



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 235,000 Sq. Ft.

125 Lena Drive Page 1 of 2

City of Aurora Portage County, Ohio

Building Features

Total Sq Ft:	235,000	Year Built:	1974, Renovations 1994
Available Sq Ft:	235,000	Condition:	Good
Office Sq Ft:	17,000	Former Use:	Warehouse Distribution
Dimensions:	400 x 545	Multi Tenant:	Possible
Column Spacing:	50 x 50	Truck Docks:	21
Ceiling Height (ft.):	20 - 24'	Drive-In Doors:	2
No. of Floors:	1 (+2 nd floor office)	Crane:	No
Floor Type:	Concrete	Zoning:	Industrial
Wall Type:	Masonry	Industrial Park:	Aurora Industrial Park
Roof Type:	Built up tar and gravel	Acreage:	20
Sprinklered:	Yes	Add'l Acreage:	No
Lease Price: (sq.ft.)	\$2.00/sf	Asking Price:	N/A

Utilities

Electric Supplier:	First Energy/Ohio Edison	Primary Voltage:	3800a/480v 3phase
		Delivery Voltage:	
Gas Supplier:	Dominion East Ohio Gas	Main Size (in.):	4"
		Pressure (psi):	.60
Water Supplier:	City of Aurora	Main Size (in.):	12"
		Pressure (psi):	90
Sanitary Sewer:	City of Aurora	Main Size (in.):	8"
Storm Sewer:		Location:	At site
Telecommunication:	Windstream	Switching:	Yes
		Fiber Optic:	Yes

Transportation

Interstate:	I-480 & I-80	Distance (mi):	5.5
Highway:	S.R. 43	Distance (mi):	.2
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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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 months of free rent. 200 parking spaces Divisible to 100,000 sf Includes aerosol storage room, paint room. Fenced storage yard area.	Security system. Racked warehouse	NAI Daus Jeffrey Calig or David Hexter Phone: (216) 831-3310 Ext. 210 or 140 Web site: www.naidaus.com E-mail: jcalig@naidaus.com or dhexter@naidaus.com
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Revised: April 2009 **File No: AURBL002**