

4350 LYNN ROAD RAVENNA, OH 44266

BASICS

Rent	\$13,340.00
Deposit	\$13,340.00
Available	Now
Area	10672 ft ²

DIMENSIONS

Length	158'-0"
Width	34'-0"
Height	9'-0"
Man Door	3'-0"
Garage Door	10'-0"

UTILITIES

Electric	Tenant
Gas	Tenant
Sewer	Tenant
Storm Sewer	Tenant
Water	Tenant

SERVICES

Lawn Care	Landlord
Plowing	Landlord
Recycling	Landlord
Trash	Landlord

CONTACTS



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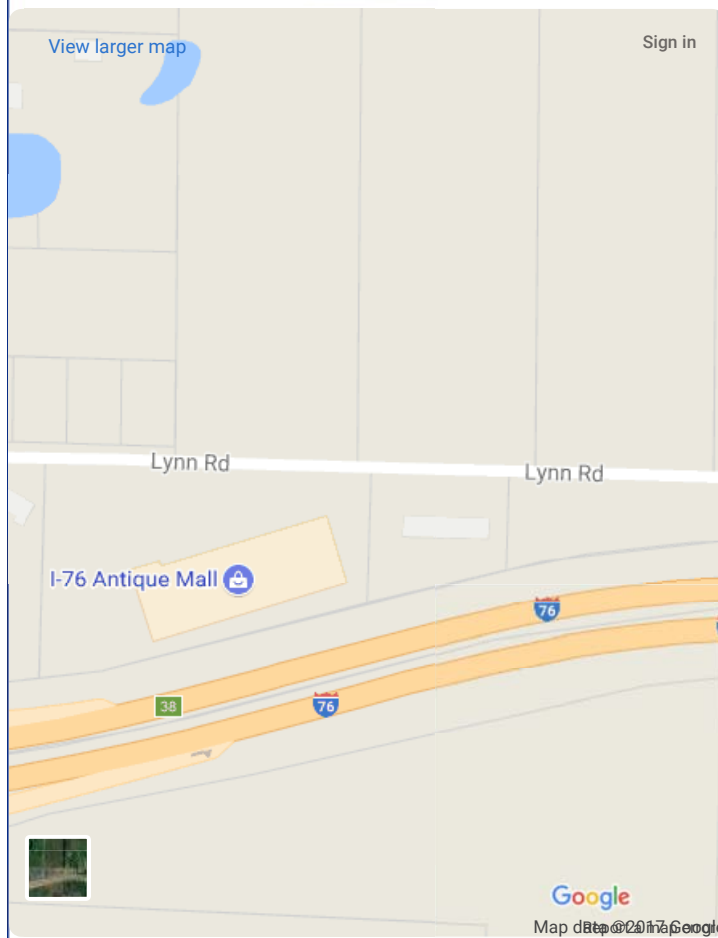
www.EplingEstates.com

**Build To
Suit**

PHOTO



LOCATION



NOTES

Discounts	First month is free with a 60 month lease
Lot Size	2.052 acres
Occupancy	C-2 zoning district
Parking	60+ paved spots in lit parking lot
Payments	Automatic payments required from checking or savings account
Pets	No pets are permitted
Comments	NOW TAKING RESERVATIONS...

- * Great for professional office, medical, retail, or even a restaurant
- * Will divide into suites at \$15/sqft/year (1,000 sqft minimum)
- * \$15/square foot/year for customer that leases the entire building
- * Located in Rootstown Township with a Ravenna zip code
- * Near I-76 & SR-44 freeway interchange
- * No city taxes for employees
- * Lit signage on Interstate 76 & Lynn Road marquee
- * Build to suit...new construction
- * Lower level space available with overhead doors or windows
- * Handicapped accessible
- * Lots of parking
- * Two additional building sites available on property
- * A total of 30,000 sqft is available for larger needs