



**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)

**Available Building** 48,600 Sq. Ft.  
**446 W. Lake Street** Page 1 of 2  
**City of Ravenna, Portage County, Ohio**

### Building Features

<b>Total Sq Ft:</b>	48,600	<b>Year Built:</b>	1955 and renovated 2003
<b>Available Sq Ft:</b>	48,600	<b>Condition:</b>	Good
<b>Office Sq Ft:</b>	2,000	<b>Former Use:</b>	Manufacturing
<b>Dimensions:</b>	645' x 266'	<b>Multi Tenant:</b>	Possible
<b>Column Spacing:</b>		<b>Truck Docks:</b>	2
<b>Ceiling Height (ft.):</b>	12' – 14'	<b>Drive-In Doors:</b>	1 – 12'
<b>No. of Floors:</b>	1	<b>Crane:</b>	
<b>Floor Type:</b>		<b>Zoning:</b>	Industrial
<b>Wall Type:</b>	Masonry/Steel	<b>Industrial Park:</b>	No
<b>Roof Type:</b>		<b>Acreage:</b>	4.35
<b>Sprinklered:</b>	Yes	<b>Add'l Acreage:</b>	No
<b>Lease Price: (sq.ft.)</b>	\$4.00 sq.ft.	<b>Asking Price:</b>	\$895,000

### Utilities

<b>Electric Supplier:</b>	First Energy/Ohio Edison	<b>Primary Voltage:</b>	2,000 Amps	240/440V	3 phase
		<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>	City of Ravenna	<b>Main Size (in.):</b>			
		<b>Pressure (psi):</b>			
<b>Sanitary Sewer:</b>	City of Ravenna	<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>	3
<b>Highway:</b>	I-80 Ohio Turnpike	<b>Distance (mi):</b>	6
<b>Rail:</b>	No	<b>Siding:</b>	No
<b>Commercial Airport</b>	Cleveland Hopkins Airport	<b>Distance (mi):</b>	40
<b>Local Airport</b>	Portage County Airport	<b>Distance (mi):</b>	4
<b>Water Port:</b>	Port of Cleveland	<b>Distance (mi):</b>	40



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**City of Ravenna, Portage County, Ohio**

**Local Property Taxes 2008 Tax Rates**

<b>Real:</b> (Land & Building)	55.703543/ \$1,000 @ 35%	<b>School District:</b>	Ravenna City School Dist.
<b>Personal:</b> (Equip. & Inventories)	88.22 / \$1,000 @ 6.25% (2008); 0% (2009) for existing personal property.	<b>Abatement Possible:</b>	Yes
	Beginning in 2006 return: 0% for new manufacturing equipment		

**Comments: Contact:**

Lease 3 to 5 years.	.	Harry Stewart	E-mail:
50 parking spaces.		NAI Cummins Real Estate	<a href="mailto:Hstewart@naicummins.com">Hstewart@naicummins.com</a>
33,000 sf air conditioned		Web site: <a href="http://www.naicummins.com">www.naicummins.com</a>	Phone: (330) 535-2661



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