

FOR LEASE

1100-1120 S. CHILlicoTHE ROAD

Aurora, Ohio 44202



170,500 SF High Cube “Class A” Industrial
Complex with excellent interstate access.

Projected Spring
2024 Delivery



Projected
Developed by:



PROPERTY FEATURES



170,500 SF
(DIVISIBLE TO 85,250 SF)

TOTAL BUILDING SIZE

25.42 ACRES

TOTAL SITE SIZE

\$7.25/SF NNN

LEASE RATE

\$1.25/SF

ESTIMATED NNN EXPENSES

10 YEARS @ 75%

TAX ABATEMENT

PROPERTY SPECIFICATIONS

YEAR BUILT	Spring 2024
CONSTRUCTION	Pre-cast insulated concrete
BUILDING DIMENSIONS	550' x 310'
COLUMN SPACING	50' x 50' typical; 50' x 60' speed bay
CEILING HEIGHT	32'
ROOF	.060 mil EPDM with R-25 insulation
SPRINKLER	ESFR
LIGHTING	LED - 2' x 4' high bay fixtures
HEAT	Cambridge unit heaters
DOCKS	19 - 9'x10' doors with seals and 35,000 lb mechanical levelers
DRIVE-IN DOORS	Two (2) 12'x14'
FLOOR	7" - 4000 PSI reinforced concrete floor slab with Ashford finish
POWER	1200A/480V/3P
PARKING	150 spaces (with additional land banked)

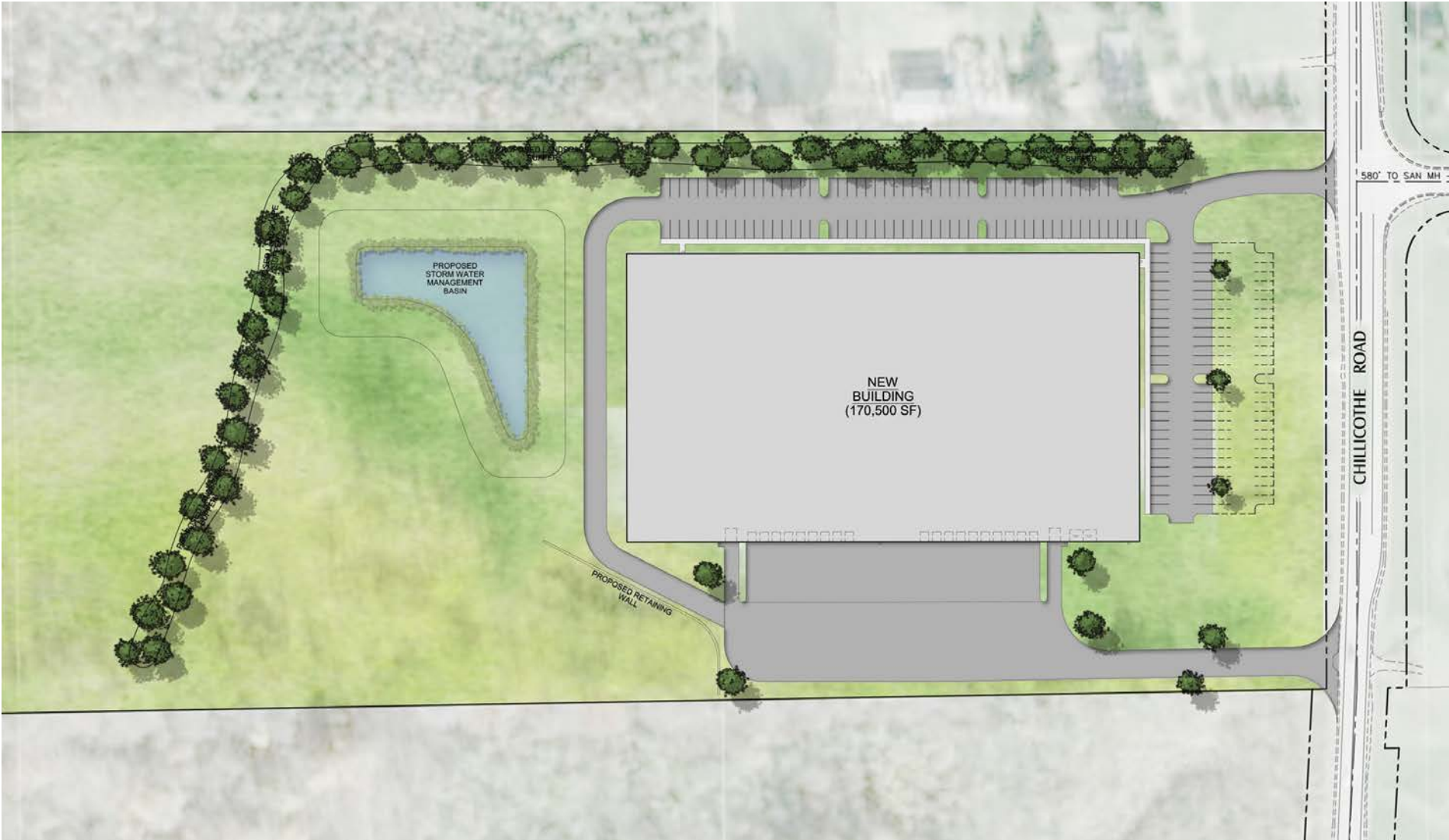
CURRENT AVAILABILITY

170,500 SF TOTAL SPACE AVAILABLE	TO SUIT OFFICE SPACE	170,500 SF INDUSTRIAL SPACE
19 DOCKS 9'X10' W/LEVELERS & SEALS	TWO (2) DRIVE-IN DOORS 12'x14'	32' CLEAR CEILING HEIGHT

UTILITIES AT SITE

6 inch diameter	Sanitary Sewer
4 inch diameter	Domestic Water Line
10 inch diameter	Fire Water Line
5 PSI Gas Pipe	Gas Line (Dominion Energy)
2 - 4 inch diameter	Conduit for Electrical Service
2 - 4 inch diameter	Conduit from Street to Telephone Panel

PROPERTY SITE PLAN



PROPERTY LOCATION

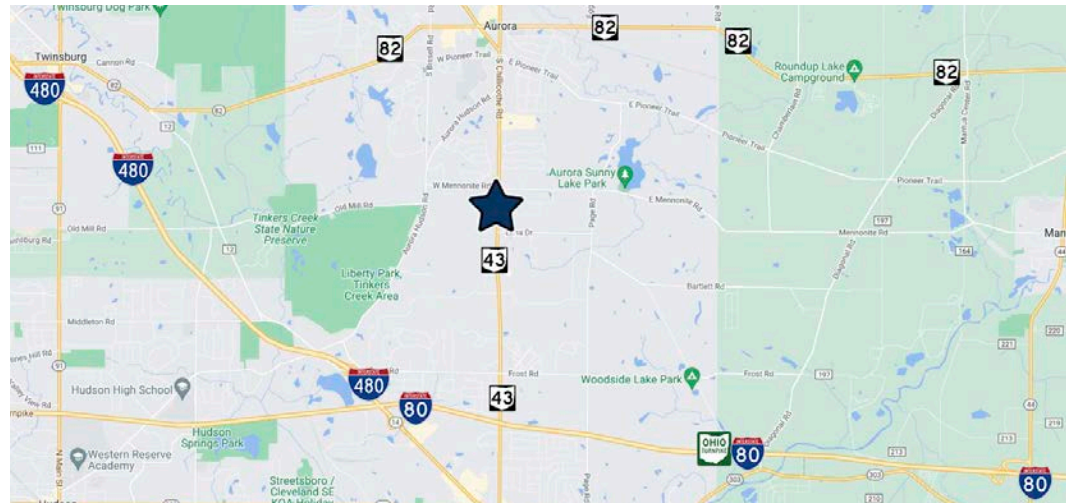
AUORA *Ohio*

LOCATION HIGHLIGHTS

Aurora is a charming suburban city that offers its residents a peaceful and comfortable lifestyle. The city has a sparse suburban feel, with a majority of residents owning their homes. One of the defining features of Aurora is its many parks and green spaces, which provide ample opportunities for outdoor recreation and relaxation.

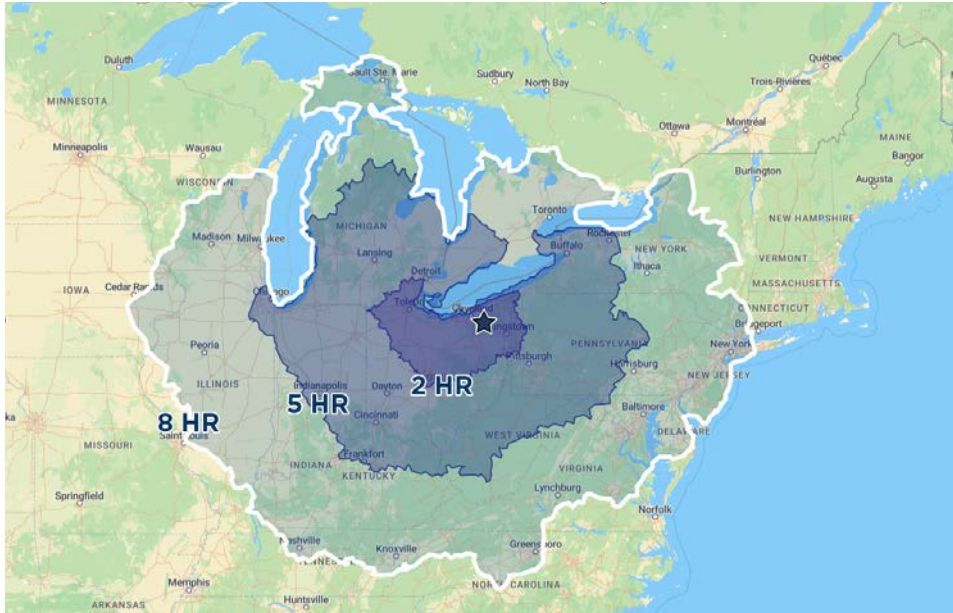
Retirement-aged individuals are drawn to Aurora, and the city has a conservative lean. Founded in 1799, Aurora has grown from a small farming town to a 25-square-mile suburban city located in northern Portage County. Throughout the years, the city has seen substantial growth, with the population increasing by over 60% during the 1990s. The majority of housing development in Aurora has been in the form of higher-priced, single-family homes and condominiums.

Aurora's residents enjoy convenient access to major Ohio roadways, including Routes 43, 82, and 306, as well as interstates I-480, I-422, I-271, I-76, and the Ohio Turnpike. The city also boasts a number of desirable private communities and golf clubs, such as Club Walden and Barrington Golf Club Community.

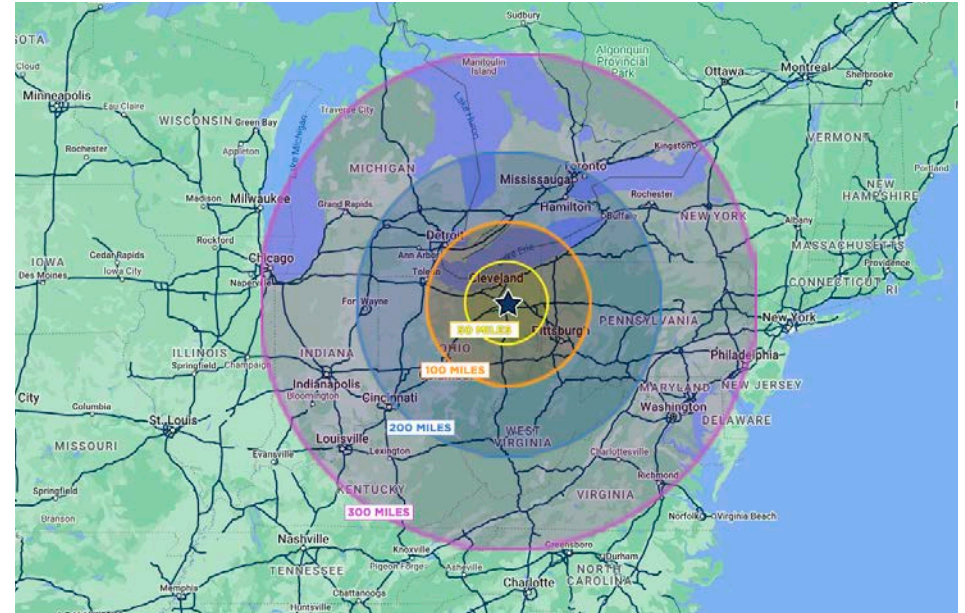


PROPERTY ABOUT

DRIVE-TIME FROM NE OHIO



RADIUS MAP



REGIONAL ACCESSIBILITY

CITY	POPULATION & METRO AREA	DISTANCE	DRIVE TIME
Cleveland	1,761,000	33 miles	36 m
Columbus	1,687,000	142 miles	2 h 13 m
Detroit	3,521,000	189 miles	2 h 48 m
Pittsburgh	1,699,000	108 miles	1 h 40 m
Cincinnati	1,764,000	250 miles	3 h 45 m
Indianapolis	1,858,000	315 miles	4 h 41 m
Louisville	1,107,000	348 miles	5 h 15 m
Chicago	8,901,000	365 miles	5 h 20 m
Toronto	6,313,000	267 miles	4 h 30 m
Washington D.C.	5,434,000	346 miles	5 h 18 m
Philadelphia	5,756,000	406 miles	6 h 6 m
New York	18,867,000	444 miles	6 h 38 m
Charlotte	2,204,000	505 miles	7 h 22 m



1100-1120 S. CHILLICOTHE ROAD, AURORA, OHIO 44202

PROPERTY AERIAL MAP



SR 43, Aurora, Ohio

E MENNONITE RD

43

McMASTER-CARR

PARTSOURCE

TRELLEBORG

Ashley
HOMESTORE

McMASTER-CARR

ADS
ADVANCED DISTRIBUTION SERVICES

MYTEE
PRODUCTS

TCP
Pyrotek

thyssenkrupp

K-M
TIRE

Berry

PENSKE
Truck Rental

GE Healthcare

L'OREAL
PARIS

Time
Warner
Cable

VIKING FORGE

OLYMPIC STEEL

gerber

rd

ANDREWS
MOVING & STORAGE

A. Duie PYLE
PYLE PEOPLE DELIVER

SoftLite
Windows & Doors

NCTL
NORTH COAST
TESTING LABORATORIES, LLC

Automated
PACKAGING SYSTEMS

BULTEN

deluxe

STEP
2

gebhardt

FROST RD

43

FROST RD

PAGE RD

INTERSTATE
480

INTERSTATE
80

MOPAR

Automated
PACKAGING SYSTEMS

DHL

Nestle

INTERNATIONAL
PAPER

AURORA PLASTICS

SIMPLEPLAY

Walmart	SONIC	THE HOME DEPOT
STARBUCKS COFFEE	CHIPOTLE MEXICAN GRILL	Hampton Inn & Suites by HILTON
NISSAN	Wendy's	HYUNDAI
Fairfield BY MARRIOTT	Volkswagen	HONDA
		TOWNEPLACE SUITES MARRIOTT
		SHEETZ



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