



For Sublease
125 Lena Dr.
 Aurora, Ohio

Property Description	
Building Size:	136,225 sq. ft. ±
Warehouse:	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
Security System:	Fire and security



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



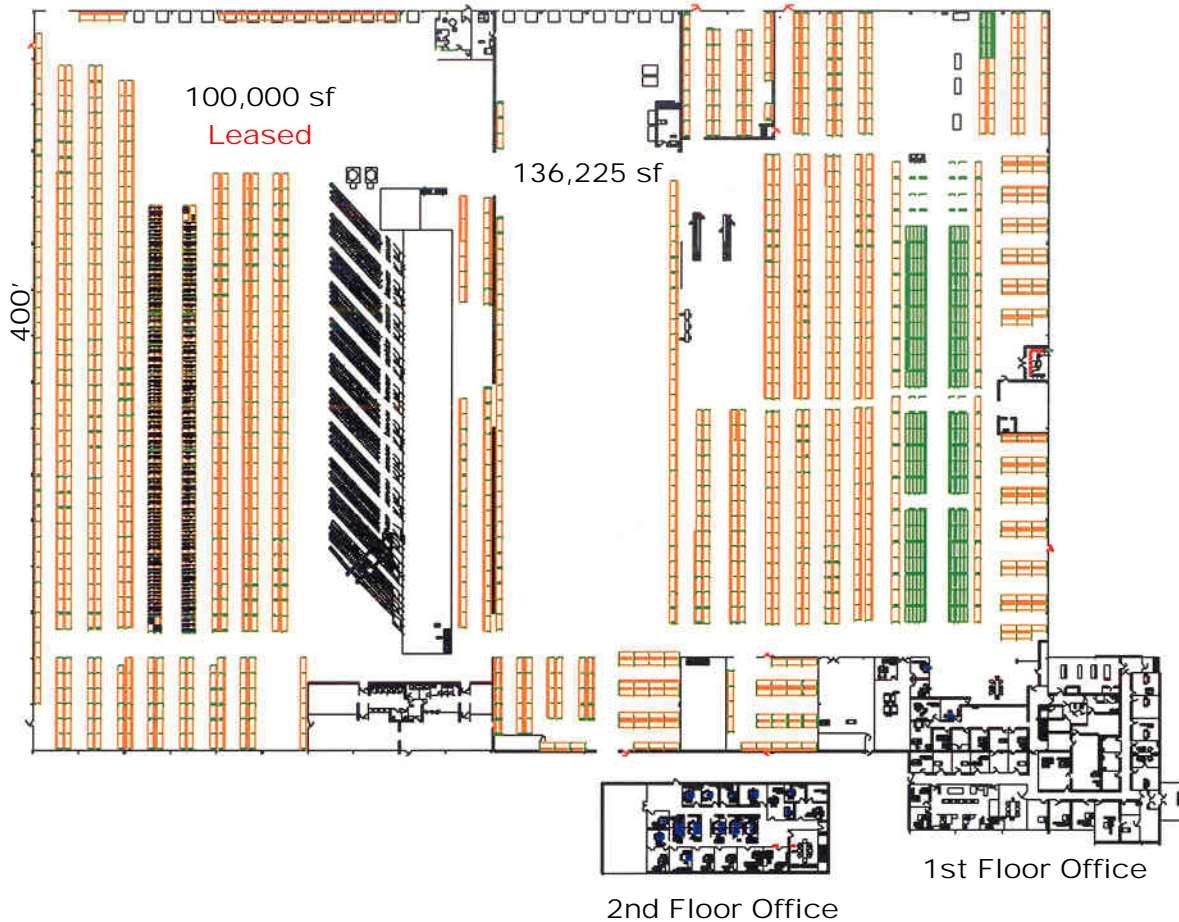
Commercial Real Estate Services, Worldwide.

Business Property Specialists, Inc. Broker

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information.

125 Lena Dr. Floor Plan

Aurora, Ohio



Warehouse For Sublease



Commercial Real Estate Services, Worldwide.

Business Property Specialists, Inc. Broker

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to condition, square footage or age are approximate. Buyer or Tenant acknowledges that they are relying on their own investigations and are not relying on Broker provided information.

contact information

Jeffrey A. Calig, CCIM

David R. Hexter, SIOR

23240 Chagrin Blvd., Suite 250

Cleveland, OH 44122

www.naidaus.com

tel 216 831 3310

fax 216 831 9869

BUILDING INFORMATION SHEET

LOCATION: 125 Lena Drive, Aurora, Ohio
SPACE AVAILABLE: 136,225 sf
WAREHOUSE AREA: 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



Commercial Real Estate Services, Worldwide.

Business Property Specialists, Inc., Broker