



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

Available Building 12,000 Sq. Ft.

4175 Karg Industrial Parkway Page 1 of 2

Brimfield Twp. Portage County, Ohio

Building Features

Total Sq Ft:	12,000	Year Built:	1996
Available Sq Ft:	12,000	Condition:	Very good
Office Sq Ft:	2,000	Former Use:	Industrial warehouse
Dimensions:	80 x 120	Multi Tenant:	Yes
Column Spacing:	20 x 40	Truck Docks:	0
Ceiling Height (ft.):	10' – 20'	Drive-In Doors:	1- 10' x 14' & 1- 12' x 14'
No. of Floors:	1	Crane:	No
Floor Type:	6" concrete	Zoning:	Light Industrial
Wall Type:	Block/Steel	Industrial Park:	Karg Industrial Park
Roof Type:	Metal	Acreage:	1.03
Sprinklered:	No	Add'l Acreage:	No
Lease Price: (sq.ft.)	\$4.50/sq.ft.	Asking Price:	\$550,000

Utilities

Electric Supplier:	First Energy/Ohio Edison	Primary Voltage:	550KV
		Delivery Voltage:	208V/400A / 3 phase
Gas Supplier:	Dominion East Ohio Gas	Main Size (in.):	2
		Pressure (psi):	10
Water Supplier:	City of Kent	Main Size (in.):	6
		Pressure (psi):	50
Sanitary Sewer:	Portage County	Main Size (in.):	8
Storm Sewer:		Location:	On site
Telecommunication:	SBC/ATT	Switching:	Digital
		Fiber Optic:	Yes

Transportation

Interstate:	I-76	Distance (mi):	1
Highway:	S.R. 43	Distance (mi):	.25
Rail:	Not Available	Siding:	Not Available
Commercial Airport	Cleveland Hopkins	Distance (mi):	40
Local Airport	Portage County	Distance (mi):	14
Water Port:	Port of Cleveland	Distance (mi):	40



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Brimfield Twp., Portage County, Ohio

Local Property Taxes 2008 Tax Rates

Real: (Land & Building)	56.170355/\$1,000 @ 35%	School District:	Field Local School District
Personal: (Equip. & Inventories)	85.77 / \$1,000 @ 0% (2009) for existing personal property.	Abatement Possible:	Yes – Real property improvements
	Beginning in 2006 return: 0% for new manufacturing equipment		

Comments: Contact:

Warehouse – 8,000 sq.ft. Mezzanine – 2,000 sq.ft. 4 Restrooms	Tom Fox NAI Cummins Real Estate Phone: 216-535-2661	Web: www.naicummins.com E-mail: Tfox@naicummins.com
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