



**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  
 Web Site: [www.portageworkforce.org/pcoed](http://www.portageworkforce.org/pcoed)

**Available Building 8,400 Sq. Ft.**

**11806 Timber Pointe Trail Page 1 of 2**

**Mantua Township Portage County, Ohio**

**Building Features**

<b>Total Sq Ft:</b>	8,400	<b>Year Built:</b>	New
<b>Available Sq Ft:</b>	8,400	<b>Condition:</b>	Excellent
<b>Office Sq Ft:</b>	2,400	<b>Former Use:</b>	New
<b>Dimensions:</b>	75 X 80 warehouse, 60 X40 office	<b>Multi Tenant:</b>	Possible
<b>Column Spacing:</b>	25 X 40	<b>Truck Docks:</b>	Designed for, but not built
<b>Ceiling Height (ft.):</b>	21 to 23 clear	<b>Drive-In Doors:</b>	(2) 12 X 14
<b>No. of Floors:</b>	1	<b>Crane:</b>	No
<b>Floor Type:</b>	Concrete	<b>Zoning:</b>	Industrial/Light manufacturing
<b>Wall Type:</b>	Masonry/metal	<b>Industrial Park:</b>	Yes
<b>Roof Type:</b>	Rubber/standing seam	<b>Acreage:</b>	2+
<b>Sprinklered:</b>	No	<b>Add'l Acreage:</b>	Yes
<b>Lease Price: (sq.ft.)</b>		<b>Asking Price:</b>	\$359,000.00

**Utilities**

<b>Electric Supplier:</b>	First Energy/Ohio Edison	<b>Primary Voltage:</b>	120/208/3
		<b>Delivery Voltage:</b>	
<b>Gas Supplier:</b>	Dominion East Ohio Gas	<b>Main Size (in.):</b>	
		<b>Pressure (psi):</b>	
<b>Water Supplier:</b>	Well	<b>Main Size (in.):</b>	
		<b>Pressure (psi):</b>	
<b>Sanitary Sewer:</b>	Not Completed	<b>Main Size (in.):</b>	
<b>Storm Sewer:</b>		<b>Location:</b>	
<b>Telecommunication:</b>	AT&T	<b>Switching:</b>	
		<b>Fiber Optic:</b>	

**Transportation**

<b>Interstate:</b>	I-80 Ohio Turnpike	<b>Distance (mi):</b>	5
<b>Highway:</b>	SR 82	<b>Distance (mi):</b>	.3
<b>Rail:</b>	No	<b>Siding:</b>	N/A
<b>Commercial Airport</b>	Cleveland Hopkins	<b>Distance (mi):</b>	45
<b>Local Airport</b>	Portage County	<b>Distance (mi):</b>	6
<b>Water Port:</b>	Port of Cleveland	<b>Distance (mi):</b>	45



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**Local Property Taxes      2007 Tax Rates**

<b>Real:</b> (Land & Building)	47.359470/\$1,000 @ 35%	<b>School District:</b>	Crestwood LSD
<b>Personal:</b> (Equip. & Inventories)	78.69 / \$1,000 @ 6.25% (2008); 0% (2009) for existing personal property.	<b>Abatement Possible:</b>	Yes – New Const.
	Beginning in 2006 return: 0% for new manufacturing equipment		

**Comments:      Contact:**

This structure needs to be completed. Requires sanitary sewer connection (approximately 1000'), electrical, HVAC and office finishes. Job transferred to Houston, TX and unable to complete the structure. Please call 281-463-4223 (H), 281-638-1341 (M) or email at [aegistech@msn.com](mailto:aegistech@msn.com)

**Frank P. McLaughlin**  
 Please call 281-463-4223 (H), 281-638-1341 (M) or email at [aegistech@msn.com](mailto:aegistech@msn.com)



This information is provided as a public service by the Portage County Office of Economic Development (P.C.O.E.D.). Although it has been obtained from usually reliable sources, P.C.O.E.D. does not guarantee its accuracy. P.C.O.E.D. further disclaims any intent to act as agent or representative for the owner. It is subject to errors, omissions, prior sale and removal from market without notice. **Revised: April 2008**      **File No: MANTWPBLDG\_001 JUNE 2006**