



For Sublease
125 Lena Dr.
Aurora, Ohio



Property Description

Available:	40,000-136,225 sq. ft. ±
Warehouse:	40,000-119,000 sq. ft. ±
Office:	17,225 sq. ft. ±
Year Built:	1974
Land:	20 acres
Zoning:	Mfg, processing, warehouse
Clear Height:	20'
Docks:	8 with levelers
Drive-in Doors:	1
Column Spacing:	50' x 50'
Parking:	150+
Power:	480V/3800amp/ 3 Phase

Sublease through 11/30/12. Includes aerosol storage room, paint room. Wet system sprinkler with .30 density; small explosion wall room—.60 density. Fenced storage yard area. See floor plan on back. Will consider short-term subleases.

contact information
Jeffrey A. Calig, CCIM x 210
jcalig@naidaus.com
David R. Hexter, SIOR x140
dhexter@naidaus.com
23240 Chagrin Blvd., Suite 250
Cleveland, OH 44122
www.naidaus.com
tel 216 831 3310
fax 216 831 9869



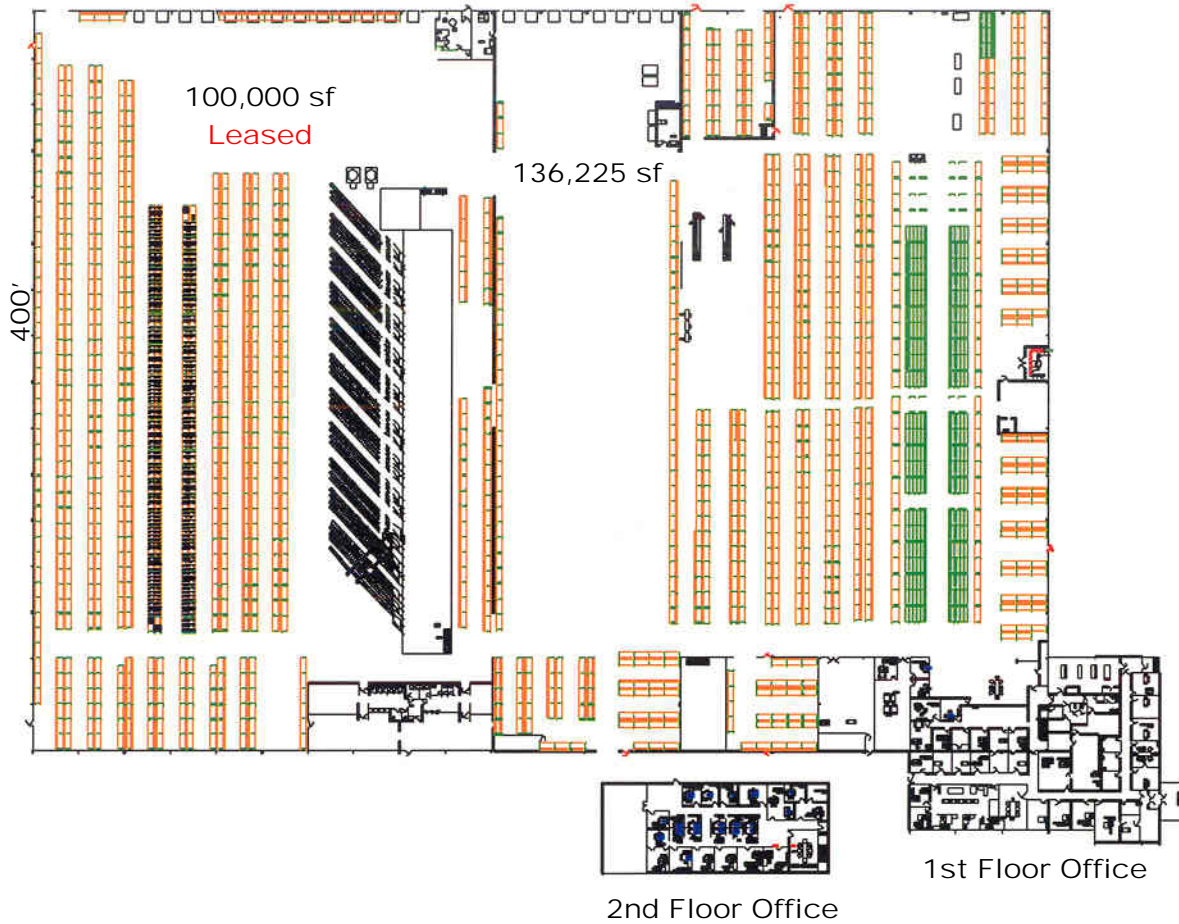
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Business Property Specialists, Inc. Broker

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125 Lena Dr. Floor Plan

Aurora, Ohio



Warehouse For Sublease



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BUILDING INFORMATION SHEET

LOCATION: 125 Lena Drive, Aurora, Ohio
AVAILABLE: 40,000 – 136,225 sf
WAREHOUSE AREA: 40,000 – 119,000 sf
OFFICE AREA: 17,225 sf (6,000 sq. ft. 2nd floor)
CONSTRUCTION: Brick/Block/Insulated metal
YEAR BUILT: 1974
LAND AREA: 20 acres
ZONING: Manufacturing, processing, wholesaling
CLEAR HEIGHT 20'
DOCKS: 8 with levelers
DRIVE-IN DOORS: 1
COLUMN SPACING: 50' x 50'
FLOORS: Concrete
PARKING: 150+
SPRINKLERED: Wet system - .30 density; small explosion wall room - .60 density
HEAT: Gas
LIGHTING: Metal halide/fluorescent
ELECTRIC POWER: 480V/3800 amps/3 phase
SECURITY SYSTEM: Fire and security
LAST USE: Distribution warehouse
SUBLEASE RATE: \$2.00/sf net
TAXES: \$.56/sf
COMMENTS: Sublease through 11/30/12. Roof and structure maintained by landlord. Includes aerosol storage room, paint room. Fenced storage yard area. Will consider short-term subleases.

CONTACT:

Jeffrey A. Calig, CCIM Direct Dial: 216-455-0910 jcalig@naidaus.com
David R. Hexter, SIOR Direct Dial: 216-455-0890 dhexter@naidaus.com



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