



CLASS A WAREHOUSE SUBLEASE OPPORTUNITY

325 Campus Drive | Aurora, OH 44202

15,000 – 20,000 SF warehouse/distribution space sublease available

On site 3PL opportunity

Allegro

HIGHLIGHTS

Flexible 30,000 SF Sublease Opportunity

Portion of a modern, fully operational distribution facility—ideal for warehousing, light industrial, or logistics users.

Ready for Efficient Operations

Existing racking can remain, offering a turnkey solution and reducing upfront capital costs.

Securely Demised Space

Area will be separated by chain link fencing, allowing full functionality while maintaining security and clear boundaries.

On Site 3PL Opportunity

Leverage the existing tenant as a third party logistics provider, enabling scalable fulfillment, distribution, or value added services.

Industrial Infrastructure in Place

High clear heights, dock access, and efficient circulation typical of modern distribution facilities.

Cost Effective Sublease Structure

Attractive rates for high quality space—ideal for cost conscious users seeking speed to operation.

PROPERTY DETAILS

Available Space	15,000 – 20,000 SF
Asking Rent	Negotiable
Occupancy	April 2026
Lease Term	Negotiable
Sprinklers	ESFR
Dock Doors	2
Clear Height	40'
Year Built	2007



PHOTOS



LISTED BY:

JONATHAN ELSON, S10R

330.701.1989

jelson@allegrorealty.com

JONAH CONWAY

216.408.9140

jconway@allegrorealty.com

1938 Euclid Avenue, Suite 200
Cleveland, Ohio 44115

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