

# 67,620 SF Amenity-Rich Manufacturing Facility

For Lease | 1263 S. Chillicothe Road & 116 Lena Drive, Aurora, Ohio 44202





## PROPERTY HIGHLIGHTS

- 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)
- Offers excellent dining and lodging options in Aurora and neighboring Streetsboro
- Aurora is a business-friendly community with excellent access to a highly-skilled workforce
- Full building available, but also divisible in sections from approximately 15,000 SF and up

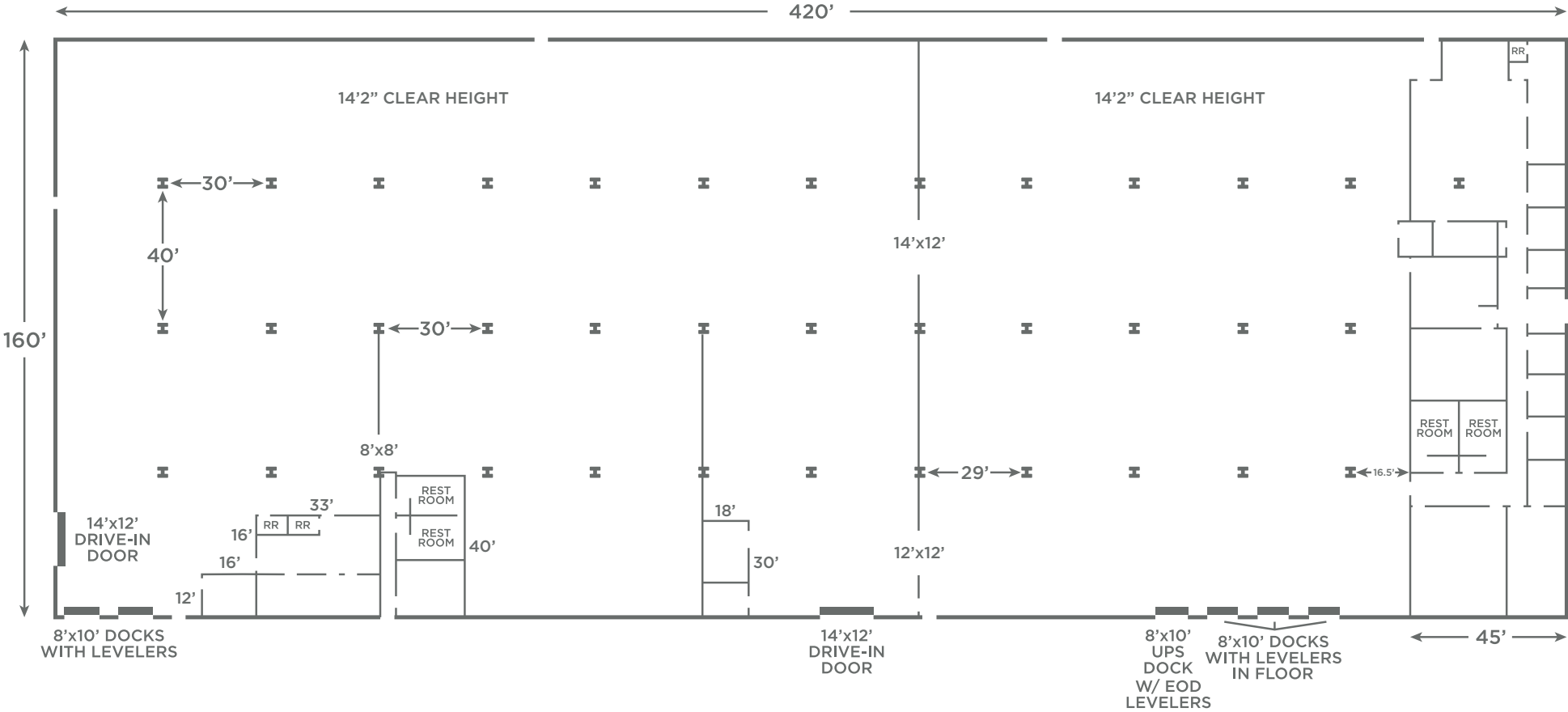
## LEASE RATE

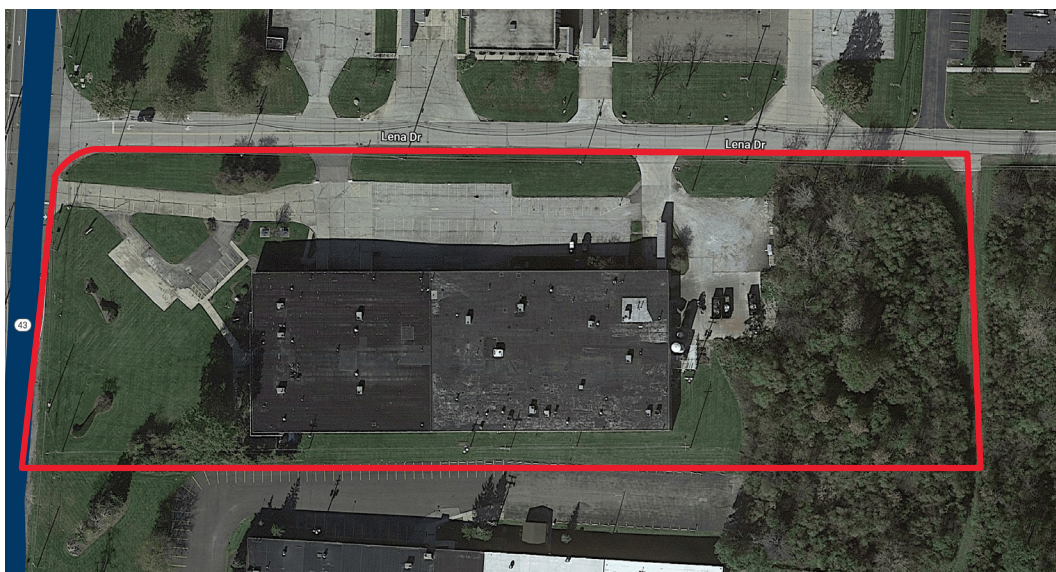
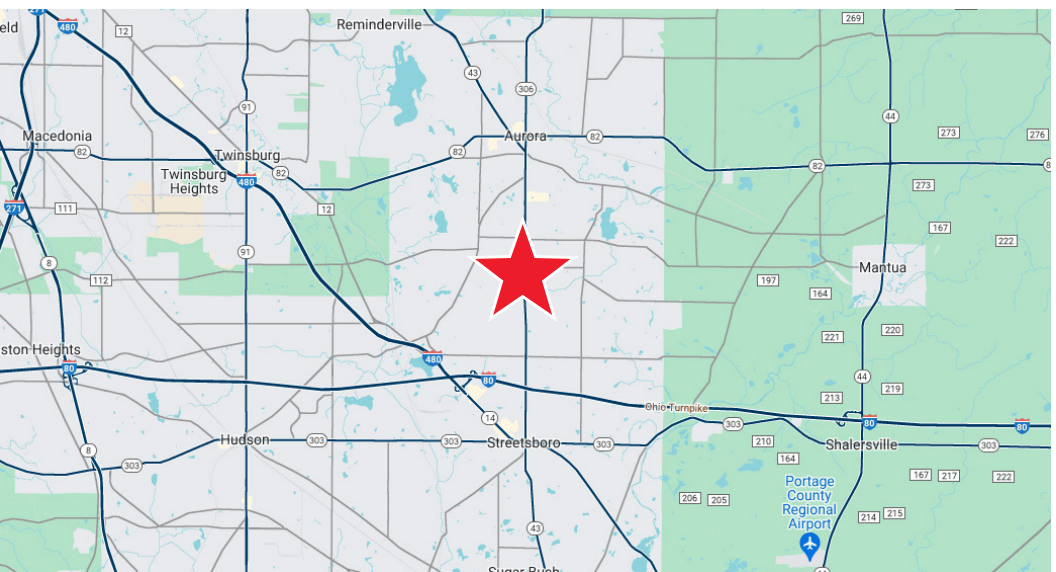
- \$6.50/SF NNN

## Building Stats

<b>Total Building Size:</b>	67,620 SF	<b>Construction:</b>	Masonry	<b>Lighting:</b>	LED & Fluorescent
<b>Industrial Size:</b>	60,420 SF	<b>Clear Height:</b>	14'3"	<b>Heat:</b>	Overhead Gas/Radiant
<b>Office Size:</b>	7,200 SF	<b>Docks:</b>	Six (6)	<b>A/C:</b>	Office
<b>Year Built/Reno:</b>	1967/2018 & Ongoing	<b>Drive-in Doors:</b>	Two (2)	<b>Power:</b>	1200A / 480V / 3P 600A / 120/240V / 3P
<b>Land Size:</b>	6.444 AC	<b>Sprinkler:</b>	Wet (Ordinary Hazard)		

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**1263 S. CHILLICOTHE ROAD  
& 116 LENA DRIVE  
AURORA, OHIO 44202**

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