

FOR LEASE

**1263 S. Chillicothe Road
& 116 Lena Drive**

Aurora, Ohio 44202



MANUFACTURING FACILITY

MANY MANUFACTURING AMENITIES
INCLUDING HEAVY POWER AND BUSS BAR

67,620 SF
AVAILABLE

PROPERTY FEATURES



67,620 SF
TOTAL BUILDING SIZE

60,420 SF
INDUSTRIAL SF

7,200 SF
OFFICE SF

Two (2) parcels:
5.37 acres
1.074 acres

TOTAL SITE SIZE

\$6.50/SF NNN
LEASE RATE

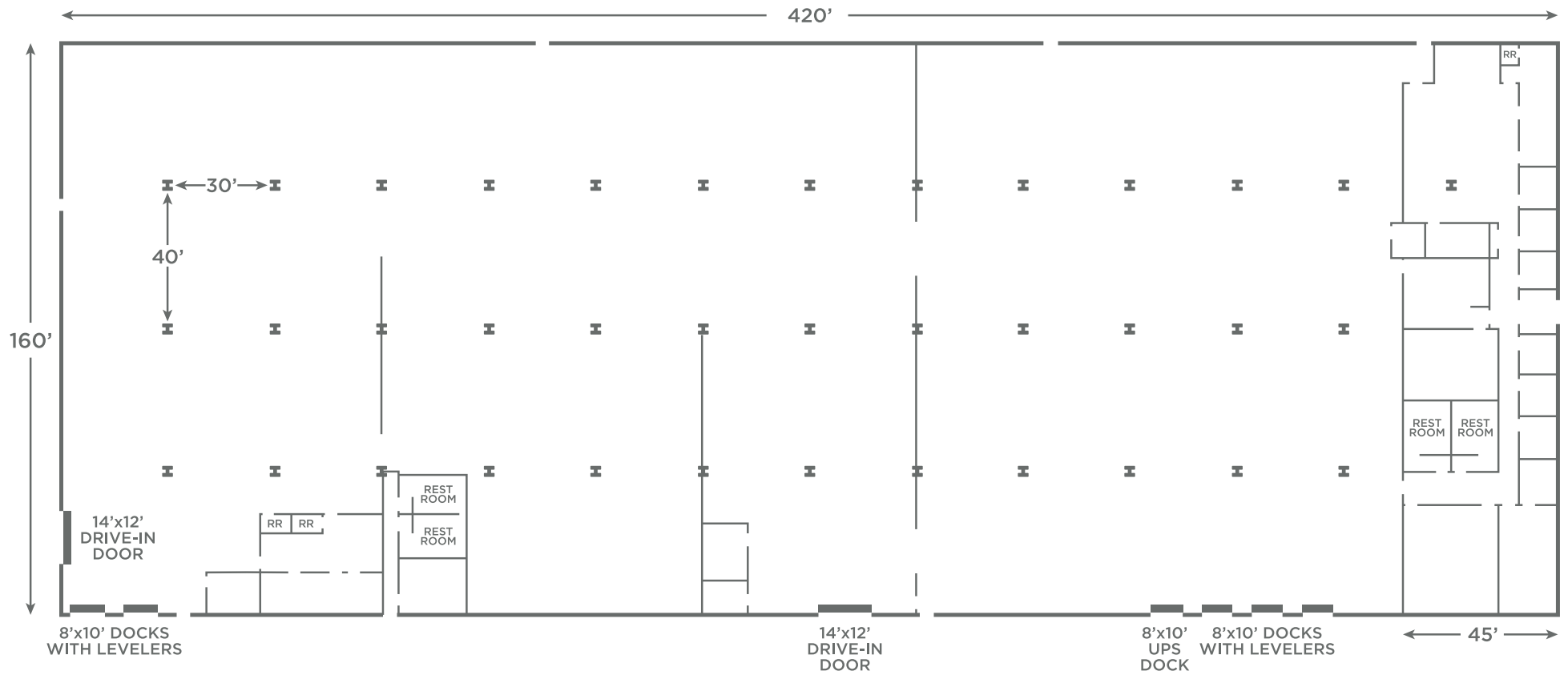
PROPERTY SPECIFICATIONS

CONSTRUCTED	1967
REFURBISHED	2018 and ongoing
CONSTRUCTION	Masonry
CEILING HEIGHT	14' 3"
DRIVE-IN DOORS	Two (2)
DOCKS	Six (6)
SPRINKLER	Wet (Ordinary Hazard)
LIGHTING	LED
HEAT	Overhead Gas/Radiant
AIR-CONDITIONING	Office
ROOF	Flat
POWER - 2 SERVICES:	1200A / 480V / 3P 600A / 120/240V / 3P

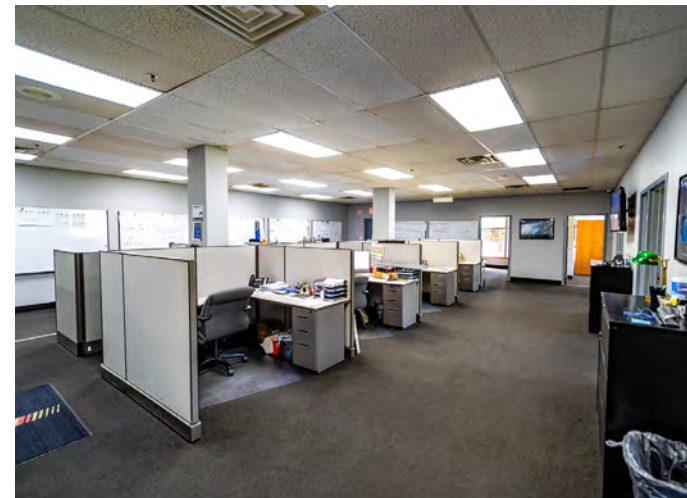
COMMENTS

- Feature rich manufacturing complex with heavy power, buss bars, air lines, floor drains, new LED lighting, and more
- Part of a strong industrial sector with neighbors including McMaster Carr, Trelleborg, Ashley Furniture, and more
- Within 10 minutes of I-480 and I-80 (Ohio Turnpike)
- In between Aurora and Streetsboro which offers excellent dining and lodging options
- Aurora is a business-friendly community with excellent access to a highly-skilled workforce
- **Full building available, but also divisible in sections from approximately 9,600 SF and up**

PROPERTY FLOOR PLAN



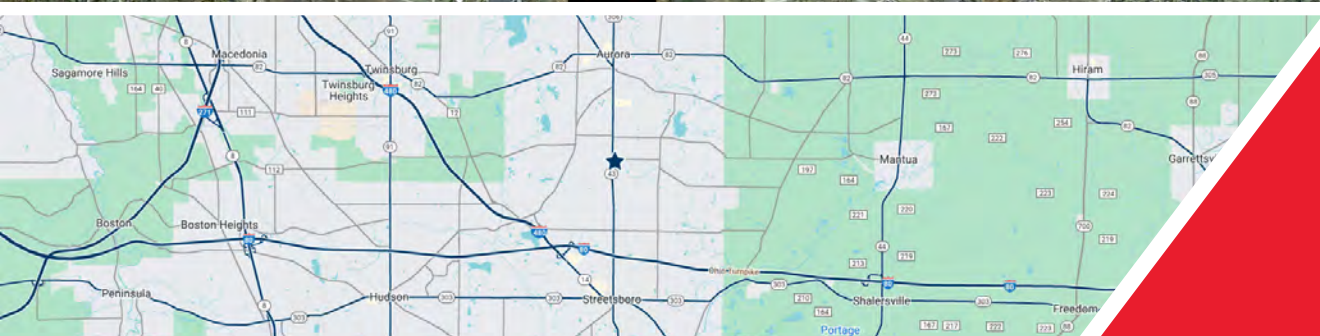
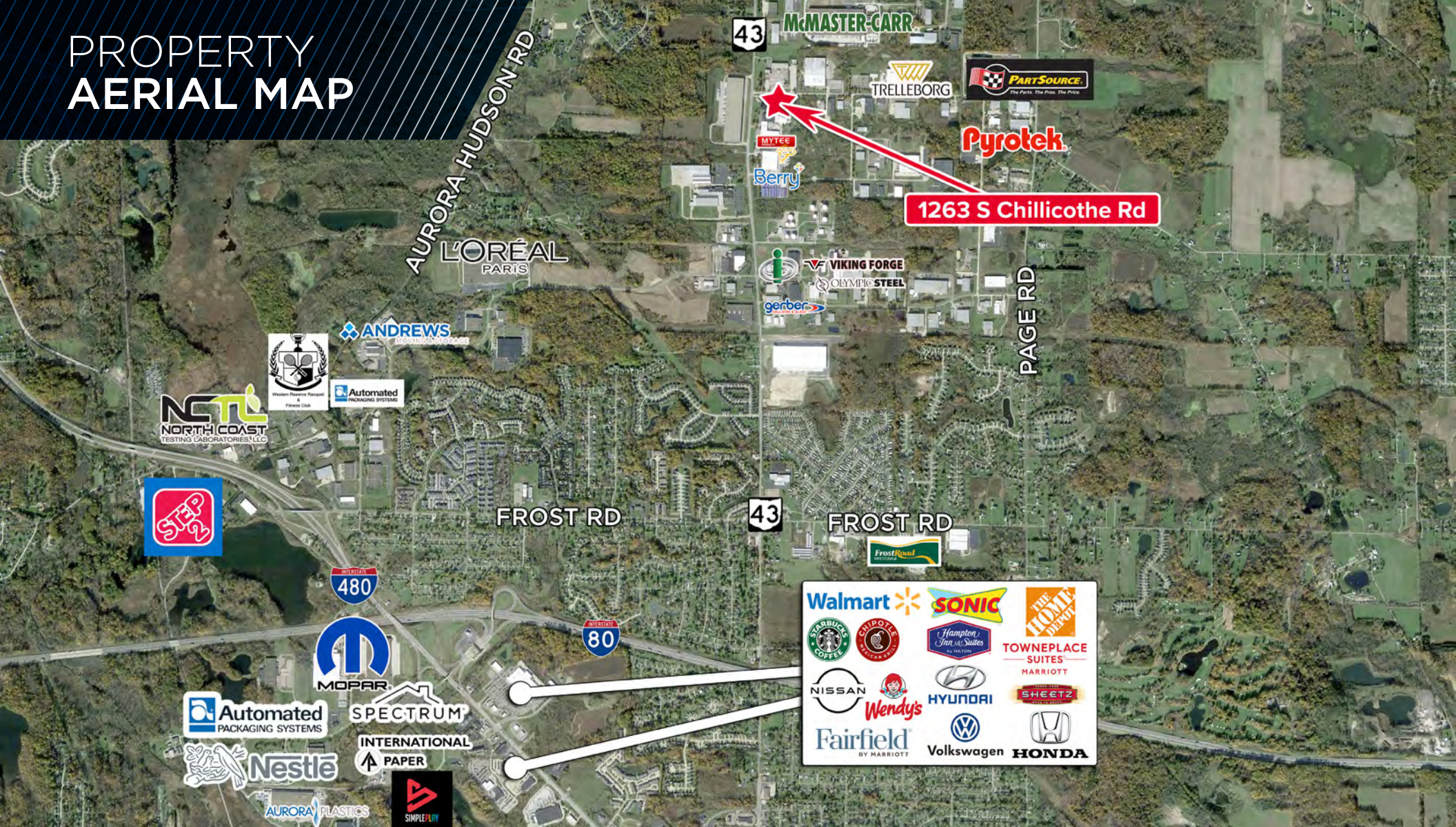
PROPERTY PHOTOS



PARCEL MAP



PROPERTY AERIAL MAP



Easy access
to I-480 and I-80



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