

# BUILDING PROFILE



## COATC - Port Authority Suite 2

851 Irving-Wick Drive West, Heath, OH 43056

**Sale Price:** not for sale  
(Price In USD @ \$1 per \$1 USD)

**Lease Price:** \$750 per month  
(Price In USD @ \$1 per \$1 USD)



### Building Area

**Total Area (sq. ft.):** 6,603  
**Office (sq. ft.):** 500

**Max. Available (sq. ft.):** 500

**Min. Available (sq. ft.):** 500

### Location Details

**Total Acres:** 0  
**In City Limits:** Yes

**Additional Acres:** 0  
**Type of Park:** Industrial

**Zoning:** M-2

### Building Features

**Year Built:** 1990  
**Floor:** concrete  
**Dimensions:**  
**Min. Ceiling Height (ft.):**  
**Truck Docks:** 1  
**Cranes:** No  
**Building Type:** Office

**Condition:** Excellent  
**Walls:** block  
**Bay Size:**  
**Max. Ceiling Height (ft.):**  
**Drive-In Doors:** 0  
**Lot Parking Spaces:** 23

**Former Use:** Port Authority offices  
**Roof:** steel  
**Column Spacing:**  
**Multi-tenant:** Yes  
**Sprinklered:** Yes  
**Lighting Type:** flourescent

### Utilities

#### **Electric**

**Service Provider**  
AEP Ohio

**Primary Voltage**  
69 kV

**Delivery Voltage**  
120/240 V - 1 Phase

## Gas

**Service Provider**  
The Energy Cooperative - NGO

**Main Size (in.)**  
4

**Pressure (psi)**

## Water

**Service Provider**  
City of Heath

**Main Size (in.)**

## Sewer

**Service Provider**  
City of Heath

**Main Size (in.)**

## Telecommunications

**Service Provider**  
Windstream Communications

**Switching**  
Digital

**Type of Service**  
Both

**Fiber Optic**  
Yes

## Transportation

### Highways

Name	Distance (mi.)
SR 16	3
SR 79	1

### Interstates

Name	Distance (mi.)
I-70	6

### Railroads

Name	Siding
No Railroad Providers Listed	

Distance (mi.)
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### Airports

Name	Distance (mi.)
Newark-Heath Airport	0.2
Port Columbus International Airport	27
Rickenbacker International	33

### Water Ports

Name	Distance (mi.)
No Ports Listed	

## Tax Structure

(Currency Values In USD @ \$1 per \$1 USD)

### State Taxes

**Corporate Income Tax:** Yes

**Corporate Franchise Tax:** No

**Sales Tax:** 5.5 %

**Gasoline Tax (cents per gallon):** 28

**State Tax Web Site:** <http://tax.ohio.gov/>

### County/Entity Taxes

**Sales Tax:** 1.5%

**Income Tax:**

Tax	Rate	Assessment	Unit
Real Estate			
Personal			

## Community Taxes

Tax District: Heath City - Heath City SD

City Sales Tax: 0%

Municipal Income Tax: 1.5%

Tax	Rate	Assessment	Unit
Total Real Property Tax For District	\$46.20898	35%	1000
Total Tangible Pers. Prop. Tax For Dist.	\$66.1	12.5%	1000

## Incentives

Incentives Possible: Yes

Enterprise Zone: Yes

Empowerment Zone:

Foreign Trade Zone:

Specialized Zone: Yes

## Comments

A one-story brick structure attached to the 5,000 s.f. Port Authority offices. See <http://coatc.com> for more information.

## Contact

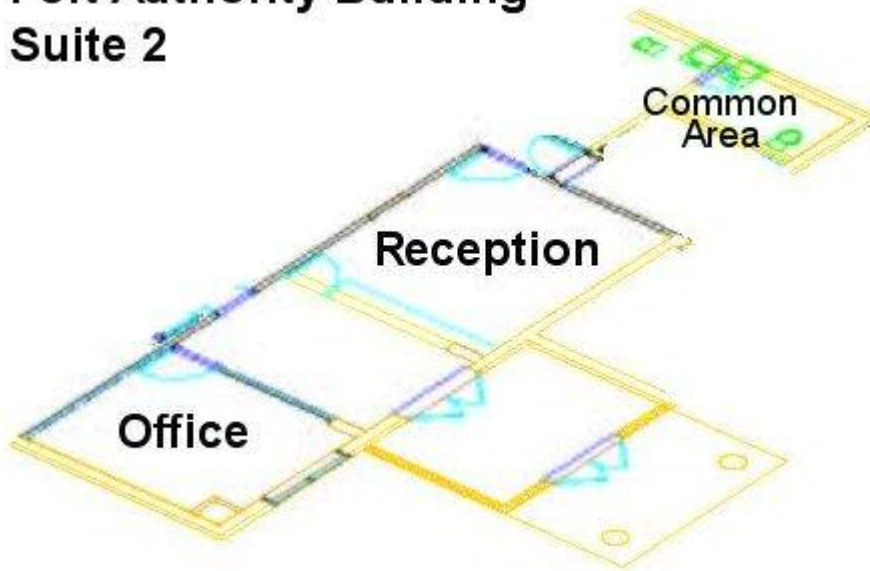
Contact: Rick Platt  
E-Mail: [rplatt@hnlcpa.com](mailto:rplatt@hnlcpa.com)  
Phone: 740-788-5500

## Other Information

No Other Information Available



# Port Authority Building Suite 2



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Although obtained from reliable sources, Licking County cannot guarantee accuracy as information is subject to change or to prior sale.  
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