



BUILDING SIZE:

50,246 SF TOTAL
3,160 SF OFFICE
2,770 SF SHOP OFFICE & RESTROOM
1.74 acres

PROPERTY FEATURES:

DOCKS	Three (3)
DRIVE-INS	Two (2)
CONSTRUCTION	Masonry
PARKING	130 spaces
LIGHTING	LED
HEAT	Gas/Forced Air, Radiant Tube
SPRINKLER	Wet
CEILING HEIGHT	15' - 20' max.
POWER	600 AMPS, 480 Volt, 3-Phrase

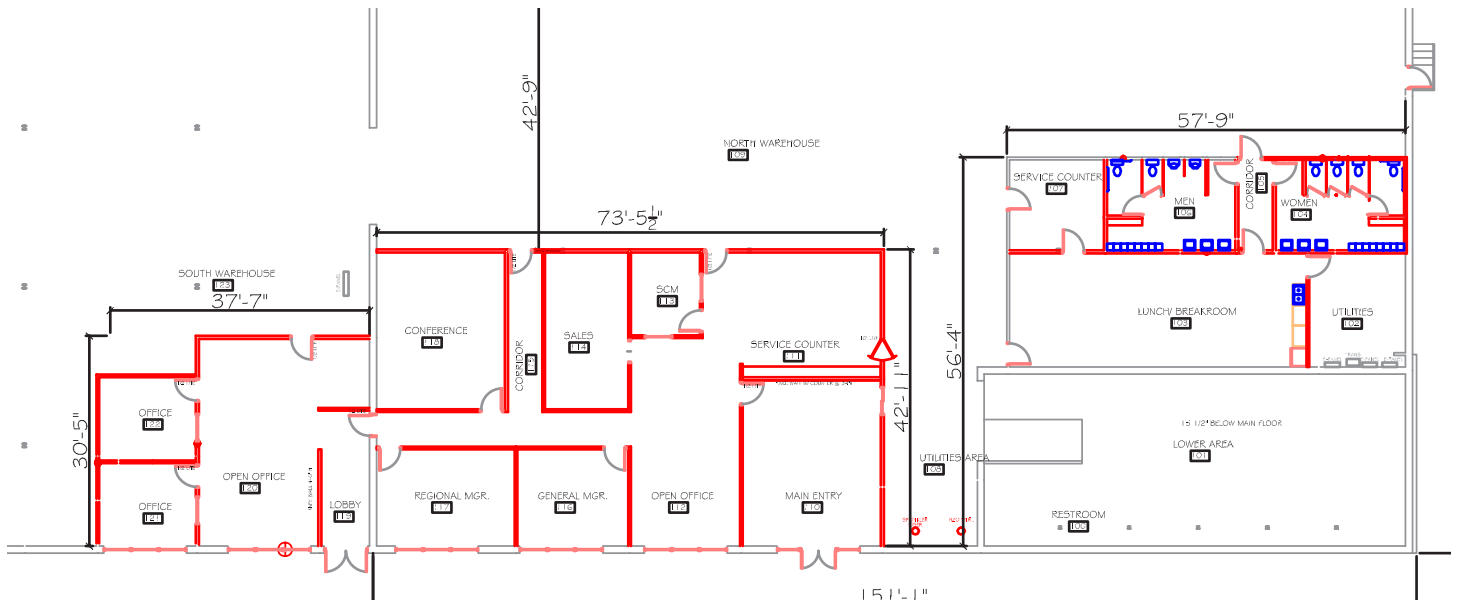
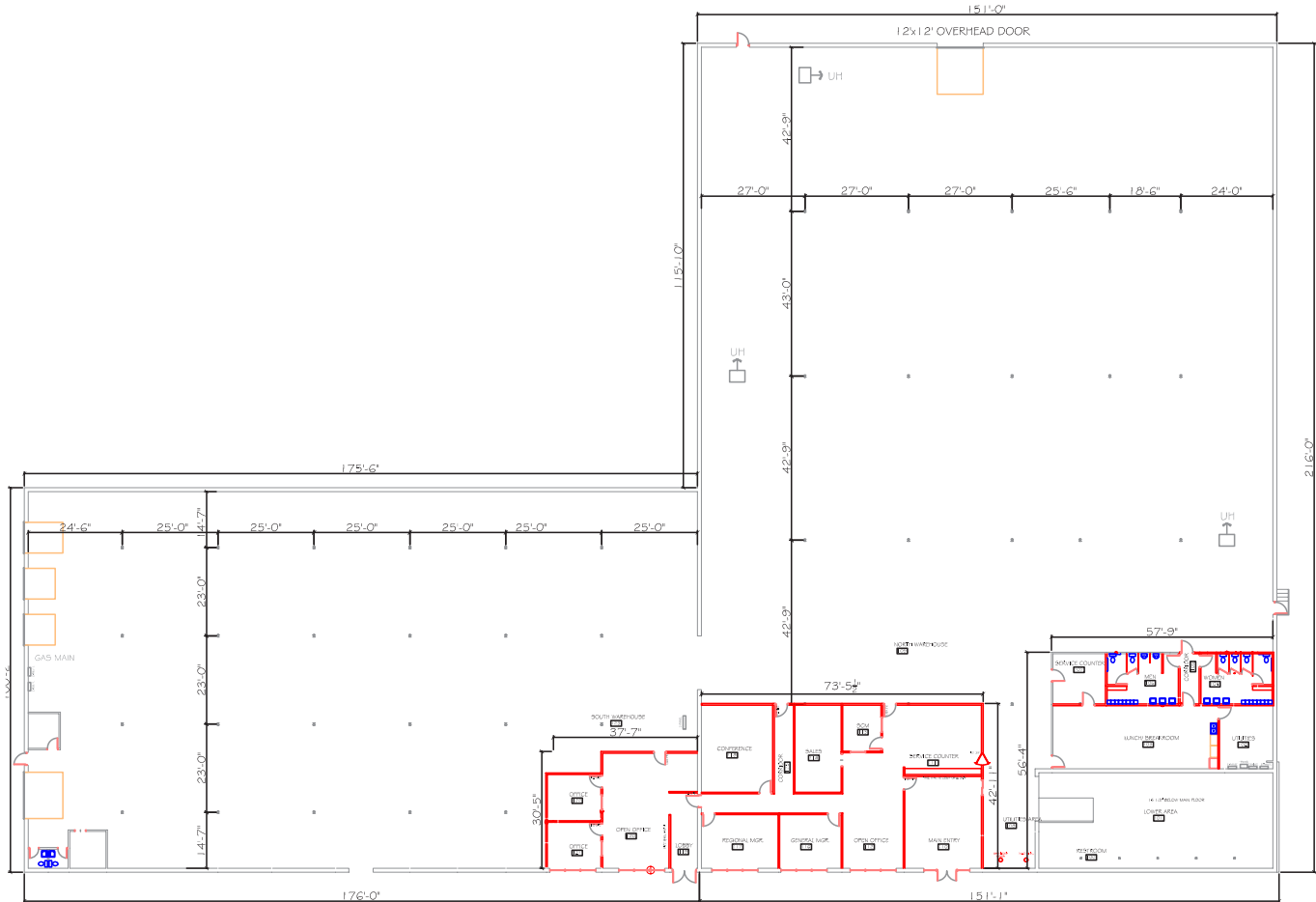
KEY POINTS:

- Potentially divisible to 17,630 SF with 1,080 SF of office space or 32,616 SF with 4,850 SF of office space
- Visible from Rt. 57 and I-90
- Great highway access to both I-90 and the Ohio Turnpike
- Close to amenities such as restaurants, shopping, and hotels

ASKING LEASE RATE:

\$4.75/SF NNN
Estimated NNN Charges: \$0.90/SF
(Based on 2025 expenses)

FLOORPLAN





6474 LORAIN BOULEVARD

Elyria, Ohio 44035

(RT 57 and I-90)

FOR LEASE



KEVIN M. KELLY / Executive Vice President & Partner Emeritus
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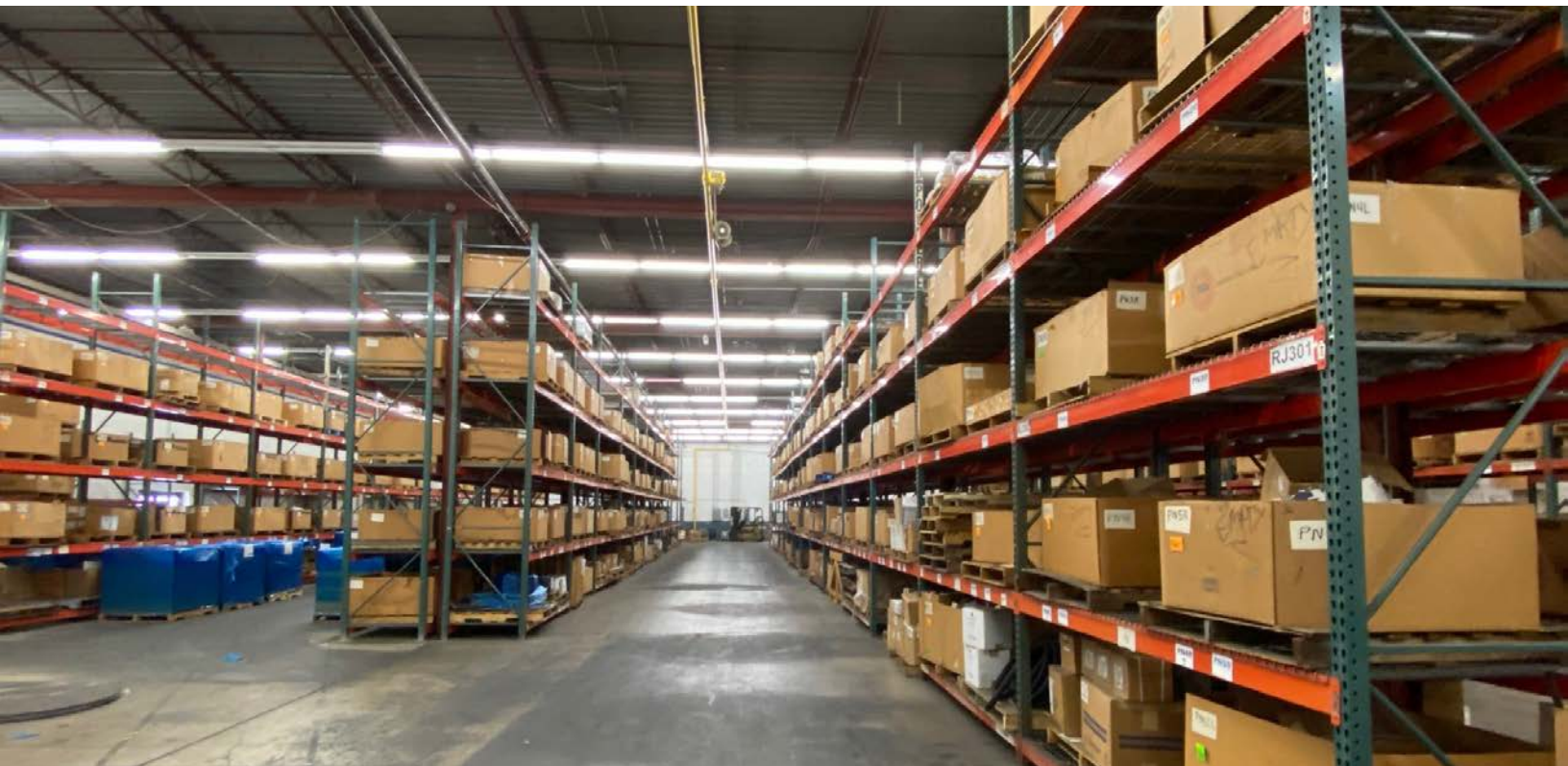
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