



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 3,105 Sq. Ft.
7303 State Route 43 Page 1 of 2
Twin Lakes (Kent) Portage County, Ohio

Building Features

| | | | |
|------------------------------|----------------------------|-------------------------|-----------------------|
| Total Sq Ft: | 4,288 | Year Built: | 1987 |
| Available Sq Ft: | 3,105 | Condition: | Very Good |
| Office Sq Ft: | 3,105 | Former Use: | Office |
| Dimensions: | 145' x 340' | Multi Tenant: | Yes |
| Column Spacing: | N/A | Truck Docks: | N/A |
| Ceiling Height (ft.): | N/A – Office | Drive-In Doors: | N/A |
| No. of Floors: | 1 (2 story lobby) | Crane: | N/A |
| Floor Type: | | Zoning: | C-1 Commercial/Office |
| Wall Type: | | Industrial Park: | N/A |
| Roof Type: | Asphalt/Fiberglass Pitched | Acreage: | .973 |
| Sprinklered: | | Add'l Acreage: | No |
| Lease Price: (sq.ft.) | \$10.00 - \$12.50/sf | Asking Price: | \$395,000 |

Utilities

| | | | |
|---------------------------|--------------------------|--------------------------|--|
| Electric Supplier: | First Energy/Ohio Edison | Primary Voltage: | |
| | | Delivery Voltage: | |
| Gas Supplier: | Dominion East Ohio Gas | Main Size (in.): | |
| | | Pressure (psi): | |
| Water Supplier: | Well Water | Main Size (in.): | |
| | | Pressure (psi): | |
| Sanitary Sewer: | City of Kent | Main Size (in.): | |
| Storm Sewer: | | Location: | |
| Telecommunication: | SBC/Ameritech | Switching: | |
| | | Fiber Optic: | |

Transportation

| | | | |
|---------------------------|-----------------------|-----------------------|---------------|
| Interstate: | I-76 | Distance (mi): | 1 |
| Highway: | I-80 Ohio Turnpike | Distance (mi): | 12 |
| Rail: | Not Available | Siding: | Not Available |
| Commercial Airport | Akron Canton Airport | Distance (mi): | 23 |
| Local Airport | Kent State University | Distance (mi): | 9 |
| Water Port: | Port of Cleveland | Distance (mi): | 50 |



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7303 State Route 43 **Page 2 of 2**

Twin Lakes (Kent), Portage County, Ohio

Local Property Taxes **2008 Tax Rates**

| | | | |
|---|--|----------------------------|---------------------------|
| Real: (Land & Building) | 72.474262/\$1,000 @35% | School District: | Kent City School District |
| Personal: (Equip. & Inventories) | 126.47 / \$1,000 @ 0% (2009) for existing personal property. | Abatement Possible: | N/A |

Comments:

Unit A: Front 1,032 sf/\$10 sf
 Unit B: Rear 2,073 sf/\$12.50 sf
 Garage: heated 322 sf/\$3.00 sf
 Private and Public restrooms
 Conference room
 Carpeting throughout.
 Central air and heating.
 Security system.

Contact: Jeff Hunt Phone: (330) 673-5838
 W.W. Reed & Son Real Estate E-mail:
 Web site: www.wvreed.com jhunt@wvreed.com





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