

FOR LEASE

Northern Ohio Industrial Park

**1400 Lowell Street**

Elyria, Ohio 44035



**One Million Square Foot Industrial Complex w. 515,200 SF of 18' – 32' clear warehouse space available with 19 docks and 1 drive-in door plus Norfolk Southern rail available**





# PROPERTY FEATURES



**1,056,527 SF**

TOTAL BUILDING SIZE

**515,200 SF  
(DIVISIBLE SPACES)**

TOTAL SPACE AVAILABLE

**130.12 ACRES**

TOTAL SITE SIZE

**\$4.25/SF NNN**

LEASE RATE

**\$0.50/SF**

ESTIMATED NNN EXPENSES

## AMENITIES

- On-Site Management
- Security Guard
  - Weekdays - 5:00 pm - 8:00 am
  - 24 Hours on Weekends
- Highway Access
  - I-80 (Ohio Turnpike) - 2.2 Miles
  - I-90 / Route 2 - 3.3 Miles
  - I-480 - 9.5 miles
  - Tour 57, Route 113, Route 10 - 6.0 Miles
- Pro-Business Community
- Easy Access to Lodging, Banking, Dining, and Retail Shopping
- Airports
  - Lorain County
  - Cleveland Hopkins International
- Public Warehousing Services Available

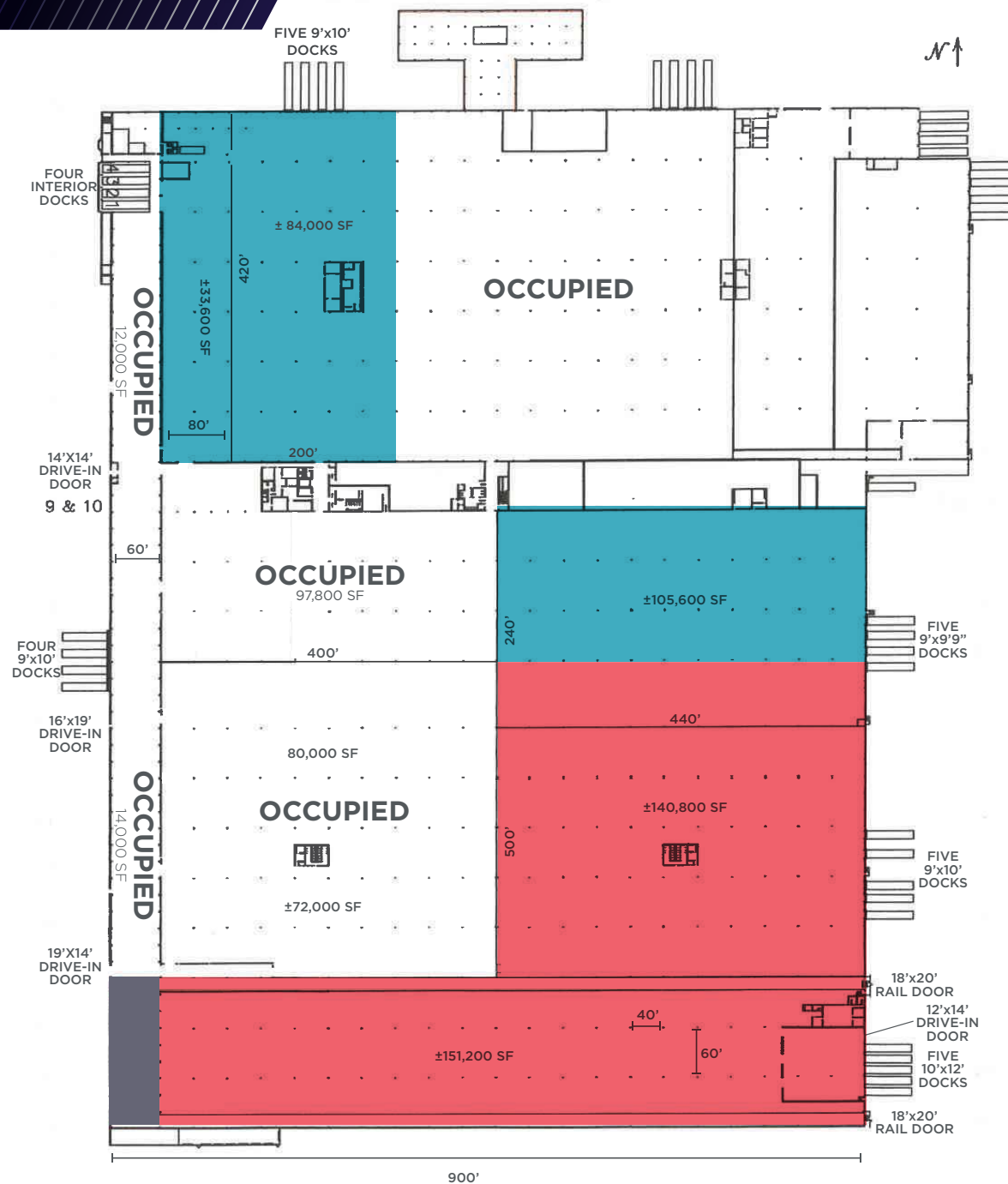
## PROPERTY SPECIFICATIONS

COLUMN SPACING:	40'x60'
CEILING HEIGHT:	18' - 32'
ROOF:	Built-up and Poly Membrane (60% new within the last 3 years)
SPRINKLER:	100% Coverage - Combination of Wet and Dry
LIGHTING:	Motion Sensored LED
HEAT:	OHD Gas Unit - Several Areas Not Heated
DOCKS:	Twenty-eight (28); Additional can be added
DRIVE-IN DOORS:	Five (5); Two (2) interior rail doors
FLOOR:	(8" - 12" Reinforced)
POWER:	480V / 3 P w. 13 KV available - Each section separately metered with 1200A panels
CRANES:	25 ton with a 5-ton Auxiliary and 15-ton
RAIL:	2 Interior Rail Spurs - Norfolk Southern (accommodates 24 cars)
OUTDOOR STORAGE:	50 acres

## UTILITIES AT SITE

WATER:	10" - 16" - 30" - City of Elyria
SEWER:	Sanitary - 12" - City of Elyria Storm - 48" - City of Elyria

# PROPERTY FLOOR PLAN

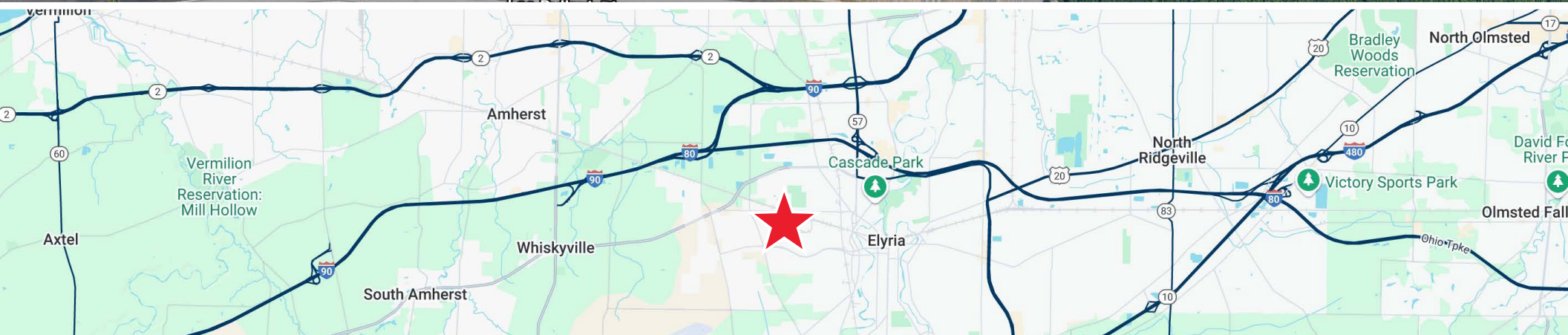
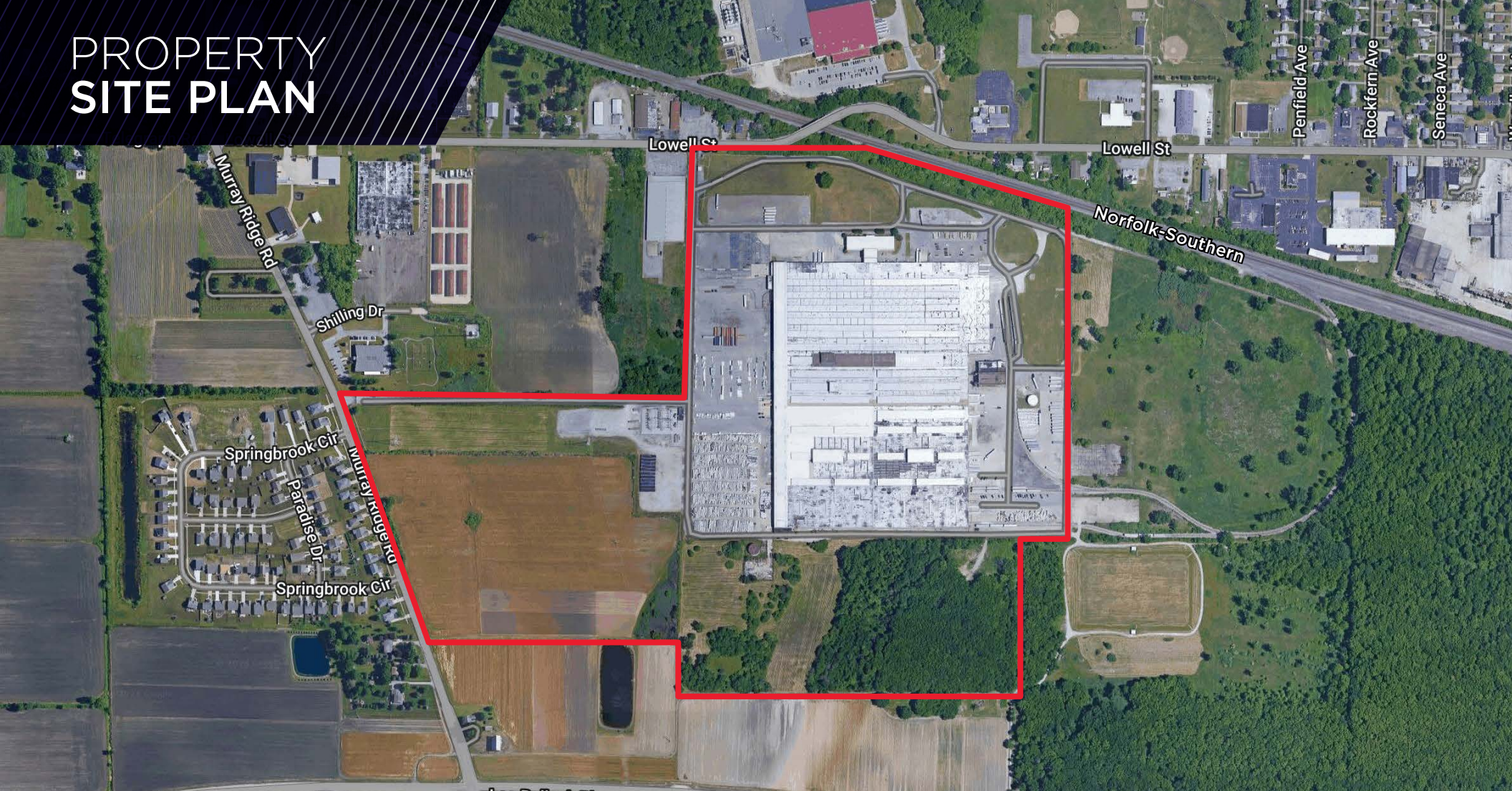


## AVAILABLE

- 18' Clear = 196,800 SF
- 24' Clear = 308,200 SF
- 32' Clear = 10,200 SF



# PROPERTY SITE PLAN

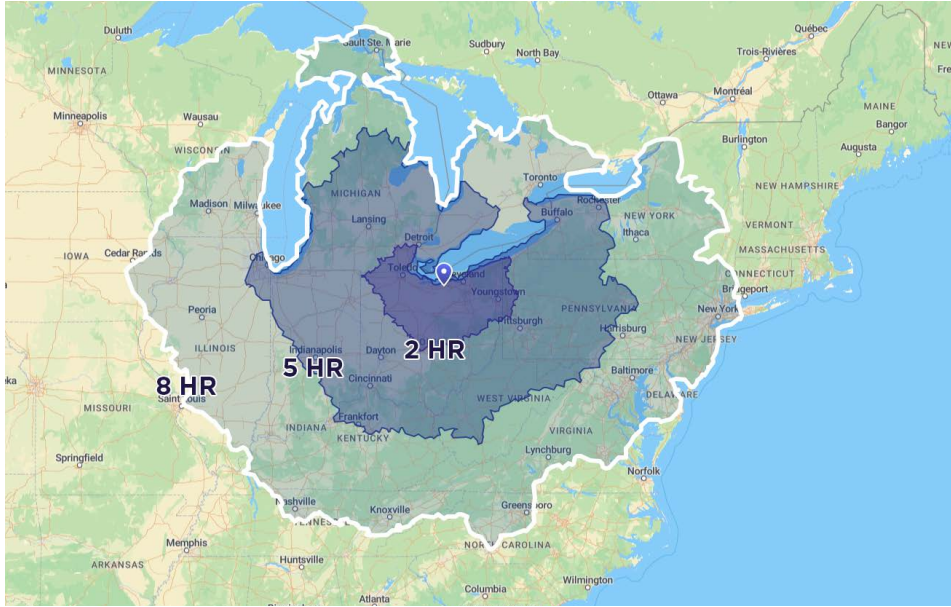


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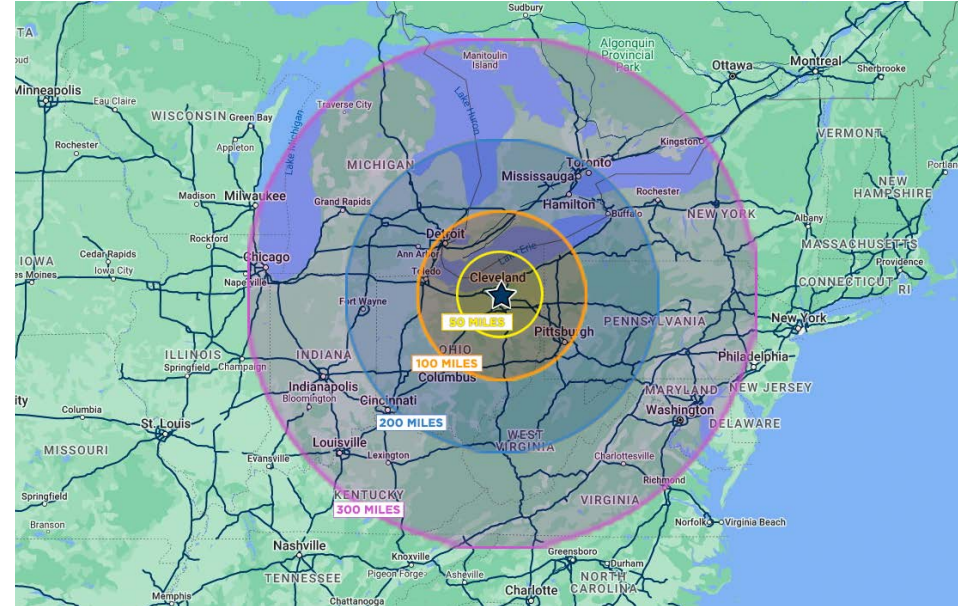


# PROPERTY ABOUT

## DRIVE-TIME FROM NE OHIO



## RADIUS MAP



## REGIONAL ACCESSIBILITY

CITY	POPULATION & METRO AREA	DISTANCE	DRIVE TIME
Cleveland	1,761,000	32 miles	37 m
Columbus	1,687,000	121 miles	2 h 3 m
Detroit	3,521,000	143 miles	2 h 11 m
Pittsburgh	1,699,000	149 miles	2 h 15 m
Cincinnati	1,764,000	227 miles	3 h 31 m
Indianapolis	1,858,000	303 miles	4 h 26 m
Louisville	1,107,000	327 miles	4 h 57 m
Chicago	8,901,000	319 miles	4 h 43 m
Toronto	6,313,000	323 miles	4 h 57 m
Washington D.C.	5,434,000	388 miles	5 h 51 m
Philadelphia	5,756,000	448 miles	6 h 37 m
New York	18,867,000	477 miles	7 h 6 m
Charlotte	2,204,000	531 miles	7 h 45 m







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