



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 195,400 Sq. Ft.

777 Lena Drive Page 1 of 2

City of Aurora Portage County, Ohio

Building Features

Total Sq Ft:	305,860	Year Built:	1989
Available Sq Ft:	195,400	Condition:	Good
Office Sq Ft:	20,000	Former Use:	Distribution/Industrial
Dimensions:	869 x 1442	Multi Tenant:	Yes
Column Spacing:	40 x 40	Truck Docks:	4 (2 w/levelers)
Ceiling Height (ft.):	21.6'	Drive-In Doors:	2 (116") – 1 w/glycol heat
No. of Floors:	2	Crane:	1 (2.5 ton)
Floor Type:	6" concrete, epoxy coated	Zoning:	Industrial
Wall Type:	Brick and Steel	Industrial Park:	Aurora Industrial Park
Roof Type:	Firestone rubber membrane	Acreage:	28.37
Sprinklered:	Wet sprinkler	Add'l Acreage:	No
Lease Price: (sq.ft.)	\$2.50 psf/NNN	Asking Price:	\$5,500,000

Utilities

Electric Supplier:	First Energy/Ohio Edison	Primary Voltage:	69KV
		Delivery Voltage:	240/120 – 3 Phase
Gas Supplier:	Dominion East Ohio Gas	Main Size (in.):	4"
		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"
Storm Sewer:		Location:	At site
Telecommunication:	Windstream	Switching:	
		Fiber Optic:	Yes – at site

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



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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.

Comments: **Contact:**

9 transformers in building.
 Air conditioning throughout.
 Fire protection: 1.0 density-wet

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