Green, Ohio

The Schipper Group

195 South Main St., Suite 200
Akron, OH 44308-1314
Ph: (330) 434-8355 Fx: (330) 434-5326

3.0 ACRES
1623 BOETTLER RD.

Address	Sublot #13 of the Boettler Business Park 1623 Boettler Road, Green, Ohio 44685 (Summit County).
Nearest Interchange	I-77 and State Rte. 241 (Massillon Road): ½ -mile to the northeast.
Area	**3.01 acres** (accommodates 52,000 sf of office space: 3 stories at 17,333 sf each)
Offered As	**For Sale** or **Build-To-Suit**
Dimensions	318' of frontage along Boettler Road by 413' deep (rectangular)
Access	Curb cut directly onto Boettler Road (3-lanes).
Zoning	I-2 (office or light industrial)
Max. Coverage	67% (33% open space required)
Parcel	# 28-10605 (GR-003-00-03-002-000)
Natural Gas	Dominion (East Ohio Gas)
Electricity	First Energy (Ohio Edison)
Water	Aqua Ohio, Inc. (870 Third Street, NW, Massillon, OH 44647 (888) 366-3300
Sewer	Summit County
Storm Water	Boettler Business Park master-planned stormwater system (already installed).

Topography	Flat, generally draining to the northeast.	
Nearest Municipalities	City of Green (downtown):	0.0 miles
	City of Akron (downtown):	10.2 miles to the north
	City of Tallmadge (downtown):	14.3 miles to the south
Nearest Airports	Akron Canton Regional Airport	5.0 miles to the south
	Cleveland Hopkins International Airport	48.0 miles to the north
Population	City of Green: 22,817 (2000 census)	
Traffic Count	ODOT 2004 average daily traffic counts:	
	- I-77 at SR-241	89,960 cars per day
	- SR-241 at I-77	27,920 cars per day

Highest & Best Use

- **Professional office building** (single or multi-tenant). Site will accommodate a 3-story building up to 52,000 sf (17,333 sf / floor) with 200+ parking spaces.
- **Medical office building**
- **Flex-space** (light warehouse / manufacturing)
- **Retail**
- **Restaurant**

for further information, please contact:

TOM WEISE

Ph: (330) 434-8355 Fax: (330) 434-5326

Email: tom@schippergroup.com

Internet: http://www.schippergroup.com/portfolio/1623/summary-land.htm