



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

<b>Total Sq Ft:</b>	12,000	<b>Year Built:</b>	1996
<b>Available Sq Ft:</b>	2,000	<b>Condition:</b>	Very good
<b>Office Sq Ft:</b>		<b>Former Use:</b>	Industrial warehouse
<b>Dimensions:</b>		<b>Multi Tenant:</b>	Yes
<b>Column Spacing:</b>		<b>Truck Docks:</b>	0
<b>Ceiling Height (ft.):</b>	18'	<b>Drive-In Doors:</b>	1- 10' x 14' & 1- 12' x 14'
<b>No. of Floors:</b>	1	<b>Crane:</b>	No
<b>Floor Type:</b>		<b>Zoning:</b>	Light Industrial
<b>Wall Type:</b>	Block/Steel	<b>Industrial Park:</b>	Karg Industrial Park
<b>Roof Type:</b>		<b>Acreage:</b>	1.03
<b>Sprinklered:</b>	No	<b>Add'l Acreage:</b>	No
<b>Lease Price: (sq.ft.)</b>	\$4.50/sq.ft.	<b>Asking Price:</b>	\$550,000

## **Utilities**

<b>Electric Supplier:</b>	First Energy/Ohio Edison	<b>Primary Voltage:</b>	400A / 3 phase
		<b>Delivery Voltage:</b>	208 v.
<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>	Portage County	<b>Main Size (in.):</b>	
<b>Storm Sewer:</b>		<b>Location:</b>	
<b>Telecommunication:</b>	SBC/ATT	<b>Switching:</b>	
		<b>Fiber Optic:</b>	Yes

## **Transportation**

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



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**Brimfield Twp., Portage County, Ohio**

**Local Property Taxes      2006 Tax Rates**

<b>Real:</b> (Land & Building)	53.441400/\$1,000 @ 35%	<b>School District:</b>	Field Local School District
<b>Personal:</b> (Equip. & Inventories)	85.73 / \$1,000 @ 12.50% (2007); 6.25% (2008); 0% (2009) for existing personal property.	<b>Abatement Possible:</b>	Yes – Real property improvements
	Beginning in 2006 return: 0% for new manufacturing equipment		

**Comments:**

Warehouse – 8,000 sq.ft.  
Mezzanine – 2,000 sq.ft.  
4 Restrooms

**Contact:**

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