



**Building Features**

<b>Total Sq Ft:</b>	46,938	<b>Year Built:</b>	1989, renovated 1998
<b>Available Sq Ft:</b>	46,938	<b>Condition:</b>	Very Good
<b>Office Sq Ft:</b>	14,341	<b>Former Use:</b>	Manufacturing
<b>Dimensions:</b>		<b>Multi Tenant:</b>	No
<b>Column Spacing:</b>	32' x 40'	<b>Truck Docks:</b>	2
<b>Ceiling Height (ft.):</b>	22'	<b>Drive-In Doors:</b>	1
<b>No. of Floors:</b>	1	<b>Crane:</b>	3 (2T, 3T, 5T)
<b>Floor Type:</b>	6" reinforced concrete	<b>Zoning:</b>	Industrial
<b>Wall Type:</b>	Block/Brick/Panel	<b>Industrial Park:</b>	Aurora Industrial Park
<b>Roof Type:</b>	Built-up	<b>Acreage:</b>	6.33
<b>Sprinklered:</b>	Wet sprinkler system	<b>Add'l Acreage:</b>	No
<b>Lease Price: (sq.ft.)</b>		<b>Asking Price:</b>	\$2,550,000

**Utilities**

<b>Electric Supplier:</b>	First Energy/Ohio Edison	<b>Primary Voltage:</b>	
		<b>Delivery Voltage:</b>	480/277V (2,000 amps)
<b>Gas Supplier:</b>	Dominion East Ohio Gas	<b>Main Size (in.):</b>	4"
		<b>Pressure (psi):</b>	
<b>Water Supplier:</b>	City of Aurora	<b>Main Size (in.):</b>	12"
		<b>Pressure (psi):</b>	90
<b>Sanitary Sewer:</b>	City of Aurora	<b>Main Size (in.):</b>	8"
<b>Storm Sewer:</b>		<b>Location:</b>	At site
<b>Telecommunication:</b>	Windstream	<b>Switching:</b>	Bus Duct (240/480)
		<b>Fiber Optic:</b>	Yes – at site

**Transportation**

<b>Interstate:</b>	I-480	<b>Distance (mi):</b>	5.5
<b>Highway:</b>	I-80 Ohio Turnpike	<b>Distance (mi):</b>	5.25
<b>Rail:</b>	Not Available	<b>Siding:</b>	Not Available
<b>Commercial Airport</b>	Cleveland Hopkins	<b>Distance (mi):</b>	40
<b>Local Airport</b>	Portage County	<b>Distance (mi):</b>	14
<b>Water Port:</b>	Port of Cleveland	<b>Distance (mi):</b>	35



**Portage County Economic Development**  
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**Available Building** 46,938 Sq. Ft.

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**City of Aurora** Portage County, Ohio

**Local Property Taxes**      **2008 Tax Rates**

<b>Real:</b> (Land & Building)	60.411823/\$1,000 @ 35%	<b>School District:</b>	Aurora City Schools
<b>Personal:</b> (Equip. & Inventories)	97.37 / \$1,000 @ 0% (2009) for existing personal property.	<b>Abatement Possible:</b>	Through CRA program with City of Aurora for real property improvements only.

**Comments:**      **Contact:**

The building offers locker rooms, a large lunch room. 135 parking spaces. Fluorescent/Halide lighting.

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