



Portage County Economic Development
 128 N. Prospect St. - Ravenna, OH 44266
 Phone: (330) 297-3470; Fax: (330) 297-3472
 E-mail: wulik@portageco.com
 Web Site: www.portageworkforce.org/pcoed

Available Building 256,172 Sq. Ft.

1275-1373 S. Chillicothe Rd. Page 1 of 2

City of Aurora Portage County, Ohio

Building Features

Total Sq Ft:	267,000	Year Built:	1968
Available Sq Ft:	256,400 (multiple areas)	Condition:	Good
Office Sq Ft:	11,104 (multiple areas)	Former Use:	Warehouse Distribution
Dimensions:	Various	Multi Tenant:	Yes
Column Spacing:	30 x 40	Truck Docks:	33
Ceiling Height (ft.):	18'	Drive-In Doors:	5
No. of Floors:	1 (2 story interior offices)	Crane:	No
Floor Type:	6" concrete	Zoning:	Industrial
Wall Type:	Masonry	Industrial Park:	Aurora Industrial Park
Roof Type:	BUR/TPM	Acreage:	15
Sprinklered:	Yes	Add'l Acreage:	No
Lease Price: (sq.ft.)	\$2.25 - \$3.00/SF NNN	Asking Price:	N/A

Utilities

Electric Supplier:	First Energy/Ohio Edison	Primary Voltage:	
		Delivery Voltage:	800 amp 277/480V – 3 phase
Gas Supplier:	Dominion East Ohio Gas	Main Size (in.):	4' steel
		Pressure (psi):	Medium 1-60 lbs.
Water Supplier:	City of Aurora	Main Size (in.):	12"
		Pressure (psi):	50 – 55 static
Sanitary Sewer:	City of Aurora	Main Size (in.):	8" on Lena Drive
Storm Sewer:		Location:	None. Drainage ditches and culverts
Telecommunication:	Windstream	Switching:	
		Fiber Optic:	Yes

Transportation

Interstate:	I-480 & I-80	Distance (mi):	5.5
Highway:	S.R. 43	Distance (mi):	At site
Rail:	Not Available	Siding:	Not Available
Commercial Airport	Cleveland Hopkins	Distance (mi):	40
Local Airport	Portage County	Distance (mi):	14
Water Port:	Port of Cleveland	Distance (mi):	35



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Available Building 146,772 Sq. Ft.

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City of Aurora Portage County, Ohio

Local Property Taxes 2008 Tax Rates

Real: (Land & Building)	61.411823/\$1,000 @ 35%	School District:	Aurora City Schools
Personal: (Equip. & Inventories)	97.37/\$1,000 @ 25% 0% (2009) for existing personal property.	Abatement Possible:	Yes – Real Property Improvements. Through Aurora CRA Program.

Comments: Contact:

4 separate areas available: Suite 1373: 45,600 sq. ft. Suite 1275: 82,672 sq. ft. Suite 1337: 12,000 sq. ft. & Suite?: 116,128	Contact: Christopher Smythe Phone: (216) 241-0200 Web site: www.smytheprop.com E-mail: csmythe@smytheprop.com	Smythe Property Advisors 1801 E. 9 th Street Suite 1600 Cleveland, Ohio 44114
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