

# FOR LEASE

## STOW BUSINESS PARK 4753 Allen Road

STOW, OHIO 44224



## OFFERING HIGHLIGHTS

- 102,600 SF “State-of-the-Art” Industrial Complex on 10 acres
- High Cube “Class A” Pre-Cast Concrete Construction
- ESRF Fire Protection
- Ample Truck Docks w/Levelers and Drive-In Doors
- Construction is fully completed and immediately available
- Easy access to State Route 8, I-76, I-77 and I-80 (Ohio Turnpike)
- 15 Year Tax Abatement in place and dependent upon number of jobs and payroll
- Pro-active business community

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### PROPERTY SPECIFICATIONS

<b>TOTAL SF</b>	102,600 SF
<b>CONSTRUCTION</b>	Pre-cast insulated 8" thick panels
<b>OFFICE SF</b>	To suit
<b>ROOF</b>	EPDM Rubber Membrane
<b>CLEAR HEIGHT</b>	32'
<b>COLUMN SPACING</b>	45' x 60'; loading bay 60' x 60'
<b>FLOOR</b>	6" - 4000 PSI reinforced concrete floor slab with Ashford finish
<b>SPRINKLER</b>	ESFR
<b>HEAT</b>	CFM Roof Mounted Heating System
<b>LIGHTING</b>	LED with motion sensor
<b>ELECTRICAL</b>	1600A / 480V / 3P
<b>DRIVE INS</b>	3 - 12' x 14'
<b>DOCKS</b>	10 - 9' x 10' doors (8 additional knockouts)
<b>LEVELERS</b>	10 - 30,000 lb. mechanical dock levelers
<b>AVAILABLE</b>	October 2019
<b>PARKING</b>	126 cars (possible 23 trailer parking)
<b>EXPANSION</b>	Landlord owns entire business park

### UTILITIES AT SITE

- Sanitary sewer
- 2" domestic water line
- 8" fire water line
- 2" gas service
- 4" conduit for electric services
- 4" conduit from street to telephone panel board

### LEASE RATE

Warehouse - \$5.75/SF NNN

Office - \$11.75/SF NNN

Estimated Expenses - \$1.20/SF



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## Area Information and Map



Stow, Ohio is the place to grow your company... your family... your future. Stow is strategically located between Akron and Cleveland, and is easily accessible from S.R. 8 through three interchanges. Interstates 76, 77 and 80 are minutes away, providing quick access to the markets, consumers & skilled workforce of Northeastern Ohio. A Designated Business Friendly Community, the City of Stow offers excellent opportunities for innovation, growth, and success and welcomes the chance to help you set up your business.

Stow is home to a diverse mix of companies producing a variety of products ranging from adhesives, rubber, plastics, state-of-the-art acoustics systems, machining etc. Stow offers ample opportunity for growth, with available properties ranging from quality industrial/office space, to lots in business parks or industrially zoned vacant land. The City of Stow offers a range of economic development incentives to companies investing in Stow, including real property tax abatements, income tax rebates and low interest loans through Stow's Community Investment Corporation (CIC).

The Stow-Munroe Falls School District is rated "Excellent with Distinction" and the city is also home to outstanding private primary and secondary institutions. Stow is in close proximity to the University of Akron and Kent State University and boasts an additional 53 institutions within the region. The Stow community offers a variety of high quality housing choices; abundant recreational opportunities; and an ample labor force that is educated, skilled and grounded with a strong midwestern work ethic.



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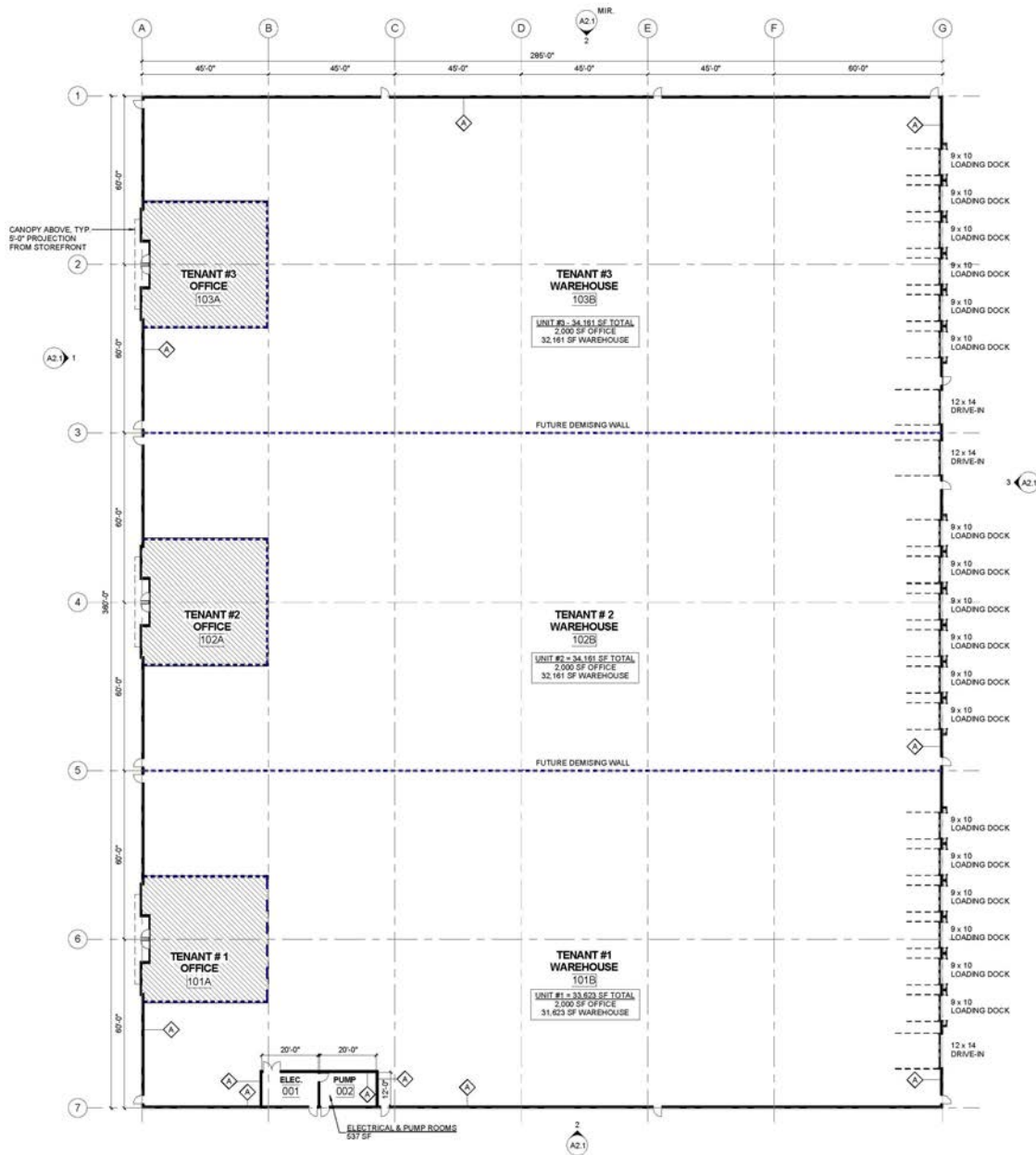
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## Floorplan



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