



Building Features

Total Sq Ft:	67,620	Year Built:	1968
Available Sq Ft:	67,620	Condition:	Good
Office Sq Ft:	7,000	Former Use:	Manufacturing
Dimensions:	161' x 43'	Multi Tenant:	Yes
Column Spacing:	30' x 40'	Truck Docks:	6
Ceiling Height (ft.):	14'	Drive-In Doors:	2
No. of Floors:	1	Crane:	No
Floor Type:	Concrete	Zoning:	Industrial
Wall Type:	Masonry	Industrial Park:	Aurora Industrial Park
Roof Type:	BUR/MB	Acreage:	6.44
Sprinklered:	Yes	Add'l Acreage:	1
Lease Price: (sq.ft.)	\$2.75/SF/Triple Net	Asking Price:	\$2,000,000

Utilities

Electric Supplier:	First Energy/Ohio Edison	Primary Voltage:	
		Delivery Voltage:	120/208v/800a
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



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/pcod

Available Building 67,620 Sq. Ft.

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City of Aurora Portage County, Ohio

Local Property Taxes 2008 Tax Rates

Real: (Land & Building)	60.411823/\$1,000 @ 35%	School District:	Aurora City Schools
Personal: (Equip. & Inventories)	97.37 / \$1,000 @ 0% (2009) for existing personal property.	Abatement Possible:	Yes- Real property improvements available through Aurora's CRA Program.

Comments: Contact:

Owner will sub-divide.	Minimum 29,200 sq.ft.	Christopher Smythe
Great HQ location.	03-028-00-00-008-000	Smythe Property Advisors LLC
Parking ratio: 3/1000 sf	03-028-00-00-007-000	Cleveland, Ohio 44114
		Phone: (216) 241-0200
		Web site: www.smytheprop.com
		E-mail: csmythe@smytheprop.com
		or spa@smytheprop.com





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