

AVAILABLE

4200 Mogadore Road
Kent, Ohio

**Industrial
Building
Available**



Specifications:

- 33,000 s/f building on 7.19 acres available
 - 26,794 s/f manufacturing & warehouse
 - Ceiling height 15.5' to 18.2'
 - 3,880 s/f office space
 - Mezzanine area with 8' height ceiling
- Zoned: Manufacturing & Distribution
- 1-loading dock and 2-drive ins
- Located near I-76 Exit 31 Mogadore/Tallmadge Roads

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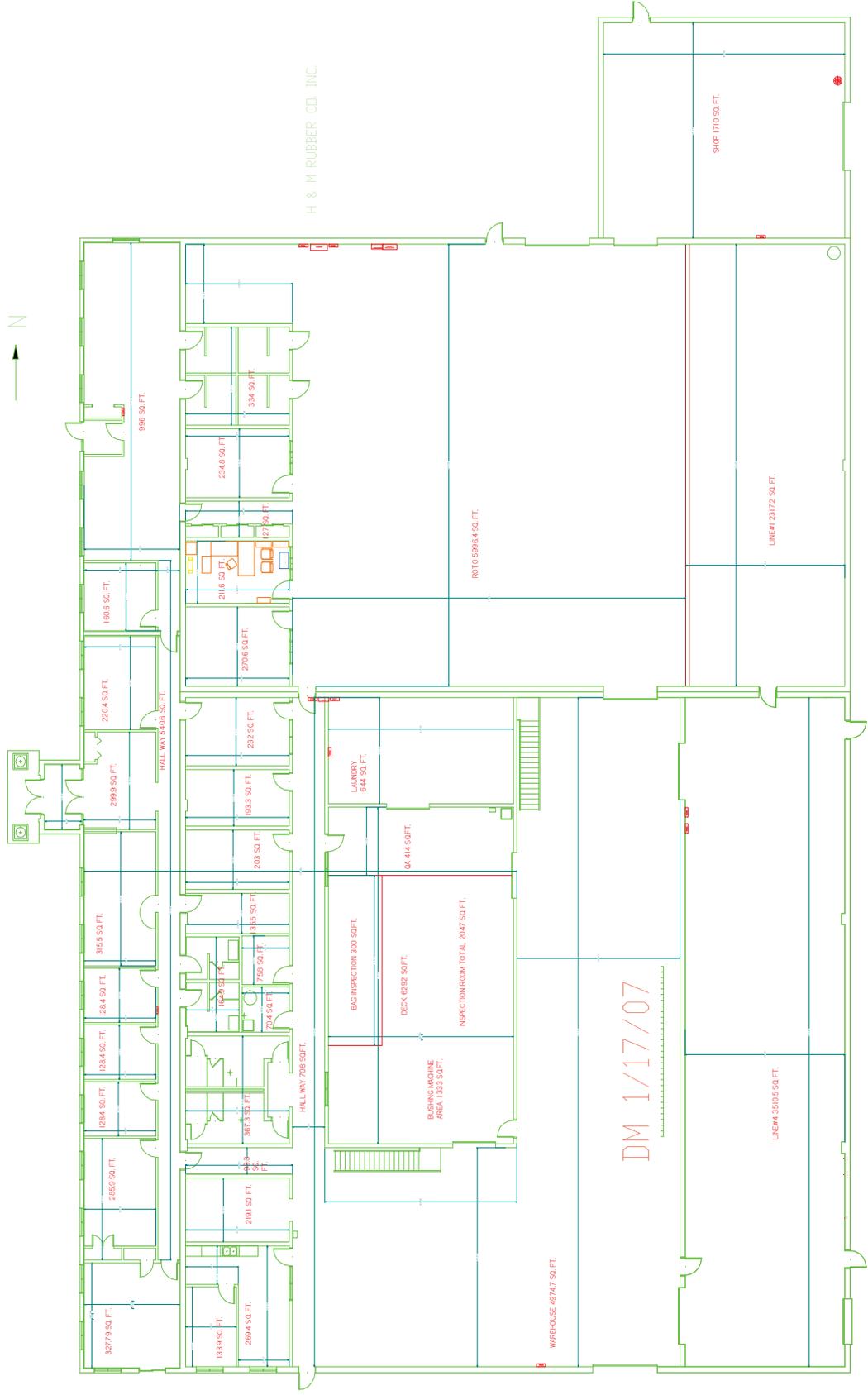
FACT SHEET

4200 Mogadore Road, Kent

Ownership:	King Group, LLC
Building Size:	33,000 s/f building on 7.19 acres
Year Built:	1985 / Renovated 1995
Available Space:	26,794 s/f manufacturing & warehouse Ceiling height 15.5' to 18.2' 3,880 s/f office space Mezzanine area height 8'
Loading Docks:	1 exterior
Drive Ins:	(2) 10'0"W x 12'0"H
Electric:	800 AMPS / 480V / 800 AMPS / 208V
Gas:	5 PSI Gas source with 2" line
Water:	3 wells - 2 domestic tested water source, 1 industrial use only 100 GPM
Sewer:	City sewer with 6" capacity

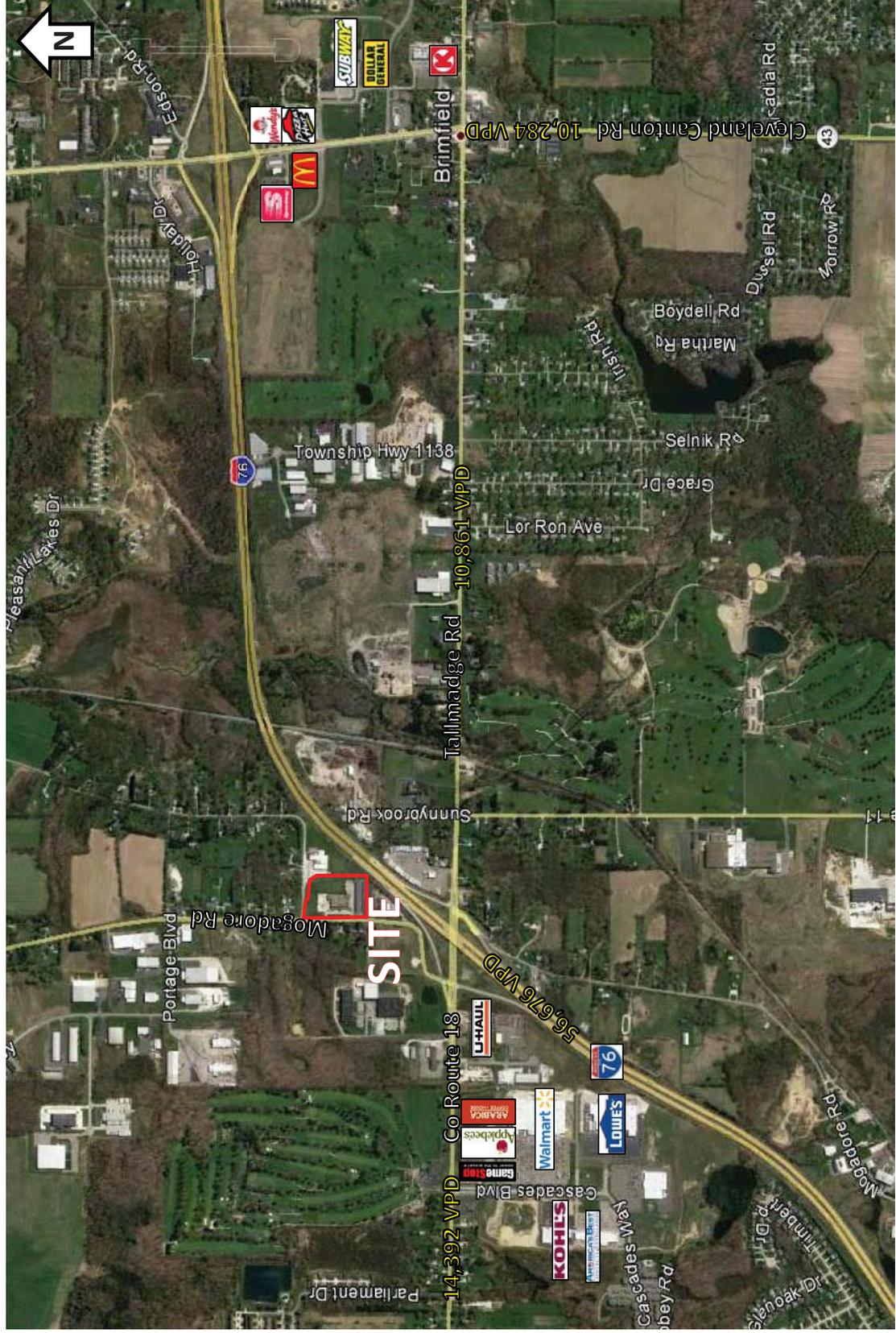
S I T E P L A N

4200 Mogadore Road, Kent



A E R I A L

4200 Mogadore Road, Kent



DEMOGRAPHICS

4200 Mogadore Road, Kent

SUMMARY PROFILE

2000-2010 Census, 2012 Estimates with 2017 Projections

Calculated using Proportional Block Groups



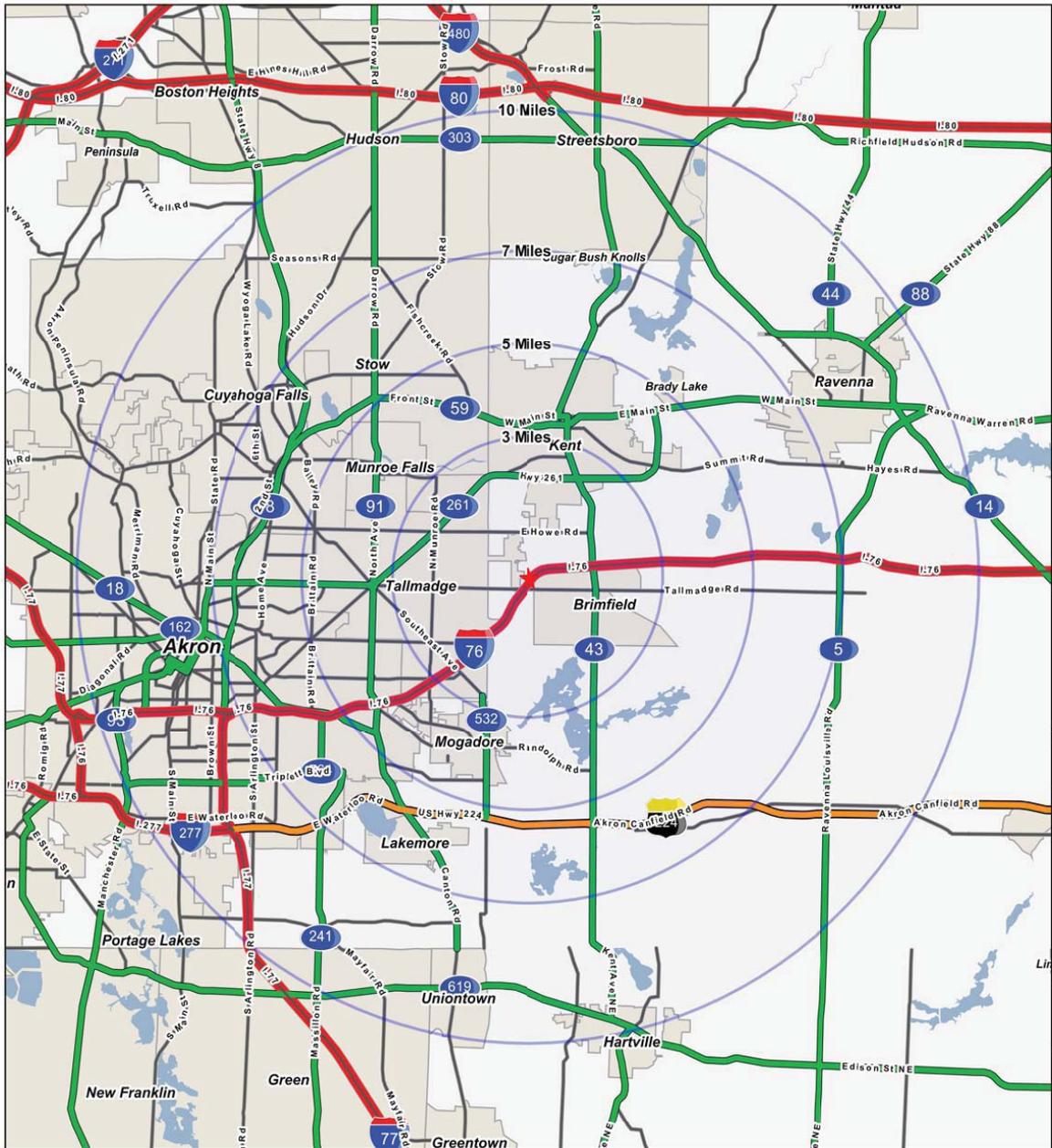
Lat/Lon: 41.1039/-81.3753

4200 Mogadore Road		3 Miles	5 Miles	7 Miles	10 Miles
Kent, Ohio					
POPULATION	2012 Estimated Population	23,788	103,131	221,191	407,324
	2017 Projected Population	23,928	103,030	219,522	403,735
	2010 Census Population	23,724	103,173	221,935	408,917
	2000 Census Population	21,844	99,345	222,915	414,430
	Projected Annual Growth 2012 to 2017	0.1%	-	-0.2%	-0.2%
	Historical Annual Growth 2000 to 2012	0.7%	0.3%	-0.1%	-0.1%
2012 Median Age	38.5	36.5	37.4	37.4	
HOUSEHOLDS	2012 Estimated Households	9,661	41,549	91,108	167,301
	2017 Projected Households	9,824	42,075	91,935	168,710
	2010 Census Households	9,606	41,392	90,906	166,971
	2000 Census Households	8,502	38,479	88,822	165,499
	Projected Annual Growth 2012 to 2017	0.3%	0.3%	0.2%	0.2%
	Historical Annual Growth 2000 to 2012	1.1%	0.7%	0.2%	0.1%
RACE AND ETHNICITY	2012 Estimated White	90.9%	89.0%	86.2%	79.9%
	2012 Estimated Black or African American	4.3%	5.9%	8.6%	14.5%
	2012 Estimated Asian or Pacific Islander	2.0%	2.1%	1.9%	2.0%
	2012 Estimated American Indian or Native Alaskan	0.2%	0.2%	0.2%	0.2%
	2012 Estimated Other Races	2.6%	2.8%	3.1%	3.4%
	2012 Estimated Hispanic	1.4%	1.5%	1.7%	1.8%
INCOME	2012 Estimated Average Household Income	\$69,366	\$57,490	\$55,370	\$55,116
	2012 Estimated Median Household Income	\$55,178	\$48,213	\$48,669	\$48,130
	2012 Estimated Per Capita Income	\$28,432	\$23,982	\$23,283	\$23,150
EDUCATION (AGE 25+)	2012 Estimated Elementary (Grade Level 0 to 8)	1.2%	1.6%	2.3%	2.7%
	2012 Estimated Some High School (Grade Level 9 to 11)	5.4%	6.4%	7.9%	8.6%
	2012 Estimated High School Graduate	34.1%	34.5%	35.8%	34.8%
	2012 Estimated Some College	22.3%	21.1%	20.5%	20.6%
	2012 Estimated Associates Degree Only	5.7%	7.2%	7.9%	7.6%
	2012 Estimated Bachelors Degree Only	21.2%	19.2%	17.1%	16.9%
	2012 Estimated Graduate Degree	10.1%	9.9%	8.4%	8.8%
BUSINESS	2012 Estimated Total Businesses	767	2,916	6,560	14,403
	2012 Estimated Total Employees	9,696	39,570	92,023	210,323
	2012 Estimated Employee Population per Business	12.6	13.6	14.0	14.6
	2012 Estimated Residential Population per Business	31.0	35.4	33.7	28.3

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AREA MAP

4200 Mogadore Road, Kent



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**4200 Mogadore Road
Kent, Ohio**

January 2013

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