



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

**Available Building** 67,620 Sq. Ft.

**1263 S. Chillicothe Rd.** Page 1 of 2

**City of Aurora** Portage County, Ohio

**Building Features**

<b>Total Sq Ft:</b>	67,620	<b>Year Built:</b>	1968
<b>Available Sq Ft:</b>	29,220	<b>Condition:</b>	Good
<b>Office Sq Ft:</b>	2,000	<b>Former Use:</b>	Manufacturing
<b>Dimensions:</b>		<b>Multi Tenant:</b>	Yes
<b>Column Spacing:</b>		<b>Truck Docks:</b>	2
<b>Ceiling Height (ft.):</b>	14'	<b>Drive-In Doors:</b>	2
<b>No. of Floors:</b>	1	<b>Crane:</b>	No
<b>Floor Type:</b>		<b>Zoning:</b>	Industrial
<b>Wall Type:</b>		<b>Industrial Park:</b>	Aurora Industrial Park
<b>Roof Type:</b>		<b>Acreage:</b>	6.44
<b>Sprinklered:</b>	Yes	<b>Add'l Acreage:</b>	No
<b>Lease Price: (sq.ft.)</b>	\$3.75/SF/Triple Net	<b>Asking Price:</b>	N/A

**Utilities**

<b>Electric Supplier:</b>	First Energy/Ohio Edison	<b>Primary Voltage:</b>	480V / 2000A
		<b>Delivery Voltage:</b>	
<b>Gas Supplier:</b>	Dominion East Ohio Gas	<b>Main Size (in.):</b>	
		<b>Pressure (psi):</b>	
<b>Water Supplier:</b>	City of Aurora	<b>Main Size (in.):</b>	
		<b>Pressure (psi):</b>	
<b>Sanitary Sewer:</b>	City of Aurora	<b>Main Size (in.):</b>	
<b>Storm Sewer:</b>		<b>Location:</b>	
<b>Telecommunication:</b>	Alltel	<b>Switching:</b>	
		<b>Fiber Optic:</b>	Yes

**Transportation**

<b>Interstate:</b>	I-480 & I-80	<b>Distance (mi):</b>	5.5
<b>Highway:</b>	S.R. 43	<b>Distance (mi):</b>	At site
<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



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**Available Building 67,620 Sq. Ft.**

**1263 S. Chillicothe Rd. Page 2 of 2**

**City of Aurora Portage County, Ohio**

**Local Property Taxes      2007 Tax Rates**

<b>Real:</b> (Land & Building)	54,534,465/\$1,000 @ 35%	<b>School District:</b>	Aurora City Schools
<b>Personal:</b> (Equip. & Inventories)	91.48 / \$1,000 @ 6.25% (2008);	<b>Abatement Possible:</b>	Yes- Real property improvements available through Aurora's CRA Program.
Beginning in 2006 return: 0% for new manufacturing equipment	0% (2009) for existing personal property.		

**Comments:      Contact:**

Owner will sub-divide. Building undergoing extensive renovation.	Minimum 14,000 sq.ft.	Christopher Smythe Smythe Property Advisors LLC Cleveland, Ohio 44114 Phone: (216) 241-0200 Web site: <a href="http://www.smytheprop.com">www.smytheprop.com</a> E-mail: <a href="mailto:csmythe@smytheprop.com">csmythe@smytheprop.com</a>
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1263 Chillicothe Rd  
Aurora, Ohio



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