

# FOR SALE: Renovated Industrial and Acreage

11415 Chamberlain Rd, Aurora, OH 44202



## Details

Sale Price:	<b>\$1,100,000</b> Now <b>\$950,000</b>	Lot Size:	<b>3.01 Acres</b>
No. of Buildings:	<b>3</b>	Year Built:	<b>Office 1985, Warehouse 1986</b>
Office Building Size:	<b>1,280 SF</b>	Zoning:	<b>Industrial I-B (Mantua Twp.)</b>
Warehouse Building Size:	<b>9,000 SF</b>	Taxes:	<b>\$7,936/YR (2024)</b>
Warehouse/ Storage Building Size:	<b>2,240 SF</b>	Parking:	<b>Ample - Large Concrete Lot</b>

## Recent Capital Improvements

- Exterior Paint Job - All 3 Buildings
- Renovated Offices
- New HVAC systems + Mechanicals
- New Gutter Systems
- INSULATED WAREHOUSE
- NEW Garage Door in Large Warehouse
- Much more...



The information contained herein is from sources deemed reliable but no guarantee is made herein. Confirm all data through independent sources

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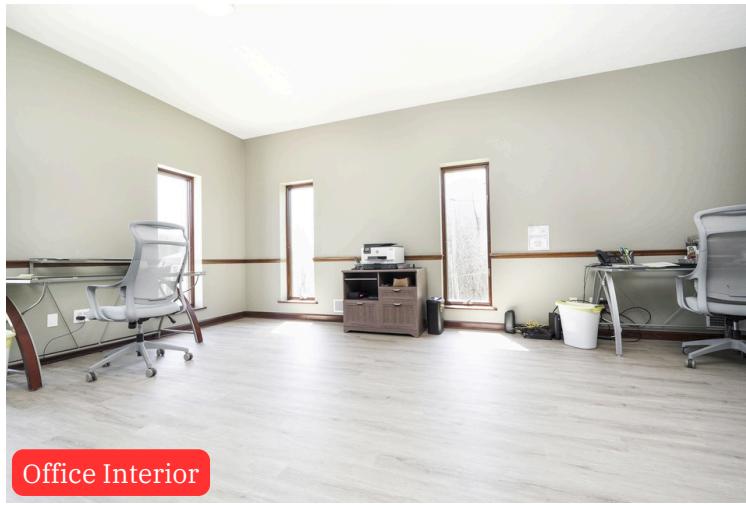
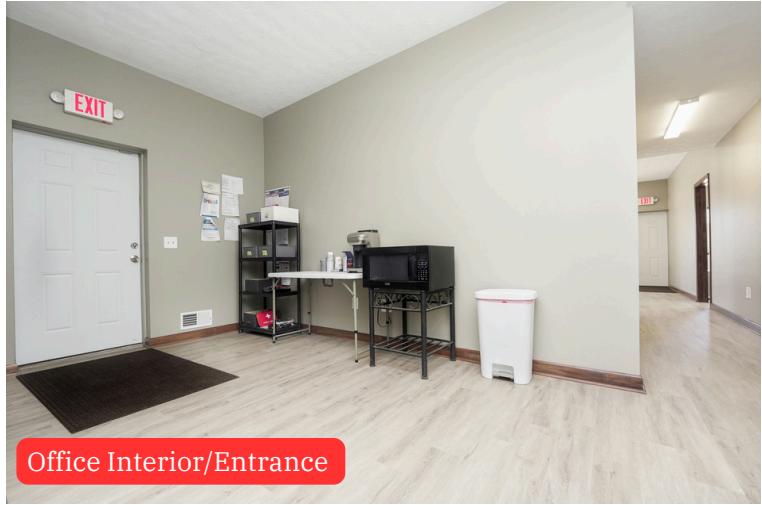
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## Photos



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Building #3 - Large Warehouse



Renovated Office Space



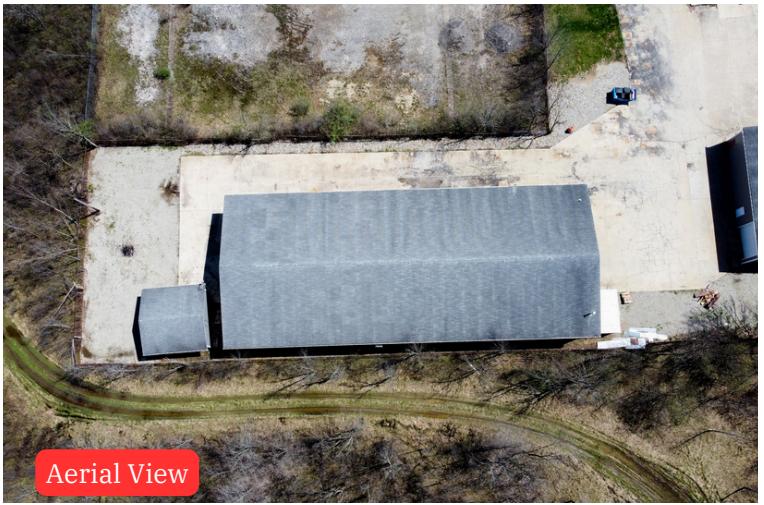
Renovated Office Space



3 Overhead Garage Doors



View From Loft



Aerial View

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## Overhead Parcel View



**One-of-a-kind opportunity for a user or investor.** Recently renovated from top to bottom, this turn-key opportunity has potential for a variety of different uses and potential for future development of additional buildings.

Located on approx. 3.01 Acres in Aurora, OH, with room to expand and build more. The property features several (high) overhead/drive-in garage doors, 18 ft. ceilings, 3 phase (440v) power, radiant heat and a large concrete parking lot.

Located just south of Route 82 and north of Pioneer Trail on the west side of Chamberlain Rd.

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