



# CLASS A WAREHOUSE SUBLEASE OPPORTUNITY

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325 Campus Drive | Aurora, OH 44202

30,000 SF warehouse/distribution space sublease available

On site 3PL opportunity



# HIGHLIGHTS

## Flexible 30,000 SF Sublease Opportunity

Portion of a modern, fully operational distribution facility—ideal for warehousing, light industrial, or logistics users.

## Ready for Efficient Operations

Existing racking can remain, offering a turnkey solution and reducing upfront capital costs.

## Securely Demised Space

Area will be separated by chain link fencing, allowing full functionality while maintaining security and clear boundaries.

## On Site 3PL Opportunity

Leverage the existing tenant as a third party logistics provider, enabling scalable fulfillment, distribution, or value added services.

## Industrial Infrastructure in Place

High clear heights, dock access, and efficient circulation typical of modern distribution facilities.

## Cost Effective Sublease Structure

Attractive rates for high quality space—ideal for cost conscious users seeking speed to operation.

# PROPERTY DETAILS

Available Space	10,000 - 30,000 SF
Asking Rent	\$7.75 PSF Gross
Occupancy	April 2026
Lease Term	Negotiable
Sprinklers	ESFR
Dock Doors	2
Clear Height	40'
Year Built	2007



# PHOTOS

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