



**Dearborn County**  
ECONOMIC DEVELOPMENT  
I N D I A N A



## **Rack Building #1** **11,000 Sq. Ft. Aurora, IN**

---

### **General Information**

Type Construction:	Steel Frame & Metal
Price:	Purchase - \$695,000 Lease - Yes
Year Built:	2005
Dimensions:	125 ft. x 75 ft.
Acres Included:	2+
Additional Acres:	140
Zoning:	M-1
Former Use:	Warehouse
Multi-Tenant:	Yes
Available SF:	11,000 sq. ft.
Address:	10225 Randall Ave.

---

### **Building Details**

Ceiling Heights:	At Center: 20 ft. At Eaves: 18 ft.
Column Spacing:	
Floor Thickness:	6 inches (reinforced)
Total Parking:	40+
Truck Doors:	Dock Height: Drive-In: 3 Other:
Sprinkler System:	No
Roof Type:	Metal
Office Square Feet:	1,350 sf in each unit Attached or Interior: Interior
Cranes:	No
Air Conditioning:	Office

**Dearborn County Economic Development Initiative**  
320 Walnut Street | Lawrenceburg, IN 47025 | Phone 800-322-8198 (Toll Free)



**Dearborn County**  
ECONOMIC DEVELOPMENT  
I N D I A N A

## **Rack Building #1** **11,000 Sq. Ft. Aurora, IN**

---

### **Utilities**

Water Supplier:	Aurora Utilities Location: Randall Avenue Main Size: 6 & 8 inch Static: 70 psi Res: 20 / 1500 gpm
Sewer Supplier:	Aurora Utilities Location: Randall Avenue Main Size: 6 & 8 inch
Electric Supplier:	Southeast Indiana REMC Location: Primary Voltage: 440
Gas Supplier:	Aurora Utilities Location: Randal Avenue Main Size: 4 inch
Telecom Suppliers:	Sprint; Comcast

---

### **Transportation**

Highway:	US 50 Distance: Adjacent
Interstate:	I-275 Distance: 8 miles
Airport:	Cincinnati / NK International Distance: 25 miles
Rail:	None
Installed siding:	No

---

### **Comments**

Owner willing to finance purchase.

Listing Agent: Joan Lane (Kelly Biddle), Coldwell Banker / West Shell, 812-537-700 or 513-325-8547