

PRICE REDUCED!

**30525 Aurora Road
Solon, Ohio**

Property Features

- Available: 85,395 SF
- Warehouse: 75,655 SF
- Office: 9,740 SF
- Acres: 5.51
- Drive-ins: 2 (12') 1 (14')
- Docks: 4 (levelers)
- Clear Height: 14'-22'3"
- Crane: 5 Ton
- Power: 480V/800 Amps/3 Phase
- Year built: 1955, 2007

**Well located manufacturing/
warehouse building with Crane.**



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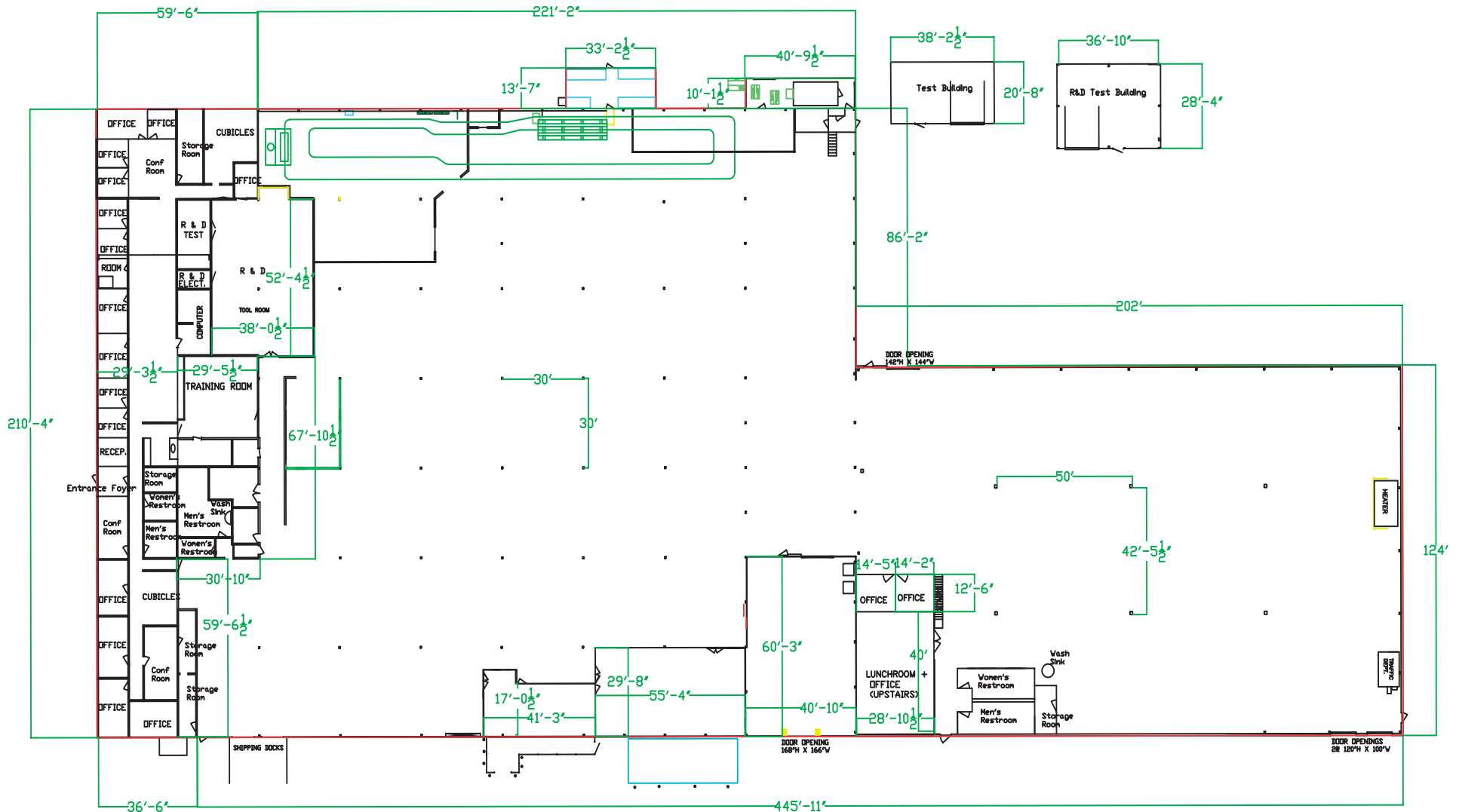
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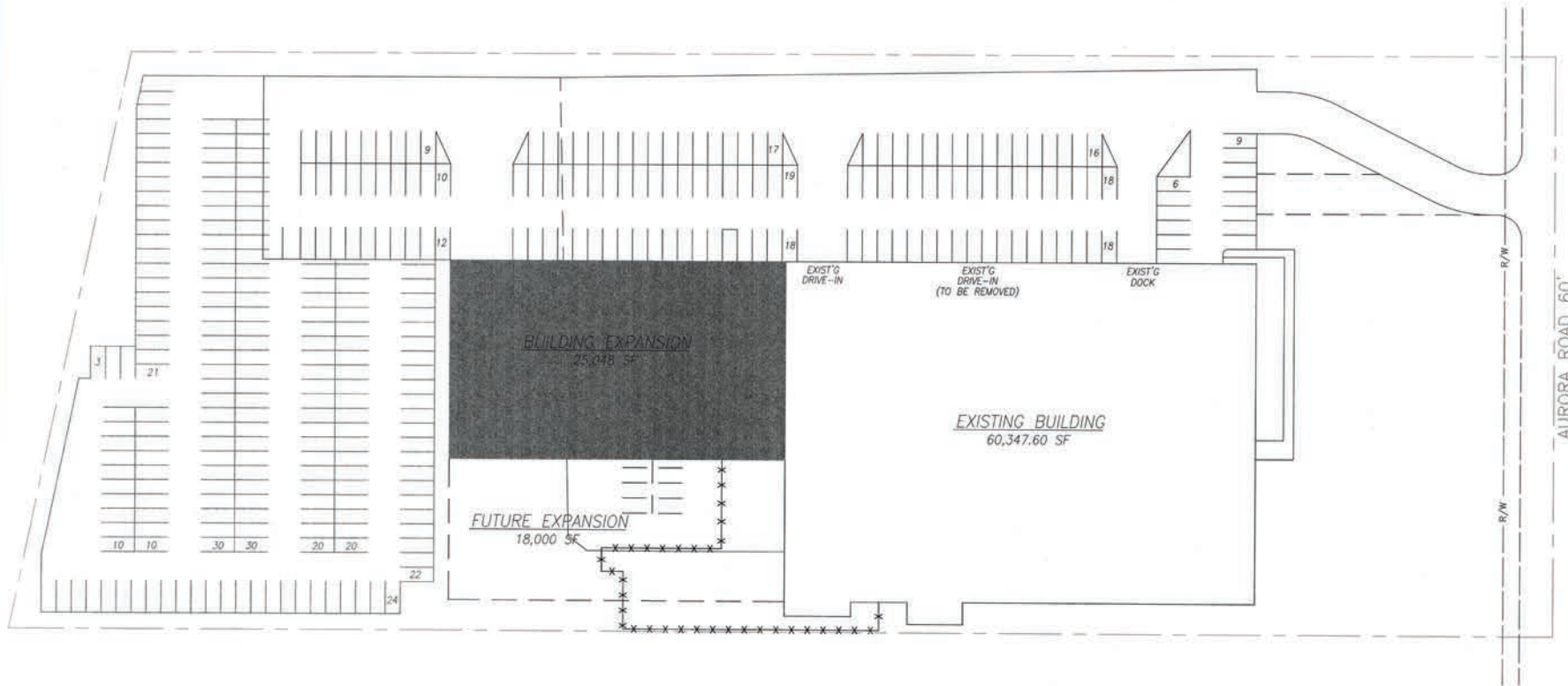
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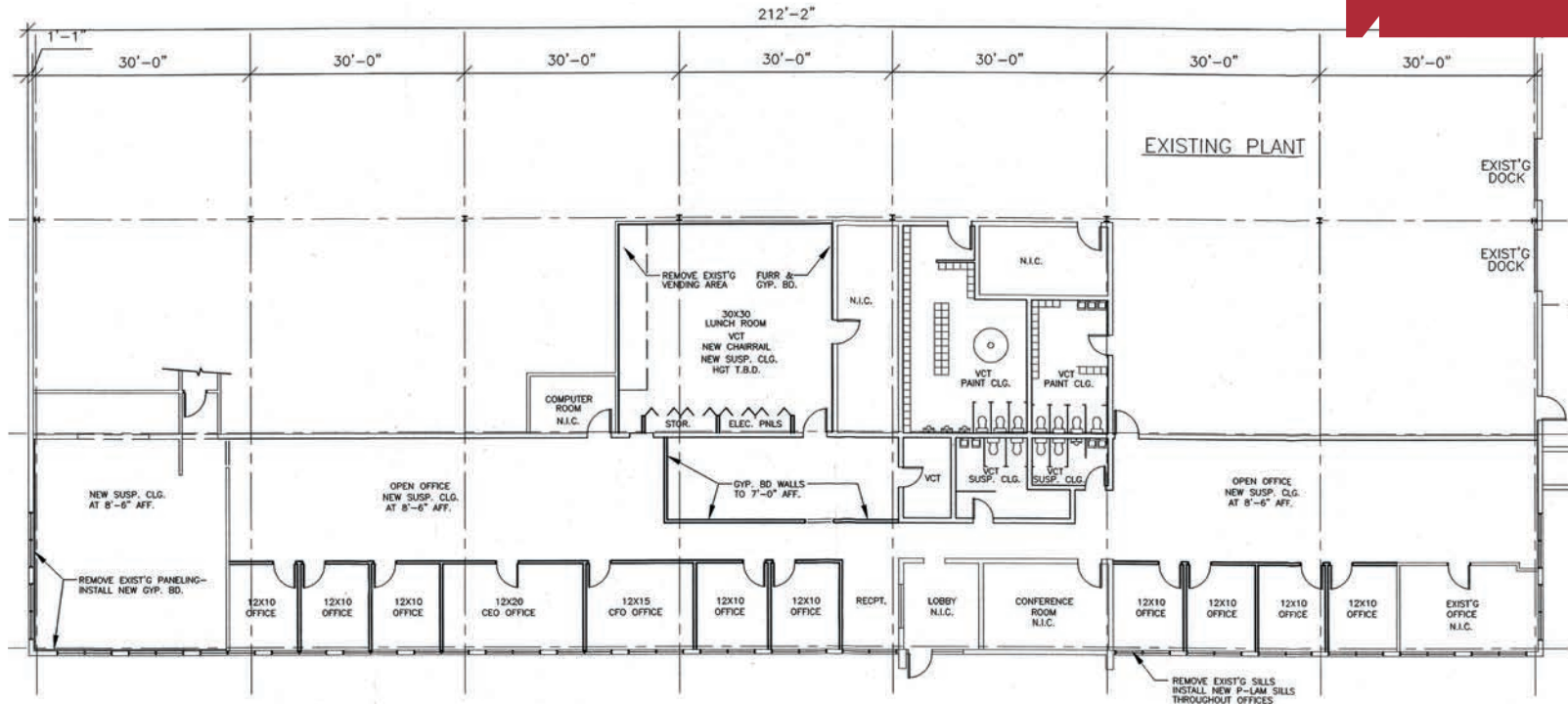


SITE PLAN
SCALE: 1" = 30.0'

SITE AREA:	7.37 ACRES
EXISTING BUILDING AREA:	60,347 SF
ADDITIONAL BUILDING AREA:	25,048 SF
TOTAL:	85,395 SF

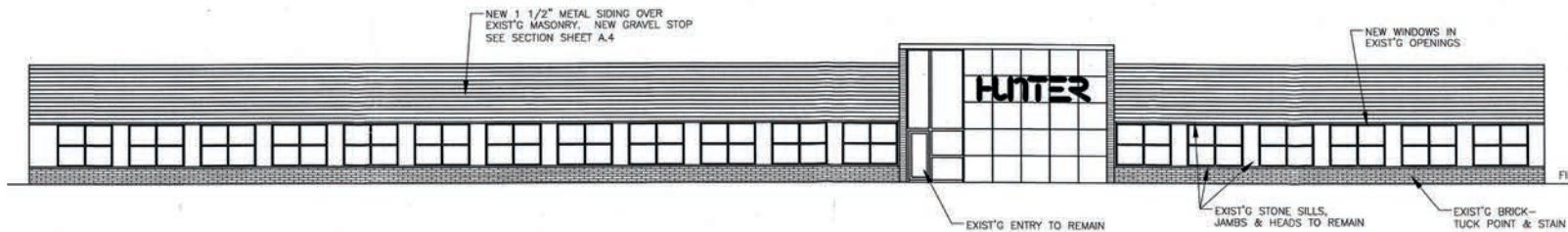
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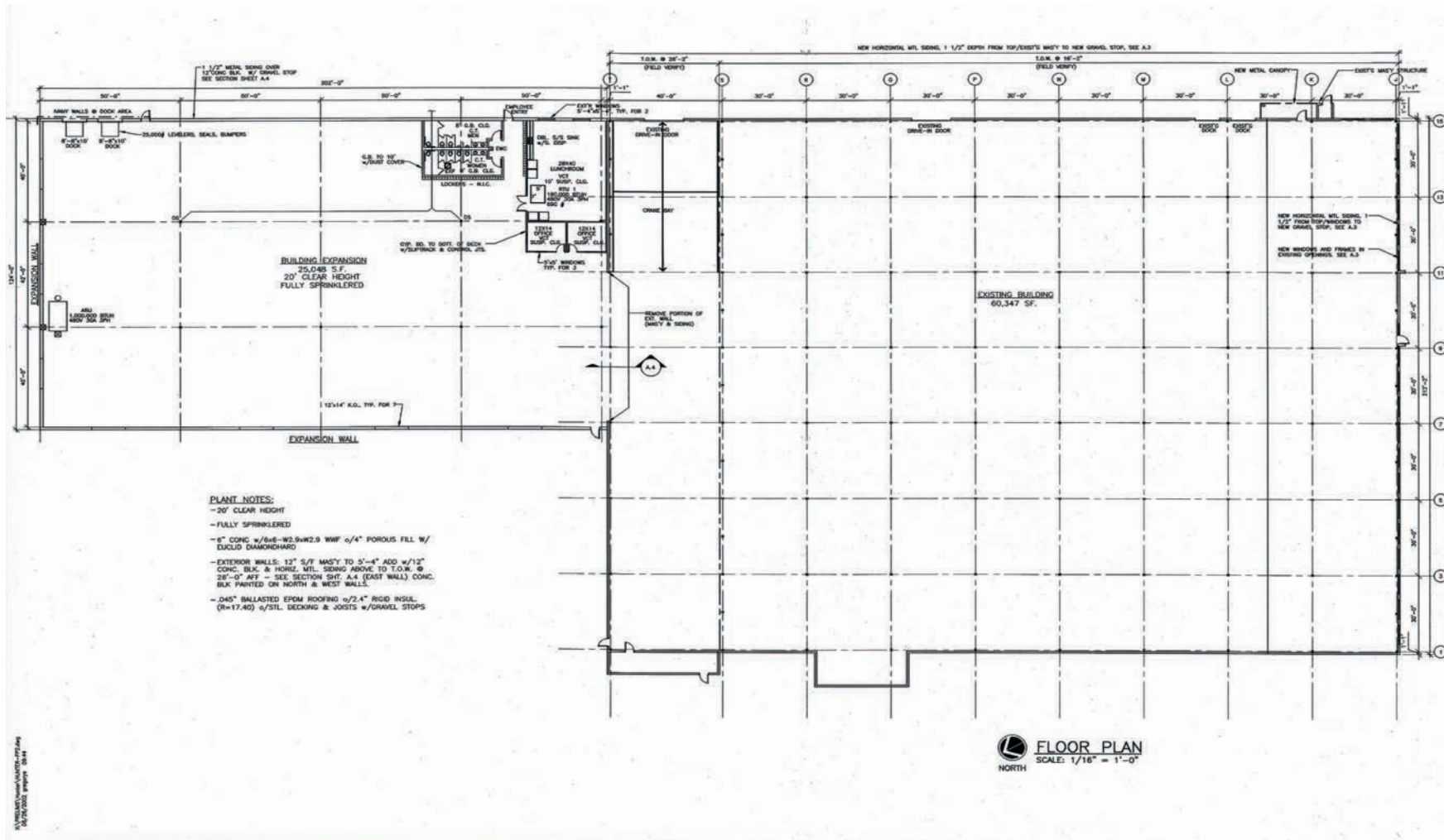
OFFICE FLOOR PLAN
 SCALE: 3/32" = 1'-0"
 REFERENCE NORTH
 NOTE: ALL OFFICE DIMENSIONS TO BE FIELD VERIFIED BEFORE CONSTRUCTION DRAWING PHASE

- OFFICE NOTES:**
- NEW CARPET & BASE THROUGHOUT OFFICES, UNLESS NOTED OTHERWISE
 - VCT FLOOR'G AREAS TO RECEIVE RUBBER BASE
 - CT FLOOR'G AREAS TO RECEIVE CT BASE
 - NEW 2-COAT EGGSHELL PAINT THROUGHOUT OFFICE RENOVATION AREAS
 - NEW DOORS/FRAMES TO BE STAINED/PAINTED
 - NEW SUSP. ACC. CEILING THROUGHOUT OFFICE RENOVATION AREAS UNLESS NOTED OTHERWISE
 - SPRINKLERS TO COORDINATE W/ NEW CDL'G/LIGHTING



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Side View



High Bay Addition



Outside Buildings



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Offices



Kitchen & Lunchroom



Climate Controlled Test Room



Training Room



Crane Bay



Shop Office



New Addition - Warehouse



Manufacturing Area



New Addition - Warehouse



Tool Room



BUILDING INFORMATION SHEET

LOCATION:	30525 Aurora Road, Solon, Ohio
SPACE AVAILABLE:	85,395 sq. ft.
WAREHOUSE AREA:	75,655 sq. ft.
OFFICE AREA:	9,740 sq. ft.
CONSTRUCTION:	Brick, Block, Metal
YEAR BUILT:	1956,2003
LAND AREA:	5.51 acres
ZONING:	I-2 (Industrial, Manufacturing)
CEILING HEIGHT:	14' – 22'3"
TRUCK DOCKS:	4 (2 levelers)
DRIVE-IN DOORS:	2 (12') 1 (14')
CRANES:	5 Ton
COLUMN SPACING:	50'x42' and 30'x30'
FLOORS:	Concrete: front 8", back 6"
SPRINKLERED:	Wet .25 GPM/SF over 2,090 sq. ft.
HEAT:	Office: boiler; Warehouse: overhead gas & air rotation unit
LIGHTING:	T8 energy efficient lighting
ELECTRIC POWER:	480Volt/800 Amp/3 Phase
SALE PRICE:	\$2,850,000
RENTAL RATE:	\$3.75/sf NNN
TAXES:	\$63,794/year
SECURITY SYSTEM:	Yes
FLOOR DRAINS:	Yes
ROOF:	Front: 15 years; Back: 10 years (rubber)
COMMENTS:	Well-maintained manufacturing and warehouse building. New high bay warehouse added in 2003. Buss ducts, air, water line drops throughout. Two compressors. 10,000 CFM ventilation system in place. Two paint booths with oven and two exterior storage buildings with power.
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