

# Strategic Pair: Two Properties For Sale

1270 Colorado Avenue  
& 1744 Iowa Avenue  
Lorain, Ohio 44052

Two Building Opportunity | Sale-Leaseback (Iowa) & Vacant Owner/User Opportunity (Colorado)



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For Sale

## Opportunity Overview

1270 Colorado Avenue and 1744 Iowa Avenue are located in Lorain (Lorain County) and consists of two single-story industrial buildings totaling 23,326 SF on 2.72 acres. The properties are zoned for Light Industrial use.

### LOCATION INFORMATION

- + Located within 5 miles of I-90, and near the Route 2 & I-80 (Ohio Turnpike)
- + Situated between US 6 and OH SR 57
- + Lorain County Opportunity Zone: 39093023000, which may be eligible for preferential tax treatment
- + A 35-minute drive (23 miles) to Cleveland and Cleveland-Hopkins International Airport

### PROPERTY INFORMATION

#### 1270 Colorado Avenue

- + 7,540 SF Industrial Building
  - Vacant
- + Drive-Ins: 1
- + Building Height: 12'

\$299K

Purchase Price

#### 1744 Iowa Avenue

- + 15,786 SF Owner-Occupied Building
- + Sale-Leaseback Opportunity
  - \$3,500 per month for 5 years
- + Drive-Ins: 1
- + Docks: 1
- + Building Height: 16'

\$459K

Purchase Price



↑ 1270 COLORADO AVENUE

1744 IOWA AVENUE ↓

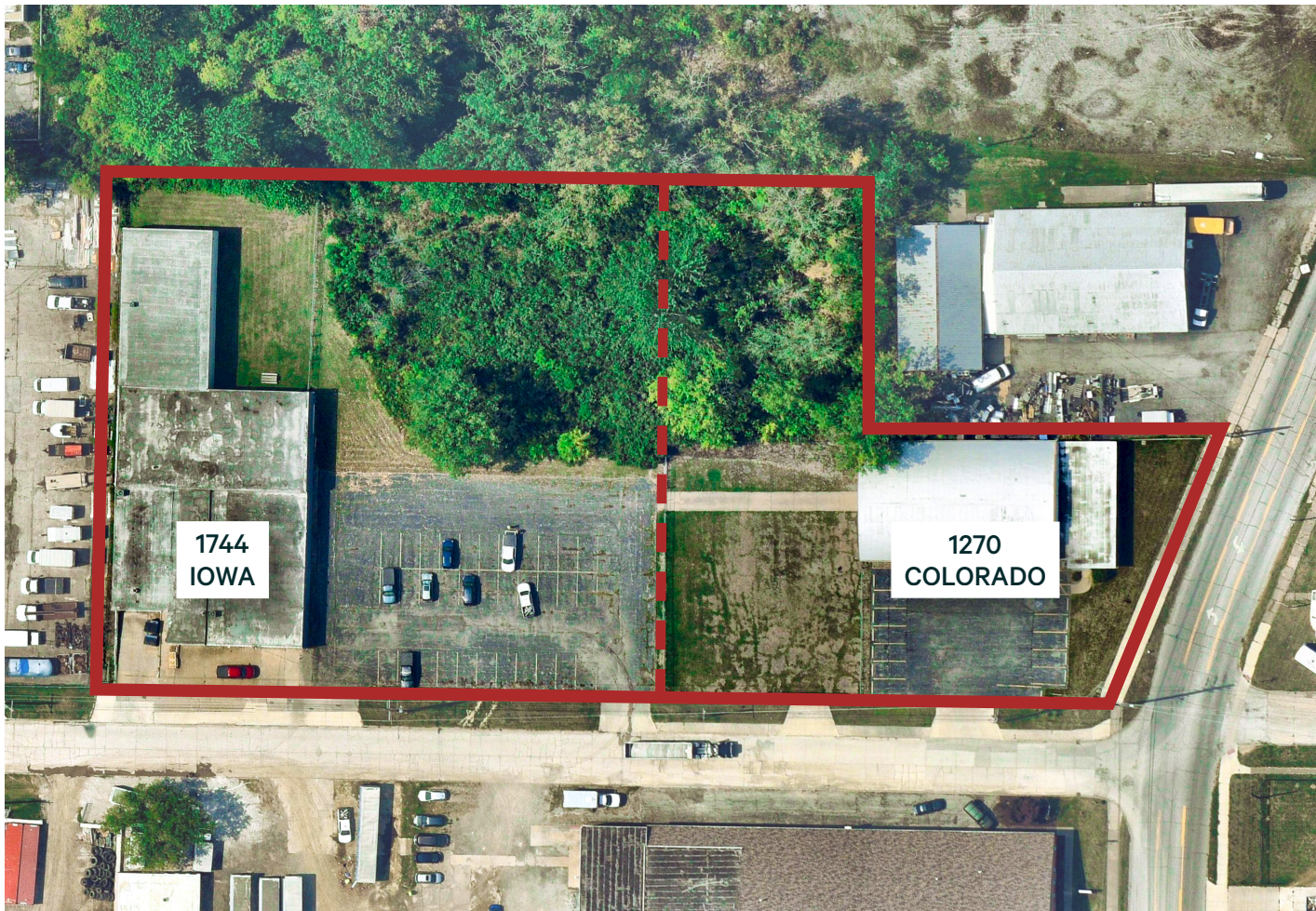


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## Property Aerial



### PARCELS (LORAIN COUNTY)

PPN: 0200051141039

PPN: 0200051141040

PPN: 0200051141041

PPN: 0200051141042

PPN: 0200051141043

PPN: 0200051141044

2.72

Total Acres

\$299K

Colorado Ave Purchase Price

\$459K

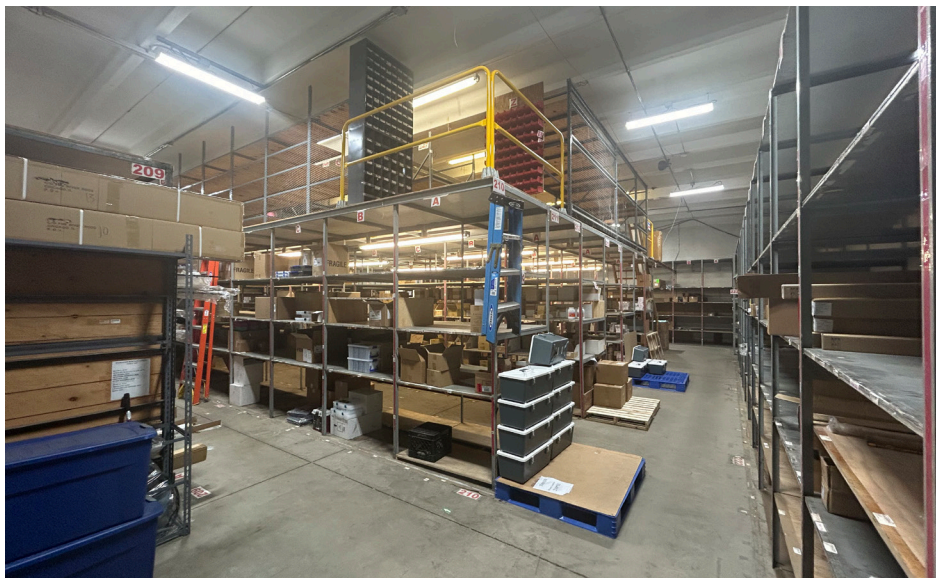
Iowa Ave Purchase Price

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## Interior Photos

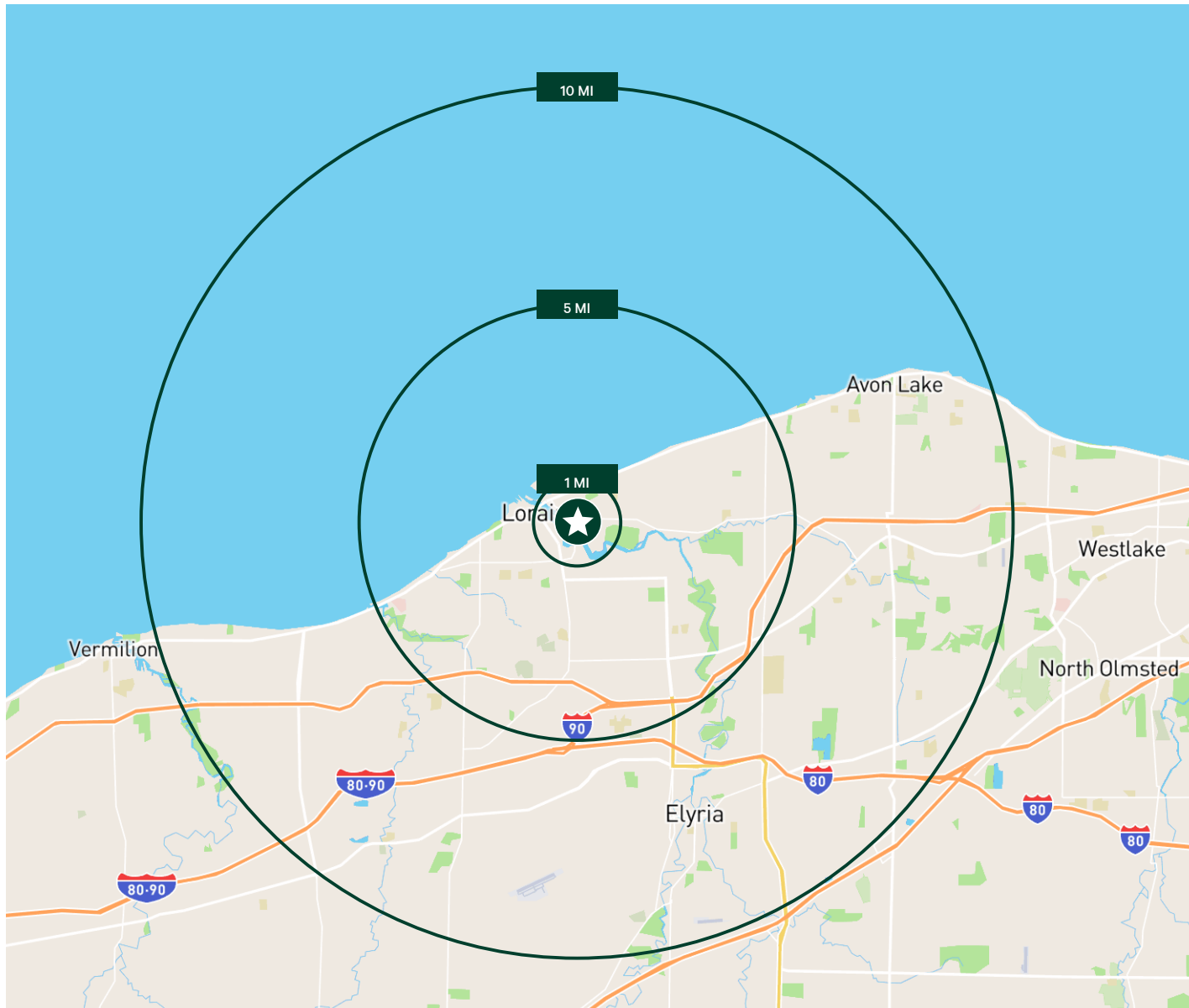


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## Location & Demographics



### QUICK DEMOGRAPHIC STATS 5 MILE RADIUS



88,456

2024 POPULATION



36,831

2024 HOUSEHOLDS



\$70,068

2024 AVERAGE  
HOUSEHOLD INCOME



75,236

DAYTIME POPULATION



60,911

POPULATION 25 & OVER



2,187

2024 BUSINESSES

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1744 IOWA AVENUE

## Contact Us

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