

# PRICE REDUCED



Click Below for  
Office & Warehouse Tour

## 260 Lena Dr.

Aurora, OH

### Property Features

- Building Size: 11,386 SF
- Warehouse Space: 5,600 SF
- Office Space: 5,786 SF
- Acres: 3
- Clear Height: 18'6"
- Drive-In Doors: 1- 12' x 16'
- Truck Docks: 1
- Year Built: 1992
- Power: 480v / 400 amp / 3 phase
- Roof: NEW Carlisle Roof, October 2019 with a 20yr. Warranty.
- Remodeled and Expansion Capabilities



For more information:

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# 260 Lena Dr.

Aurora, OH

# For Sale

# Photos



260 Lena Dr.  
Aurora, OH

For Sale  
Photos



**NAI Pleasant Valley**

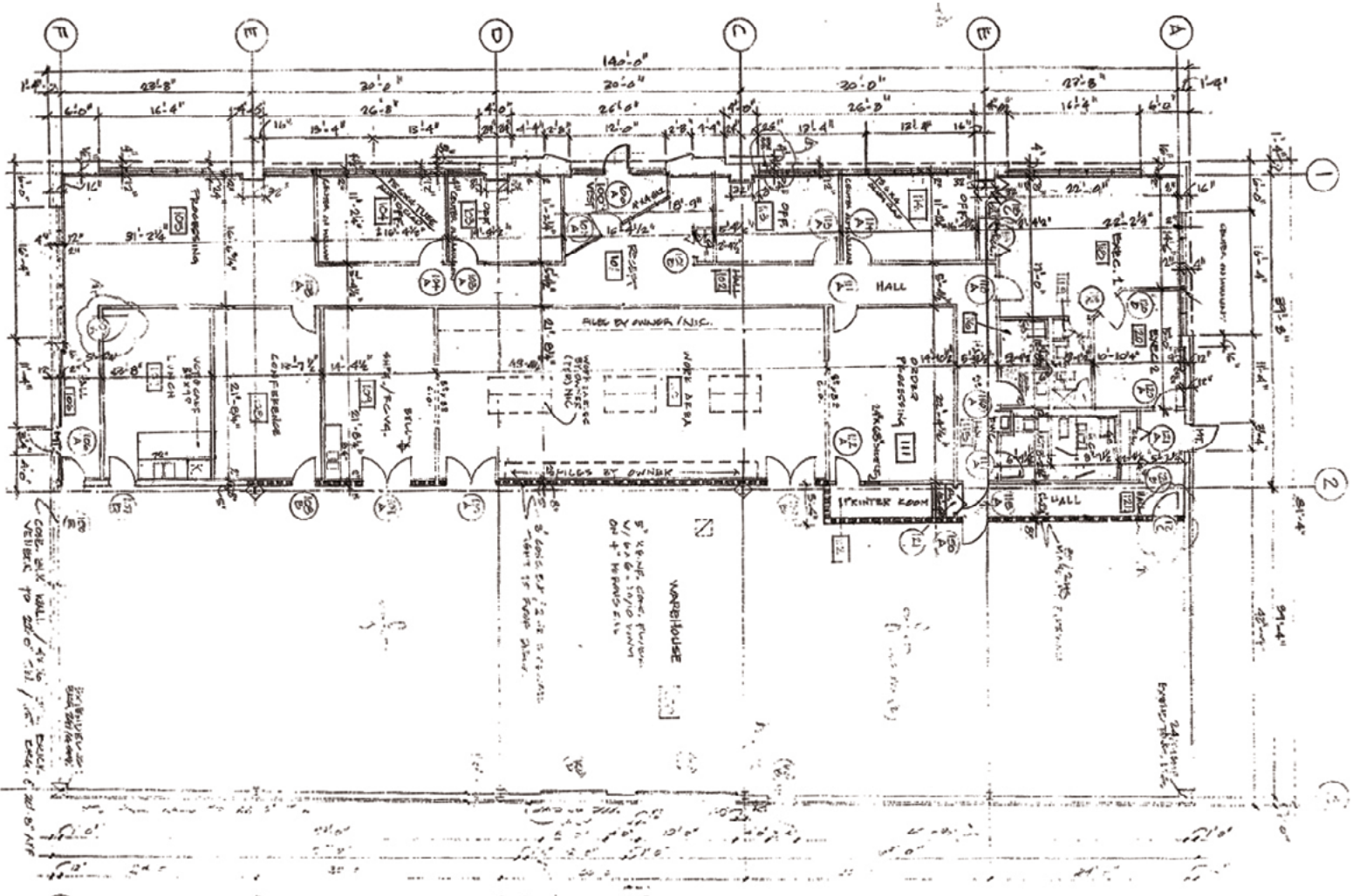
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# 260 Lena Dr.

Aurora, OH

# For Sale Floor Plan

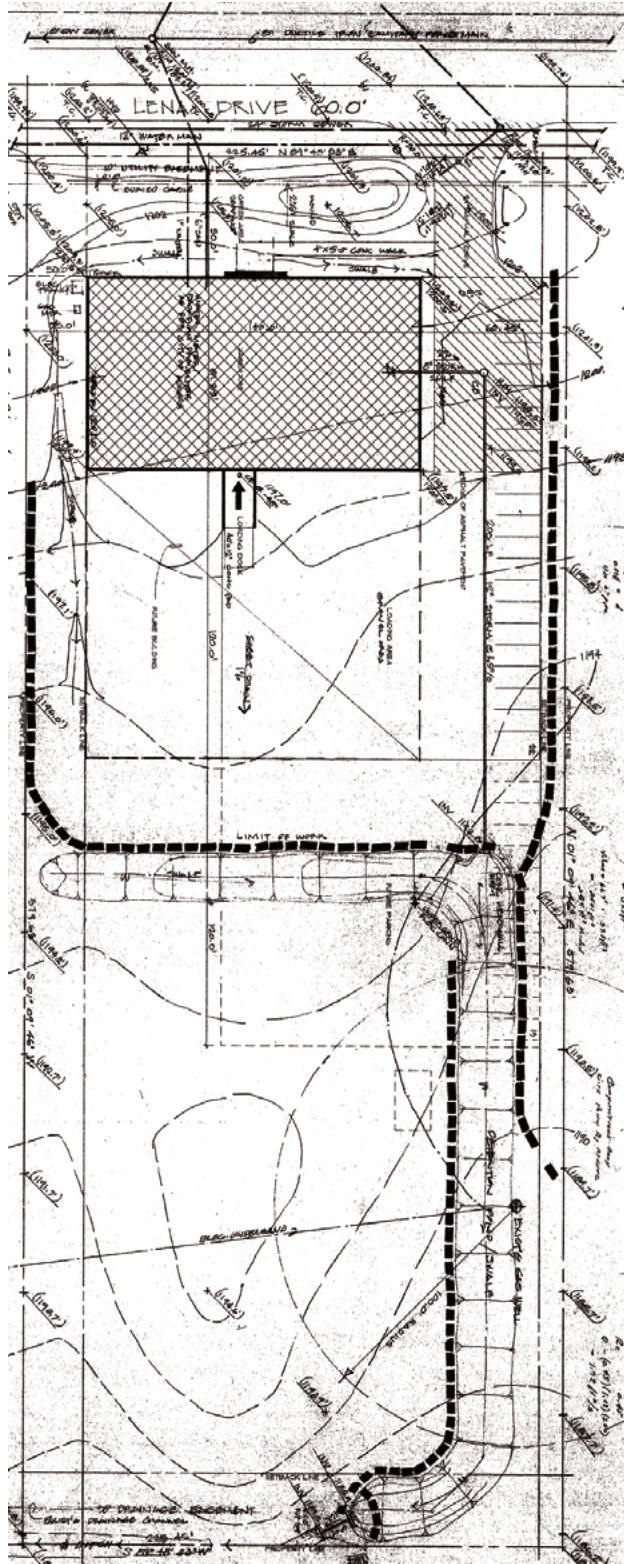


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# For Sale

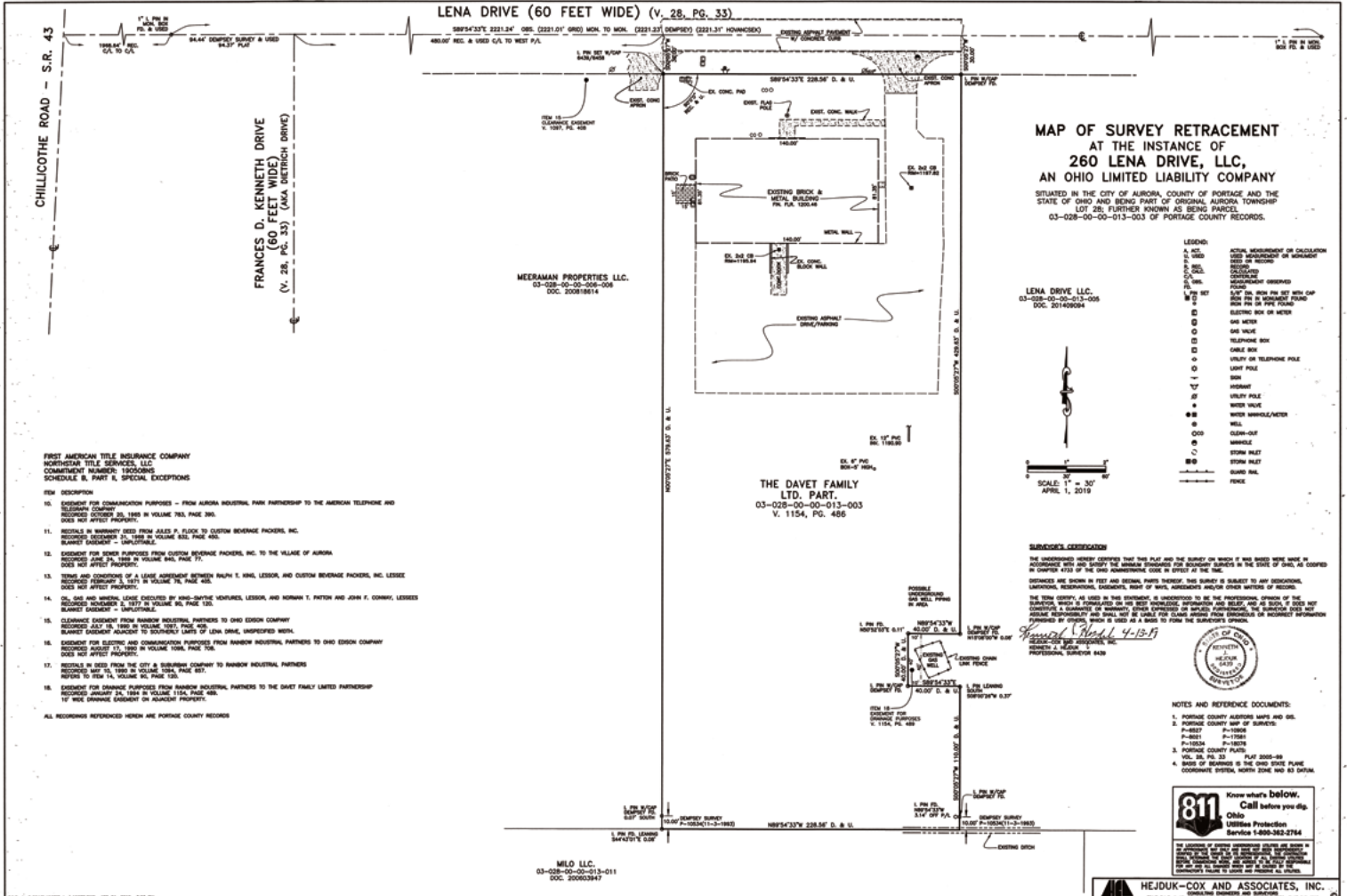
# Site Plan



**NAI Pleasant Valley**

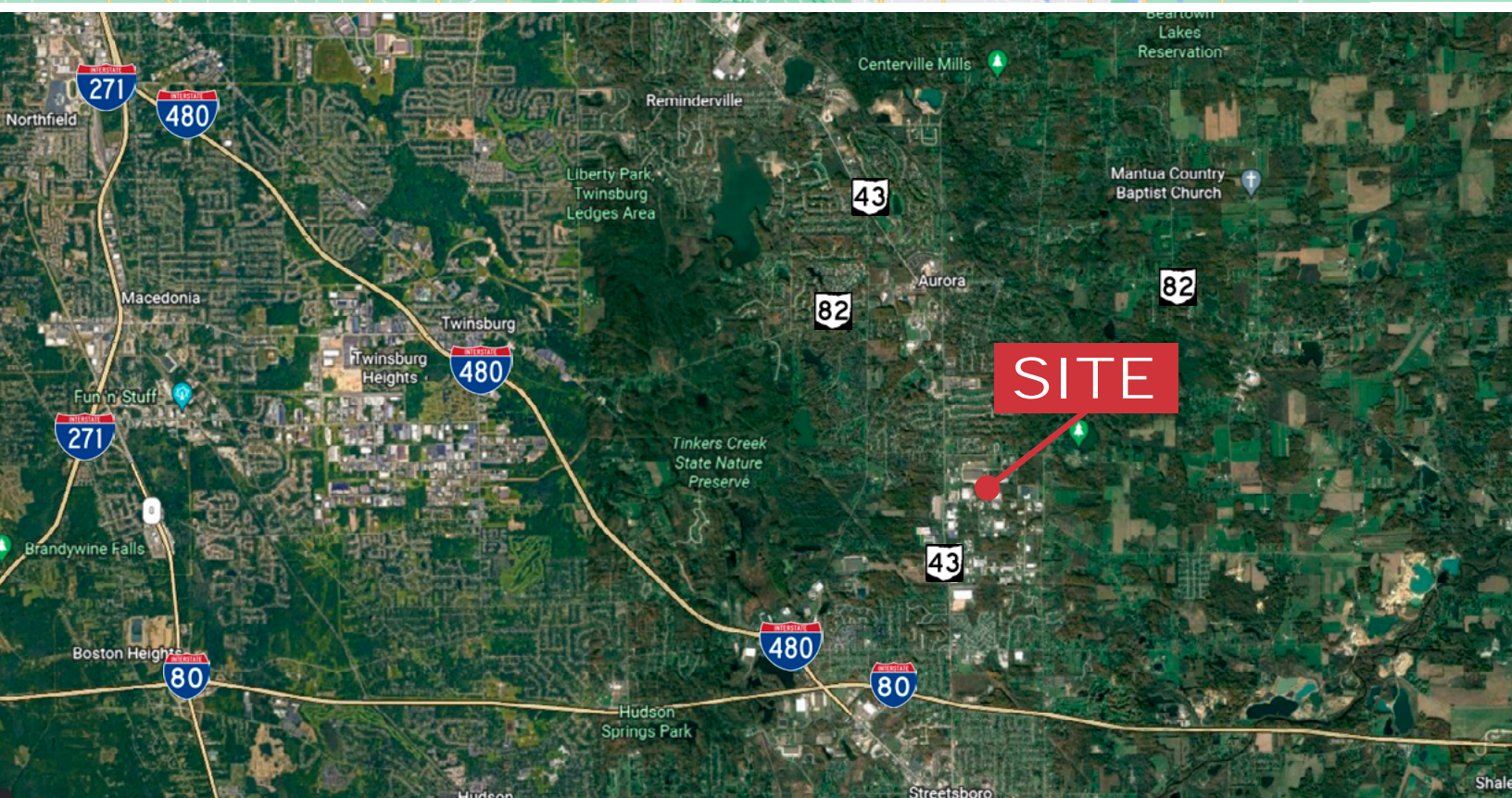
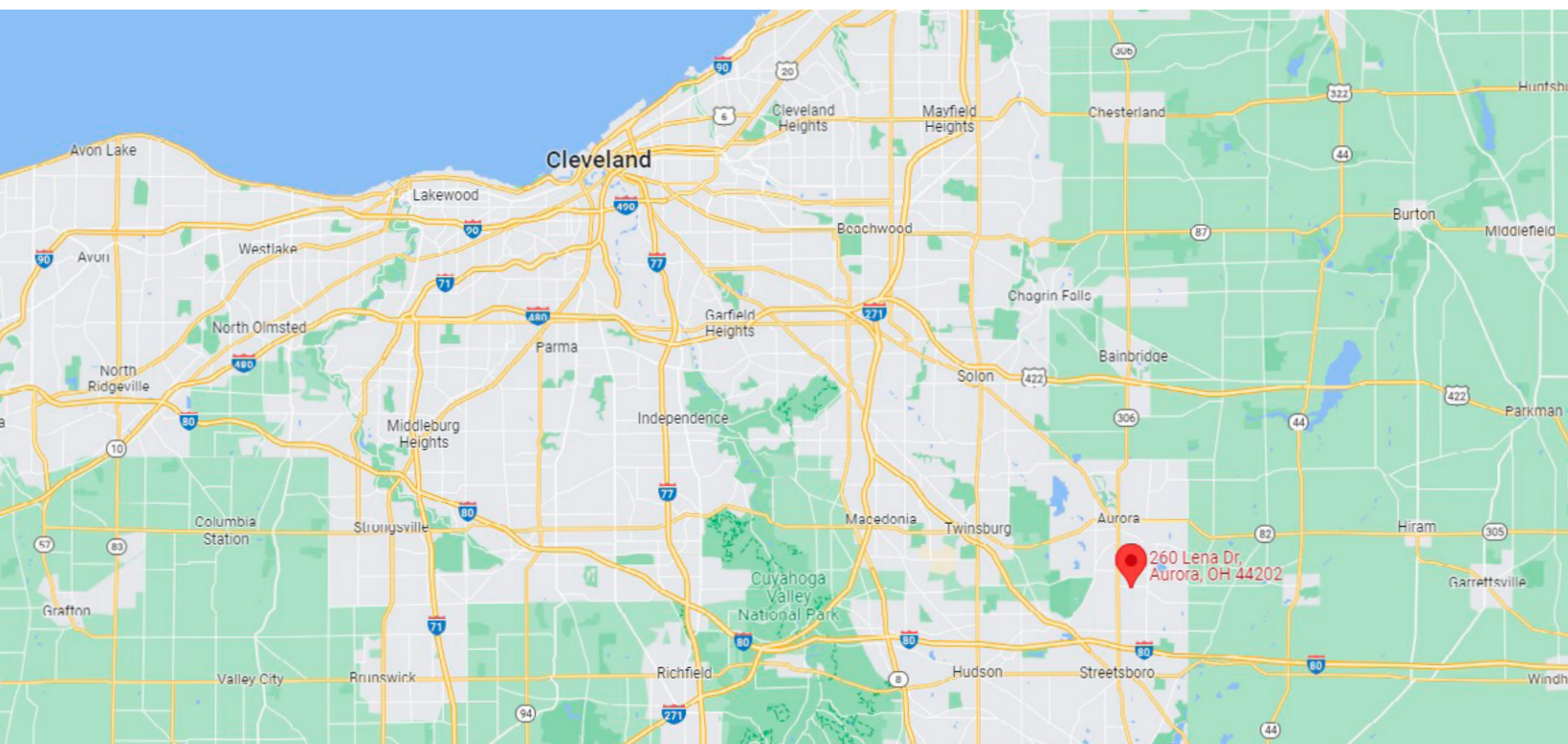
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For Sale  
Property Location



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## BUILDING INFORMATION SHEET

<b>LOCATION:</b>	260 Lena Drive, Aurora, Ohio
<b>BUILDING SIZE:</b>	11,386 SF
<b>WAREHOUSE AREA:</b>	5,600 SF
<b>OFFICE/AREA:</b>	5,786 SF
<b>CONSTRUCTION:</b>	Brick/Block
<b>YEAR BUILT:</b>	1992
<b>LAND AREA:</b>	3.0 Acres
<b>ZONING:</b>	Manufacturing, processing, wholesale
<b>CEILING HEIGHT:</b>	18'6" Clear
<b>TRUCK DOCKS:</b>	One
<b>DRIVE-IN DOORS:</b>	One: 12' x 16'
<b>COLUMN SPACING:</b>	Free span
<b>PARKING:</b>	22+
<b>HEAT:</b>	Overhead gas Reznor
<b>LIGHTING:</b>	LED
<b>ELECTRIC POWER:</b>	480 volt /400 amp /3 phase
<b>PURCHASE PRICE:</b>	\$990,000.00
<b>TAXES:</b>	\$12,760/year
<b>SECURITY SYSTEM:</b>	Yes
<b>FLOOR DRAINS:</b>	Yes
<b>ROOF:</b>	New Carlisle roof, October 2019 with 20-year warranty
<b>COMMENTS:</b>	High-end office and warehouse building. Remodeled and new roof. Expansion capabilities.
<b>CONTACT:</b>	Jeffrey A. Calig, CCIM David R. Hexter, SIOR



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 square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.