

7,200 SF of Affordable Office Space in Aurora's Thriving Industrial Corridor

For Sublease | 1263 S. Chillicothe Road, Aurora, Ohio 44202



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Real Estate



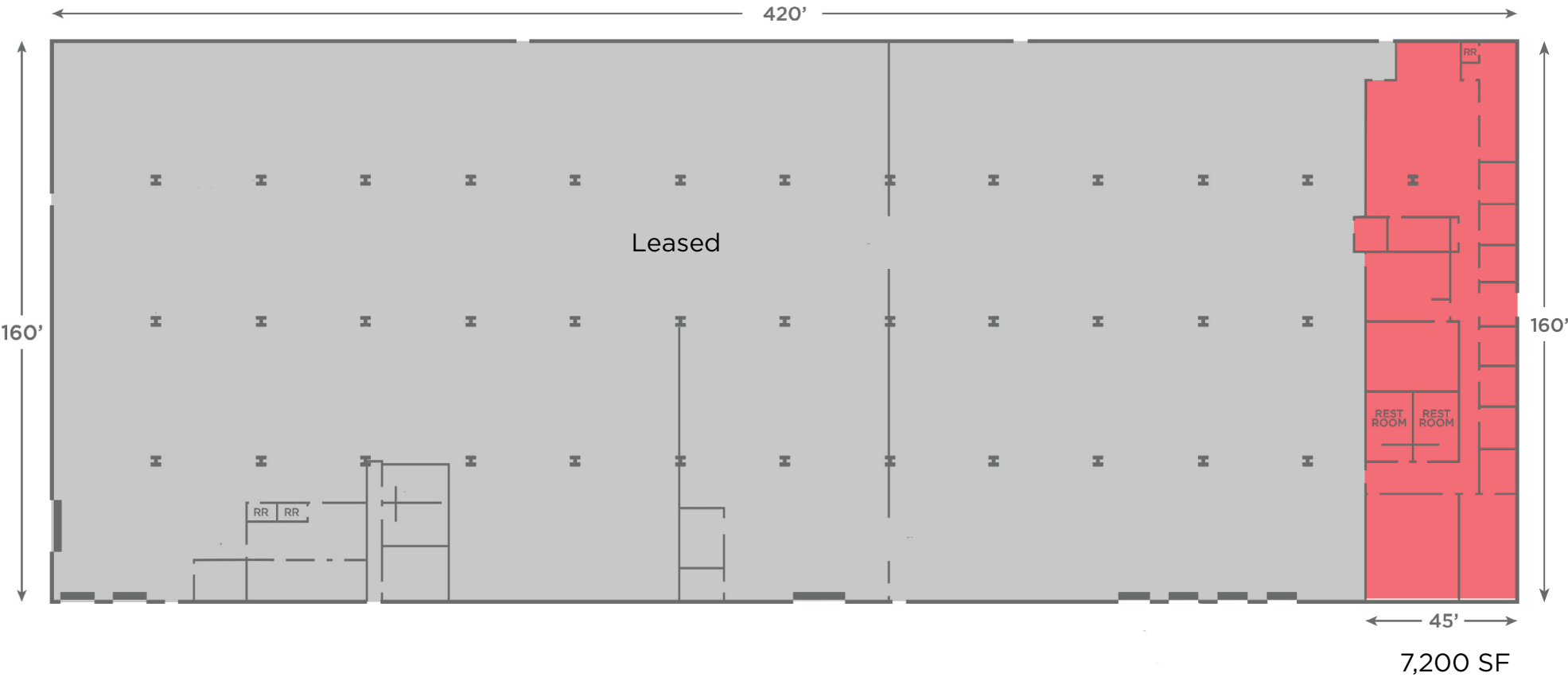
PROPERTY HIGHLIGHTS

- 7,200 SF of affordable office space available; perfect for contractors, engineers, and more!
- Located in Aurora with quick access to I-480 and I-80 (Ohio Turnpike) giving access to skilled workforce
- Surrounded by major industrial neighbors including McMaster Carr, Trelleborg, Ashley Furniture, and more!
- Business-friendly community offering excellent dining, lodging, and service amenities
- Ample parking on site with excellent signage opportunities along State Route 43

BUILDING STATS

Total Building Size:	67,620 SF
Available:	7,200 SF Office
Year Built (Reno):	1967 (2018 & Ongoing)
Land Size:	6.444 AC
Sublease Through:	03/31/2028
Lease Rate:	\$10.00/SF Gross

PROPERTY HIGHLIGHTS





50,467
Population
(2025 | 5 Mile)

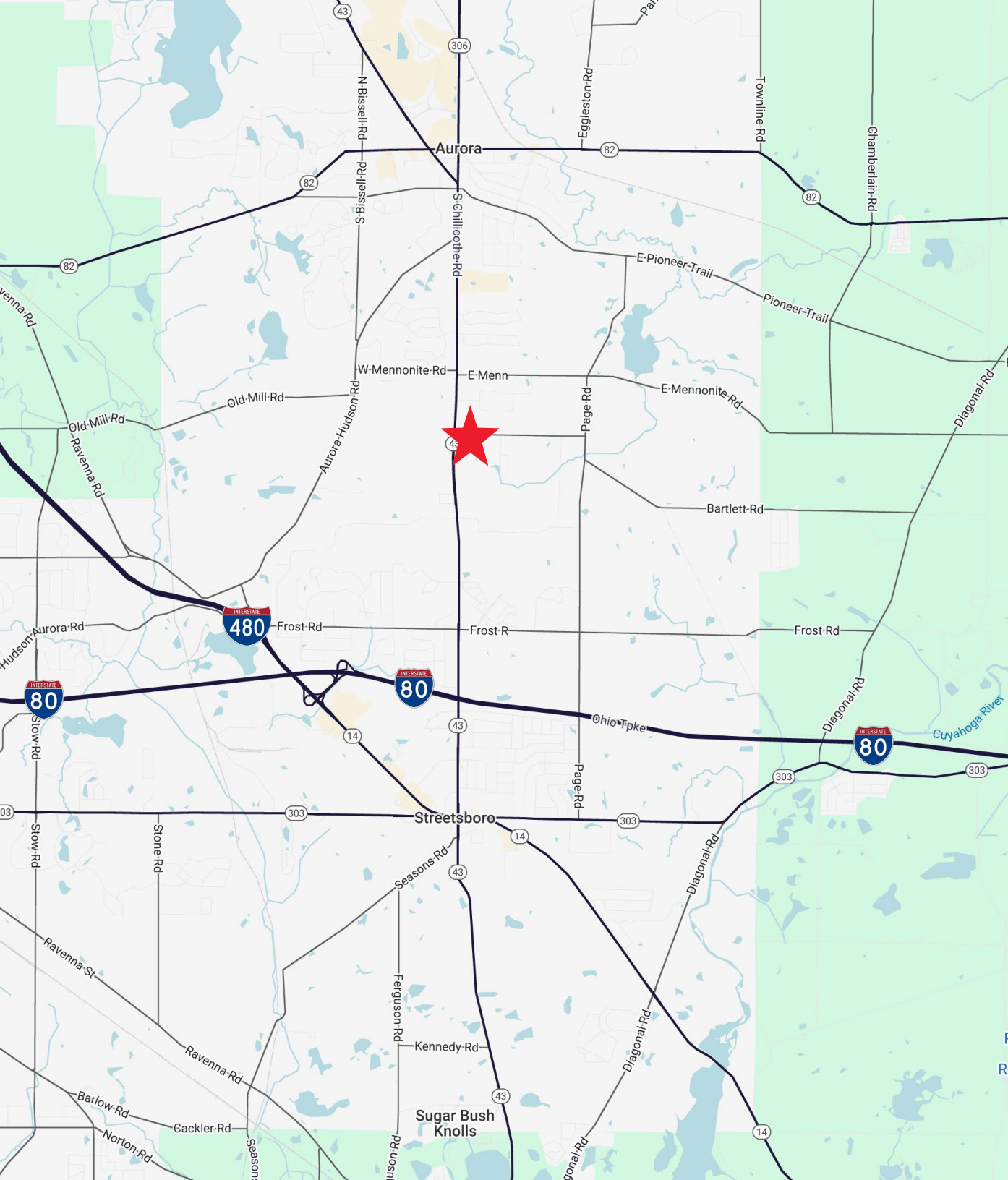
42.9
Median Age
(2025 | 5 Mile)

20,071
Households
(2025 | 5 Mile)

\$152,556
Household Income
(2025 | 5 Mile)

1,745
Total Businesses
(2025 | 5 Mile)

24,155
Total Employees
(2025 | 5 Mile)



1263 S. CHILLICOTHE ROAD AURORA, OHIO 44202

COLE SORENSON

Associate

+1 216 525 1470

csorenson@crescorealestate.com

SIMON CAPLAN, SIOR

Executive Vice President & Partner Emeritus

+1 216 525 1472

scaplan@crescorealestate.com



Cushman & Wakefield | CRESCO

6100 Rockside Woods Blvd, Suite 200

Cleveland, Ohio 44131

crescorealestate.com

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