



**Portage County Economic Development**  
 128 N. Prospect St. - Ravenna, OH 44266  
 Phone: (330) 297-3470; Fax: (330) 297-3472  
 E-mail: [wulik@portageco.com](mailto:wulik@portageco.com)  
 Web Site: [www.portageworkforce.org/pcoed](http://www.portageworkforce.org/pcoed)

**2 Buildings on site 84,850 & 63,700 SF.**

**1400 & 1440 Fairchild Ave. Page 1 of 2**

**City of Kent Portage County, Ohio**

**Building Features**

<b>Total Sq Ft:</b>	148,550 (2 buildings)	<b>Year Built:</b>	1969 & 1998
<b>Available Sq Ft:</b>	148,550 (2 buildings)	<b>Condition:</b>	Good
<b>Office Sq Ft:</b>	8,700 (2 buildings)	<b>Former Use:</b>	Manufacturing/Warehouse
<b>Dimensions:</b>		<b>Multi Tenant:</b>	No
<b>Column Spacing:</b>		<b>Truck Docks:</b>	2 (building 1)
<b>Ceiling Height (ft.):</b>	27'	<b>Drive-In Doors:</b>	23 (2 buildings)
<b>No. of Floors:</b>	1	<b>Crane:</b>	12 (2 ton – 20 ton)
<b>Floor Type:</b>		<b>Zoning:</b>	Industrial
<b>Wall Type:</b>	Pre-engineered steel	<b>Industrial Park:</b>	No
<b>Roof Type:</b>		<b>Acreage:</b>	21.86
<b>Sprinklered:</b>	No	<b>Add'l Acreage:</b>	No
<b>Lease Price: (sq.ft.)</b>	N/A	<b>Asking Price:</b>	\$5,200,000 (2 buildings)

**Utilities**

<b>Electric Supplier:</b>	First Energy/Ohio Edison	<b>Primary Voltage:</b>	
		<b>Delivery Voltage:</b>	440-480v, 3 phase, 12,000 amps
<b>Gas Supplier:</b>	Dominion East Ohio Gas	<b>Main Size (in.):</b>	
		<b>Pressure (psi):</b>	
<b>Water Supplier:</b>	City of Kent	<b>Main Size (in.):</b>	
		<b>Pressure (psi):</b>	
<b>Sanitary Sewer:</b>	City of Kent	<b>Main Size (in.):</b>	
<b>Storm Sewer:</b>		<b>Location:</b>	
<b>Telecommunication:</b>	SBC/Ameritech	<b>Switching:</b>	
		<b>Fiber Optic:</b>	

**Transportation**

<b>Interstate:</b>	I-76	<b>Distance (mi):</b>	6 (est.)
<b>Highway:</b>	I-80 Ohio Turnpike	<b>Distance (mi):</b>	8 (est.)
<b>Rail:</b>	Not Available	<b>Siding:</b>	Not Available
<b>Commercial Airport</b>	Akron Canton Airport	<b>Distance (mi):</b>	23
<b>Local Airport</b>	Kent State University	<b>Distance (mi):</b>	4
<b>Water Port:</b>	Port of Cleveland	<b>Distance (mi):</b>	45



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**City of Kent, Portage County, Ohio**

**Local Property Taxes      2008 Tax Rates**

<b>Real:</b> (Land & Building)	74.250904/\$1,000 @35%	<b>School District:</b>	Kent City School District
<b>Personal:</b> (Equip. & Inventories)	125.34 / \$1,000 @ 0% (2009) for existing personal property.	<b>Abatement Possible:</b>	Yes, real property

**Comments:**  
 Site consists of 2 buildings.  
 Plenty of land for exterior storage and expansion.  
 Heat is central, reznor, gas air rotation.

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