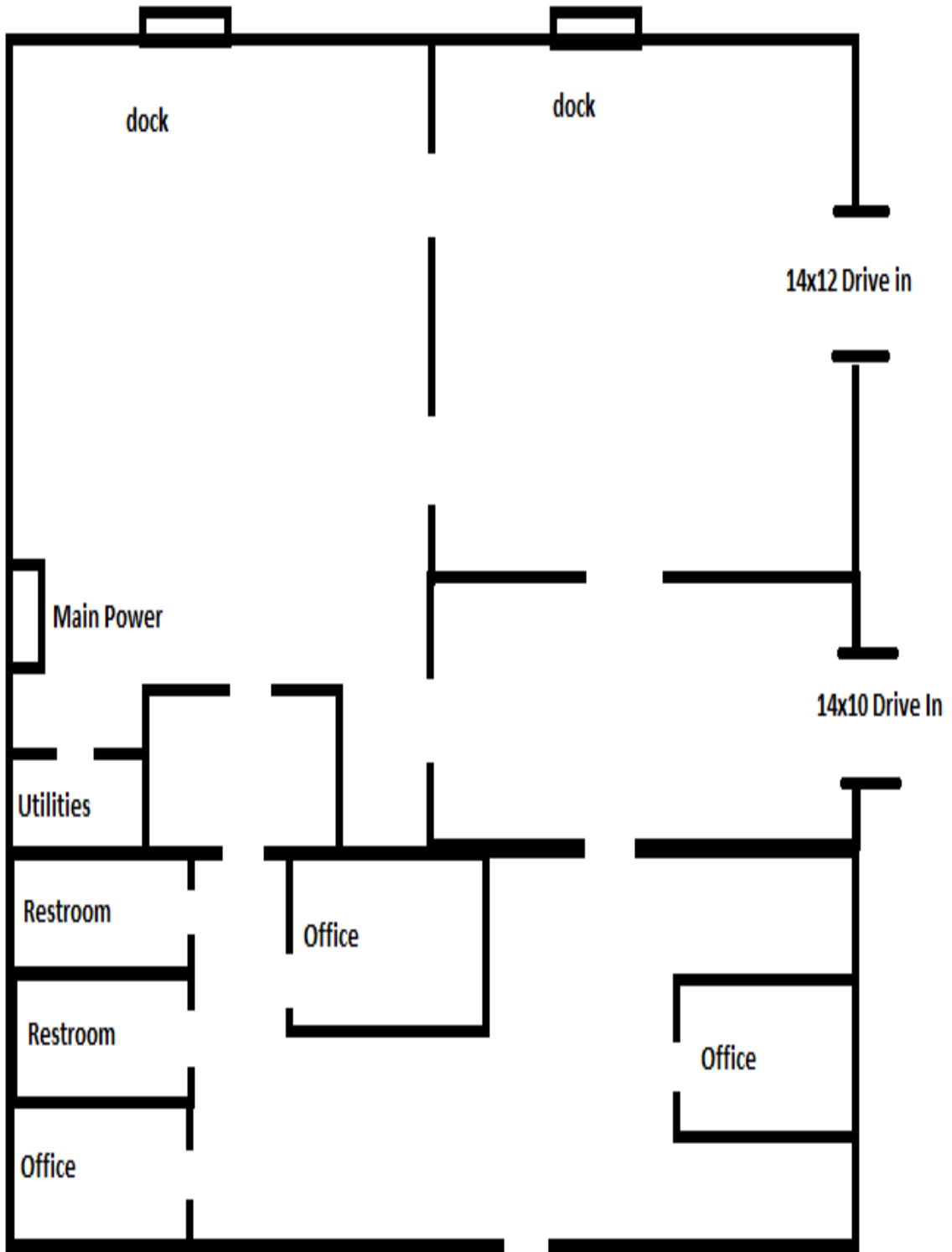
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FLOORPLAN



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WAREHOUSE PHOTOS



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ADDITIONAL PHOTOS



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OFFICE PHOTOS



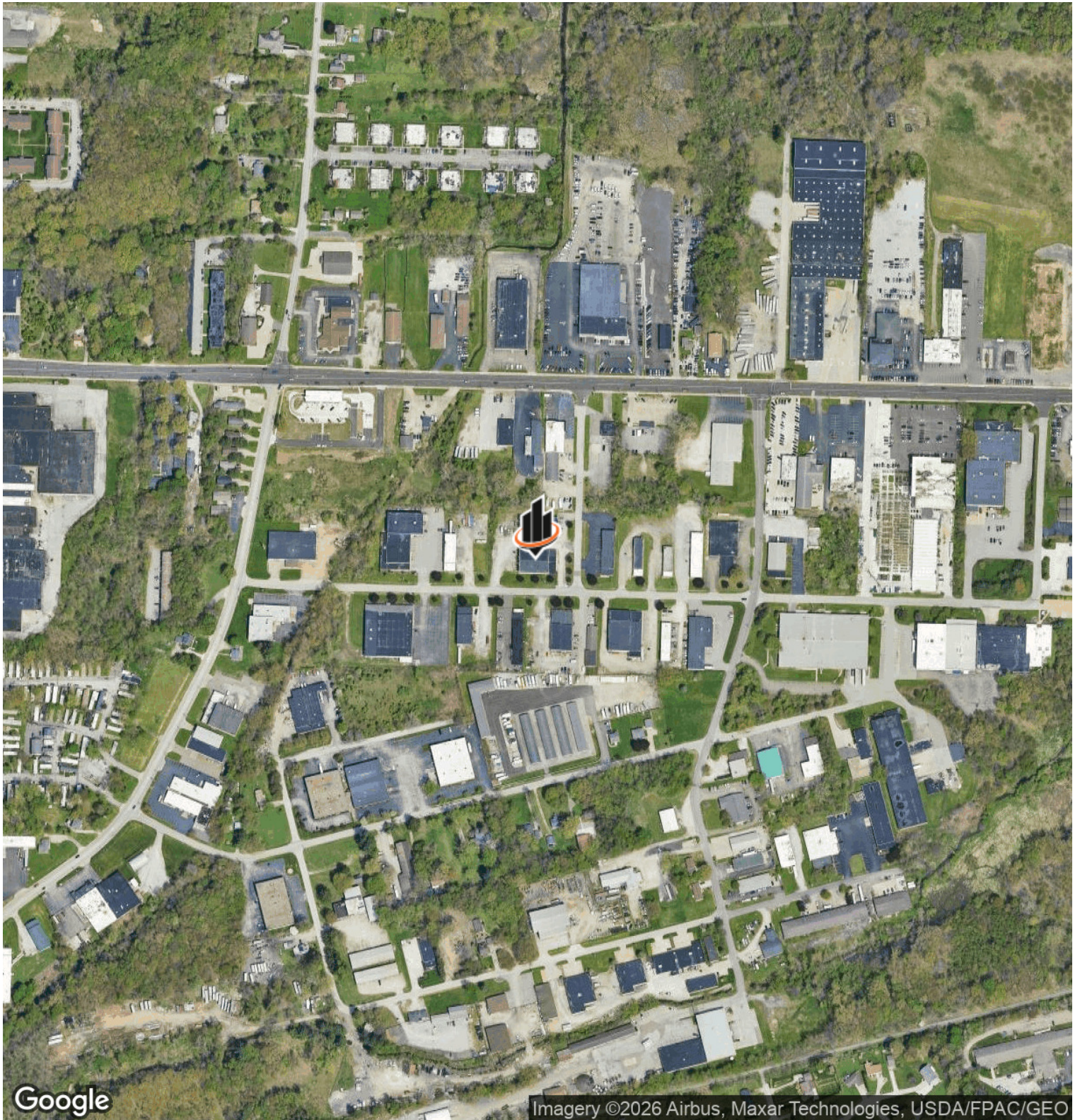
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LOCATION MAP



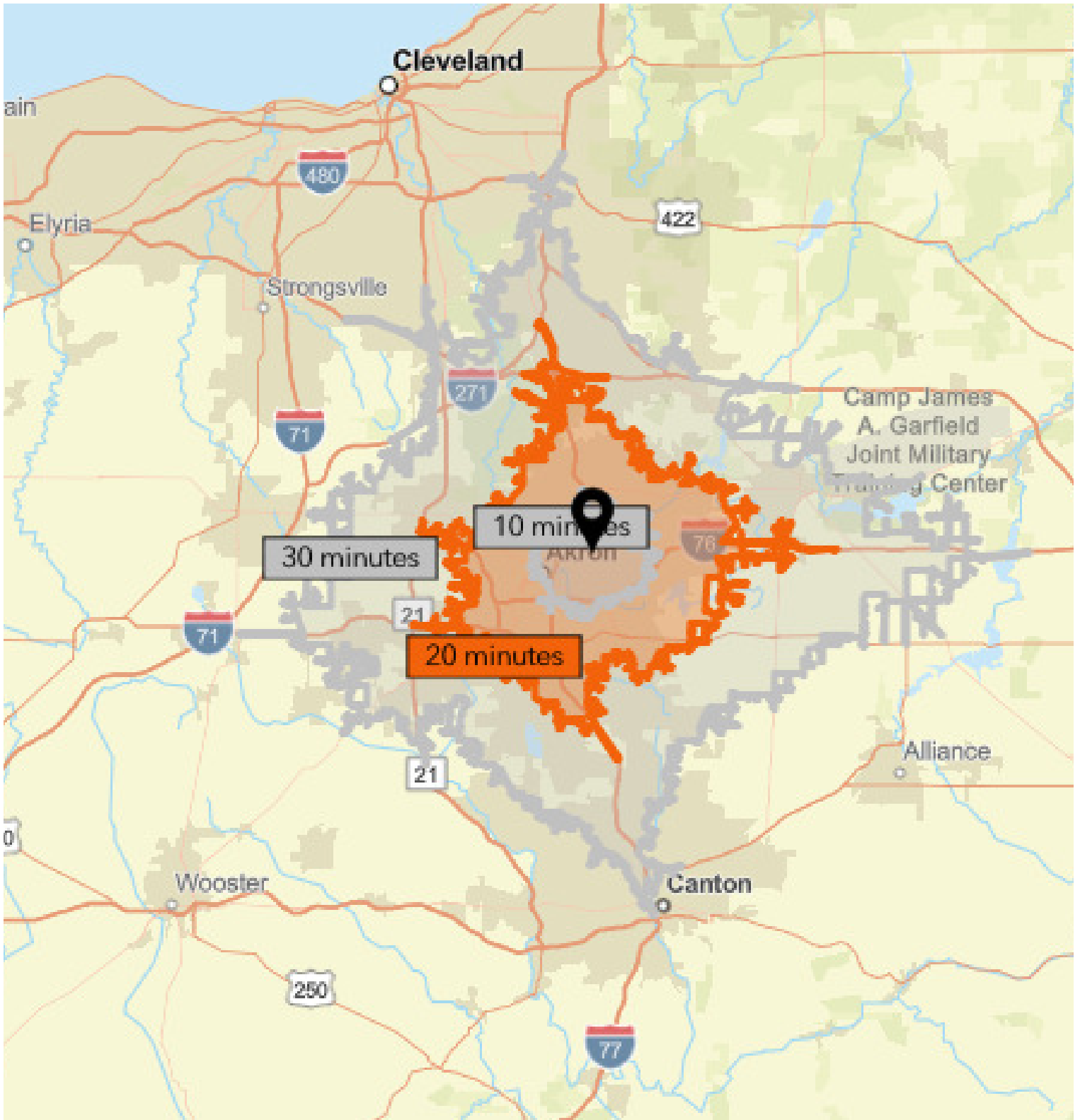
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DRIVE TIME MAP



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