

PRICE REDUCED



300 Lena Drive

Aurora, Ohio 44202

Property Features

- Building Size: 100,000 SF
- Warehouse Space: 80,000 SF
- Office Space: 20,000 SF
- Land Area: 8 acres
- Year Built: 1996, 2002
- Clear Height: 20' 4" - 25' 6"
- Drive-In Doors: One (12' x 12')
- Truck Docks: Twelve with Levelers
- Approx. 20,000 SF of Expansion Capabilities



For more information:

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For Sale Office Photos



NAI Pleasant Valley

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For Sale Warehouse Photos



NAIPleasant Valley

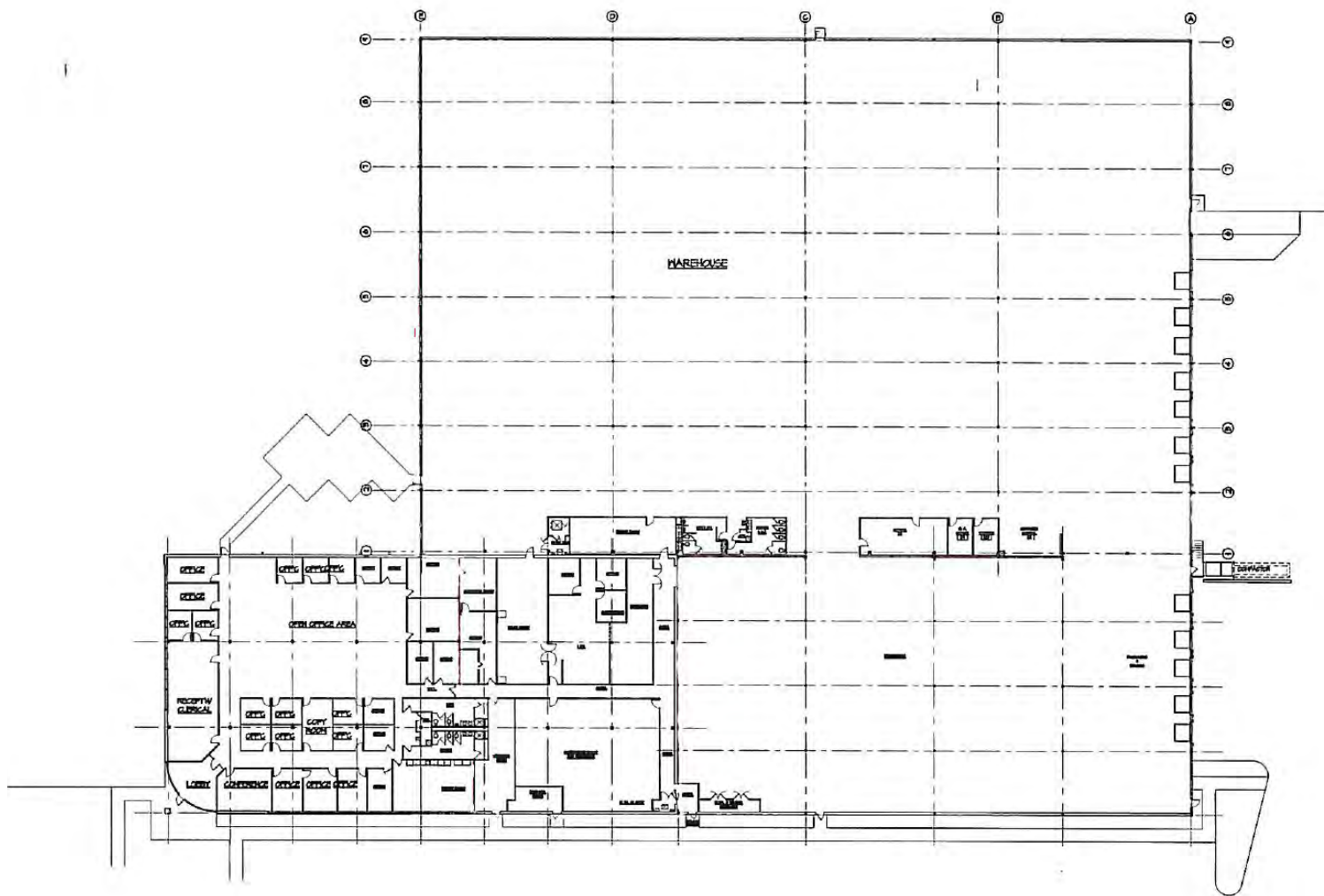
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For Sale Floor Plan



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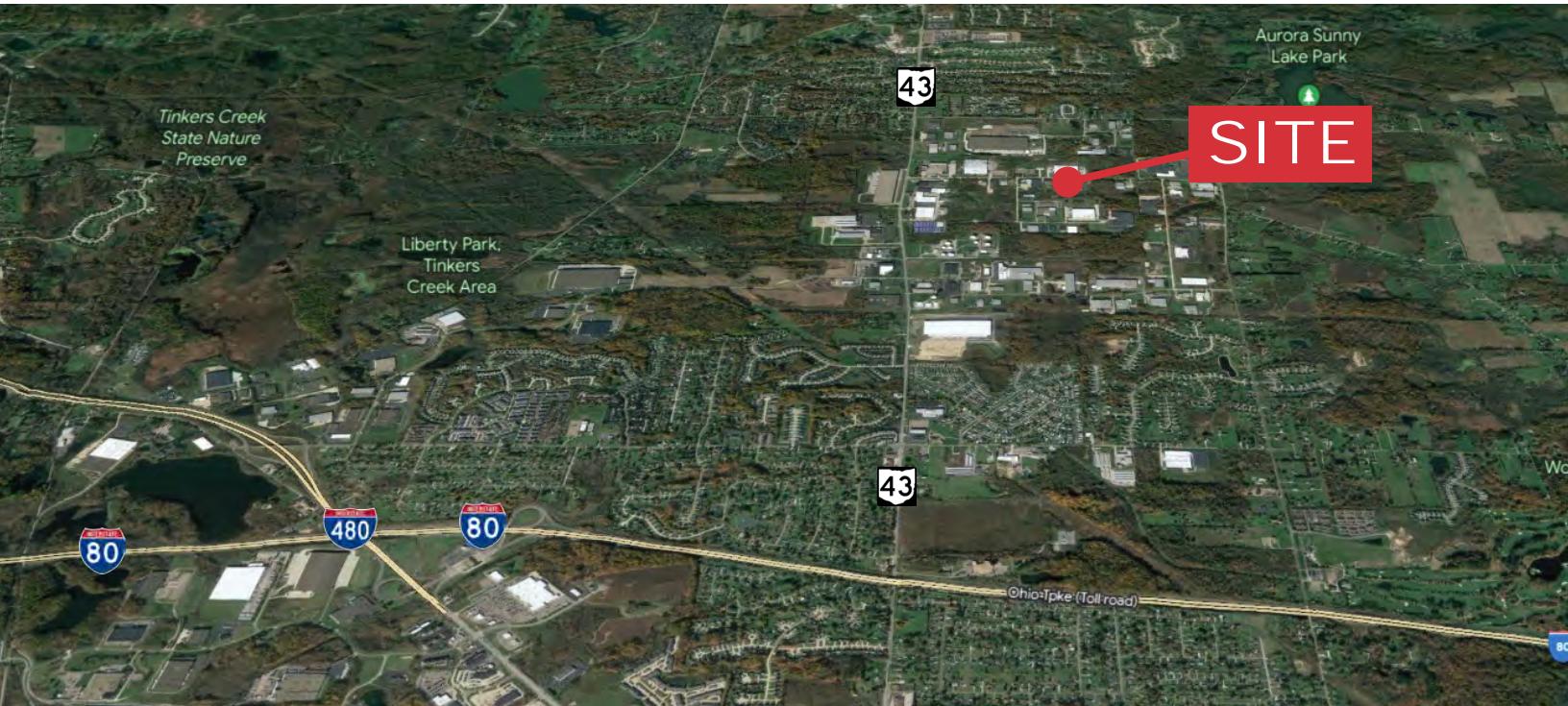
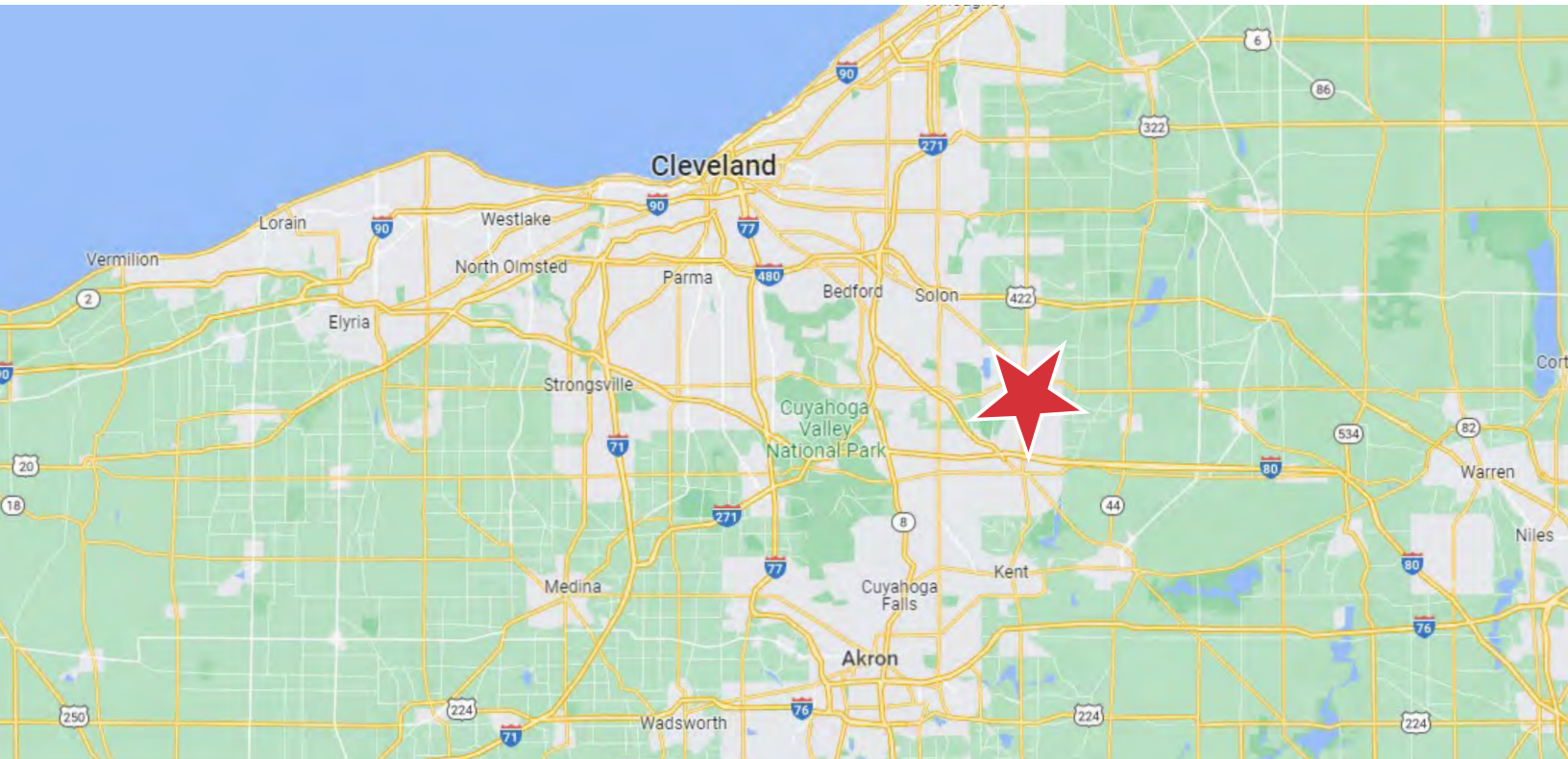
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For Sale Property Location



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BUILDING INFORMATION SHEET

LOCATION:	300 Lena Drive, Aurora, OH
BUILDING SIZE:	100,000 SF
WAREHOUSE AREA:	80,000 SF
OFFICE/AREA:	20,000 SF
CONSTRUCTION:	Masonry and metal panel with insulation
YEAR BUILT:	1996 - 2002
LAND AREA:	8 Acres
ZONING:	I-1: Manufacturing, Processing and Wholesaling
CEILING HEIGHT:	20'4" – 25'6"
TRUCK DOCKS:	12 with levelers
DRIVE-IN DOORS:	1 (12' x 12')
COLUMN SPACING:	75' x 25' and 50' x 25'
PARKING:	100+
SPRINKLERED:	Yes: .495 GPM/SF over 2,000 SF
HEAT:	Overhead Gas Reznor
LIGHTING:	LED and high efficiency fluorescent
ELECTRIC POWER:	480/277, 3 Phase, 800 AMPS
PURCHASE PRICE:	\$5,800,000
TAXES:	\$88,046
EXPANSION CAPABILITIES:	Approximately 20,000 SF
ROOF:	Standing seam metal and ballasted membrane
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