



AVAILABLE REAL ESTATE

ADDRESS: 1777 Commerce Drive, Stow, OH 44224
LOCATION: North side of Commerce Drive, between Darrow Rd. and Hudson Dr.
CONTACT: John A. Mogen or William Lowery
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| <input checked="" type="checkbox"/> FOR SALE | <input checked="" type="checkbox"/> FOR LEASE |
| <input type="checkbox"/> Apartments | <input checked="" type="checkbox"/> Industrial |
| <input type="checkbox"/> Shopping Center | <input type="checkbox"/> Business Oppor. |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Vacant Land |
| <input type="checkbox"/> Office Building | <input type="checkbox"/> Other |

SITE INFORMATION	IMPROVEMENT INFORMATION	SALES INFORMATION
Area: 4.65 Ac	Building Size: 34,200 SF	Price: \$1,300,000
Frontage: 500'	No. Units: One	Taxes: \$6,273/half 2009
Depth: 425'	No. Floors: One	Assessments: \$73/half 2009
Zoning: I-2 Industrial	Sq. Ft. Per Floor: 34,200 SF	Equity:
Gas: Dominion East Ohio	Age of Building: 1975 - 1990	Gross Income:
Sewer: County	Elevators: No	Expenses:
Water: City	Sprinklers: Yes	Curr. Occupancy:
Electric: Ohio Edison	Ceiling Height: 12' - 20'	Financing:
Topography: Flat to rolling	Docks: 2 docks with levelers	
Survey Available? No	Drive In Doors & Size: 1 DI - 12' x 12'	
Nearest Interchange: SR 8/ Steels Corners		
Distance: 2.3 Miles	Office Space: 5,000 SF	LEASE INFORMATION
Bus Line Available: Yes	Air Conditioning: Office	Sq. Ft. Available: 34,200
Traffic Count: 5,010 Daily	Type Heat: Gas	Rate: \$3.50/SF/YR NNN
Rail: None	Power Available: 1200 AMP, 480 V, 3 Phase	Term Desired:
Rail Name: ----	Previous Use: Industrial	Possession:
Restrictions:	On Site Parking Spaces: 34	Will Owner Remodel?
H & B Use: Industrial	Unit/Bay Sizes: -----	Indicate Who Pays For:
	Plans Available: Some	Utilities: Tenant
	Type Construction: Metal	Repairs: Tenant
	Est. Floor Load: Unknown	Taxes: Tenant
Misc Information: Gas well	Crane: (1) 1.5 Ton	Insurance: Tenant
free 1 million cubic feet.	Crane: (1) 3 Ton	Janitorial: Tenant
Balance at wellhead price.	Crane: (1) 5 Ton	

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