



Building Features

Total Sq Ft:	100,000	Year Built:	1996 & 2002
Available Sq Ft:	100,000	Condition:	Good
Office Sq Ft:	20,000	Former Use:	Distribution/Industrial
Dimensions:		Multi Tenant:	No
Column Spacing:		Truck Docks:	12
Ceiling Height (ft.):	24' Max	Drive-In Doors:	
No. of Floors:	1	Crane:	No
Floor Type:		Zoning:	Industrial
Wall Type:		Industrial Park:	Aurora Industrial Park
Roof Type:		Acreage:	8
Sprinklered:	Wet sprinkler	Add'l Acreage:	No
Lease Price: (sq.ft.)	N/A	Asking Price:	\$3,500,000

Utilities

Electric Supplier:	First Energy/Ohio Edison	Primary Voltage:	
		Delivery Voltage:	
Gas Supplier:	Dominion East Ohio Gas	Main Size (in.):	
		Pressure (psi):	
Water Supplier:	City of Aurora	Main Size (in.):	
		Pressure (psi):	
Sanitary Sewer:	City of Aurora	Main Size (in.):	
Storm Sewer:		Location:	
Telecommunication:	Windstream	Switching:	
		Fiber Optic:	

Transportation

Interstate:	I-480	Distance (mi):	5.5
Highway:	I-80 Ohio Turnpike	Distance (mi):	5.25
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
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 Web Site: www.portageworkforce.org/pcoed

Available Building 100,000 Sq. Ft.

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City of Aurora Portage County, Ohio

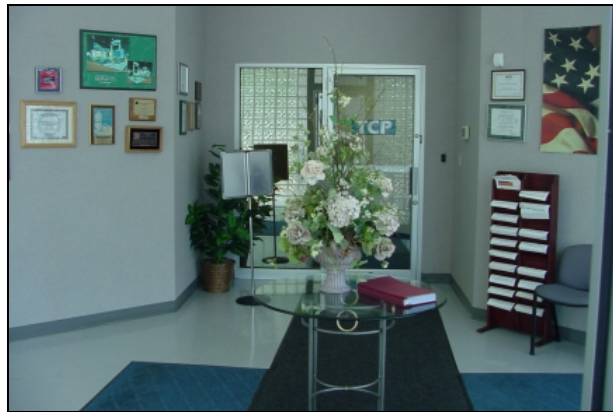
Local Property Taxes 2008 Tax Rates

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:	Through CRA program with City of Aurora for real property improvements only.
Beginning in 2006 return: 0% for new manufacturing equipment			

Comments: Contact:

107 parking spaces.
 Recently installed T-8 fluorescent lighting in parts of the warehouse.

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 Grubb & Ellis
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