



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 158,622 Sq. Ft.

1500 Amweld Drive Page 1 of 2

AKA 10421 Industrial Ave.

Village of Garrettsville Portage County

Building Features

Total Sq Ft:	158,622	Year Built:	1986
Available Sq Ft:	158,622	Condition:	Good
Office Sq Ft:	10,000	Former Use:	Manufacturing
Dimensions:		Multi Tenant:	No
Column Spacing:		Truck Docks:	9 – 9’ x 12’
Ceiling Height (ft.):	18 - 21’	Drive-In Doors:	1 – 12’ wide
No. of Floors:	1	Crane:	No
Floor Type:		Zoning:	Industrial
Wall Type:		Industrial Park:	Garrettsville Industrial Park
Roof Type:	Flat 2/built-up composition	Acreage:	28
Sprinklered:	Yes	Add'l Acreage:	No
Lease Price: (sq.ft.)	\$3.75/sq.ft. NNN	Asking Price:	\$6,250,000

Utilities

Electric Supplier:	First Energy/Ohio Edison	Primary Voltage:	
		Delivery Voltage:	
Gas Supplier:	Dominion East Ohio Gas	Main Size (in.):	
		Pressure (psi):	
Water Supplier:	Village of Garrettsville	Main Size (in.):	
		Pressure (psi):	
Sanitary Sewer:	Village of Garrettsville	Main Size (in.):	
Storm Sewer:		Location:	
Telecommunication:	GTE	Switching:	
		Fiber Optic:	

Transportation

Interstate:	I-480 / I-80	Distance (mi):	17 / 9
Highway:	S.R. 82	Distance (mi):	1
Rail:	Not Available	Siding:	Not Available
Commercial Airport	Cleveland Hopkins	Distance (mi):	45
Local Airport	Portage County	Distance (mi):	15
Water Port:	Port of Cleveland	Distance (mi):	45



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Local Property Taxes **2008 Tax Rates**

Real: (Land & Building)	50.278852/\$1,000 @ 35%	School District:	James A. Garfield
Personal: (Equip. & Inventories)	91.86 / \$1,000 @ 0% (2009) for existing personal property.	Abatement Possible:	Yes- CRA for new construction.

Comments: **Contact:**

108,000 sf manufacturing,
 40,000 sf warehouse &
 10,000 sf. Office
 3 parking lots.
 Gas fired heat.

Terry Coyne, Grubb & Ellis
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