

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

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## 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):

Year Built: 1976 Roof: Flat

10'-14' Ceiling Height:

Sprinklers: yes

Elevator: no

Heat: Gas

Air: None

### UTILITIES

Gas: Dominion East Ohio Gas

AEP Electric:

New Philadelphia Water:

Sewer: New Philadelphia

#### SITE INFO

Acre(s): 9.00

Frontage: 600' 700'

Depth: County: Tuscarawas

Township: New Philadelphia

Zoning:

1

Topo: Level

1-77 Nearby Hwy:

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

#### Sale 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

Terms/Poss:

\$/Mo:

Tenant Owner Gas/Electric: Water/Sewer:

Taxes/Insur:

Maint/Repairs:

\$8,800.00

#### **OTHER**

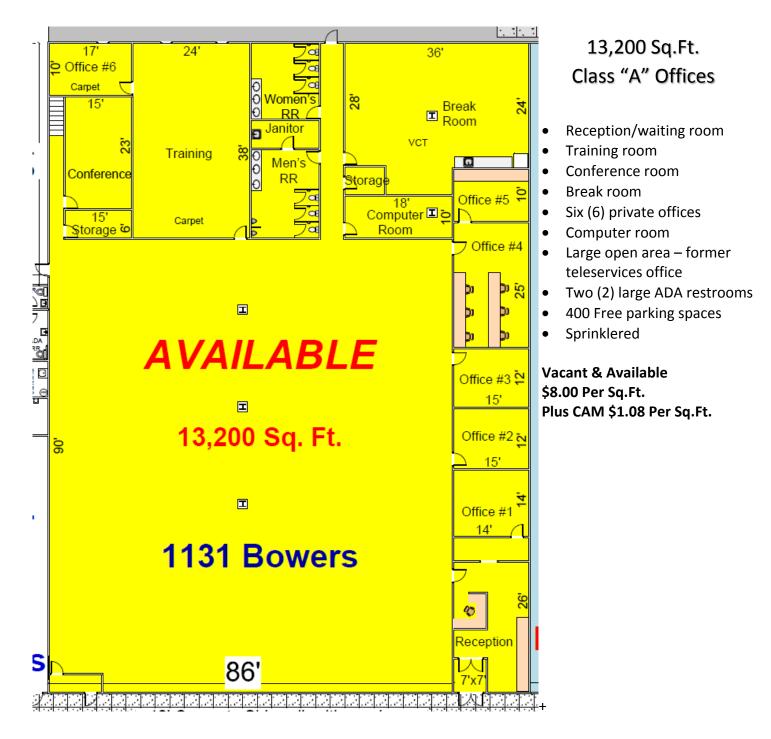
Unit/Bay Size:

Construction: Pre-Engineered 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.

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.



# 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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