



..... Est. 1985
www.putmanproperties.com

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4065 Fulton Dr. NW, Canton, OH 44718



13,200 SQ.FT. FORMER CALL CENTER AVAILABLE FOR LEASE

1131 Bowers Ave, New Philadelphia, OH, 44663

Directions: I-77 to New Philadelphia exit #83, left turn on Tuscarawas, veer right and travel thru Dover into New Philadelphia, left turn on Wabash, left turn on Bowers

BUILDING INFO

Previous: PCCW Teleservices
Total Sq. Ft.: 112,586
Available Office:
Available Office: **13,200**
Units:
Floor(s): 1
Year Built: 1976
Roof: Flat
Ceiling Height: 10'-14'
Sprinklers: yes
Elevator: no
Heat: Gas
Air: None

UTILITIES

Gas: Dominion East Ohio Gas
Electric: AEP
Water: New Philadelphia
Sewer: New Philadelphia

SITE INFO

Acre(s): 9.00
Frontage: 600'
Depth: 700'
County: Tuscarawas
Township: New Philadelphia
Zoning:
Topo: Level
Nearby Hwy: I-77
Distance: 3 Miles
Traffic Count: n/a
Bus Lines:
Rail Name:
Miscellaneous:
Large open floor plan with large break room, training room, conference room, six (6) private offices, reception/waiting rooms, and two (2) ADA restrooms. Over 400 free parking spaces on site. Security lighting. This is a former telephone call center location.

SALE INFO

Blue Price:
Terms/Finance:
Gross Income:
RE Taxes/Year:
Expenses:
Net Oper Income:
Occupied By:

LEASE INFO

	Office	Office
S.F. Avail:		13,200
\$/S.F.:		\$8.00
\$/Mo:		\$8,800.00
Terms/Poss:		
	Tenant	Owner
Gas/Electric:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water/Sewer:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Taxes/Insur:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Maint/Repairs:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

OTHER

Unit/Bay Size: The James-Fillmore Complex, home of Crystal Springs Water, Dee's Restaurant, Consumer Support Services, Cristo Viene and Lincare Health Solutions. Located at the corner of Fillmore & James St, between Heritage Square and Monroe Centre. Broker interest.

Construction: Pre-Engineered

Docks:

OH Doors: CAM of \$1.08 per square foot or \$1,188 per month includes Real Estate Taxes, insurance, major mechanical maintenance, and repairs, snow/salt, landscaping, security lighting, etc.



**13,200 Sq.Ft.
Class "A" Offices**

- Reception/waiting room
- Training room
- Conference room
- Break room
- Six (6) private offices
- Computer room
- Large open area – former teleservices office
- Two (2) large ADA restrooms
- 400 Free parking spaces
- Sprinklered

**Vacant & Available
\$8.00 Per Sq.Ft.
Plus CAM \$1.08 Per Sq.Ft.**

**1131 Bowers Ave
New Philadelphia, OH 44663
13,200 Sq. Ft. Office Space**

- Separately metered electric, gas, water and sewer
- Landlord willing to renovate for credit tenant

**\$8,800 per Month Rent plus
\$1,188 per Month CAM & Utilities**

Marketed By:

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