

Industrial | For Lease

**CBRE**

# Manufacturing-Crane Building

41515 Schadden Road  
Elyria, Ohio 44035

Excellent Access to I-90, Route 2 & I-80 (OH Turnpike) at Lorain Boulevard/HWY-57



## Manufacturing-Crane Building

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## Property Overview

- + **PPN:** 0623009102035 & 0623009102078 (Lorain County)
- + **Building:** 49,000 SF — Metal/Masonry Construction
  - Warehouse: 47,000 SF | Office: 2,000 SF
- + **Zoning:** Light Industrial
- + **Year Built:** 1982
- + **Acreage:** 2.04 Acres
- + **Docks:** 2 Docks
- + **Drive-Ins:** 2 Drive-Ins - 16' H x 12' W
- + **Cranes:** 3 - 3 Ton Cranes
- + **Heavy Power:** 4800A / 480V / 3P
- + **Ceiling Height:** 18' / 20'
- + **Lighting:** T-8
- + **Fully sprinklered**
- + **Heat | Cooling:** Gas/Radiant Tube | Air-Conditioning in Office
- + **Convenient Location:** Just off Lorain Blvd/HWY 57 with direct access to I-90 near Route 2 Interchange, and 1.7 miles to I-80/OH Turnpike on ramp
- + **Join area neighbors such as:** National Action Technologies, Schramm Signs, Columbia Gas, Indicating Systems, Sibley Inc, Goodwill Industries of Lorain County, Zaytran Inc, Symrise Inc, Stanley Engineered Fastening, All Pro Freight Warehouse & more.

ASKING RATE

\$5.75/SF NNN

EST. NNNs (2025)

\$1.32/SF





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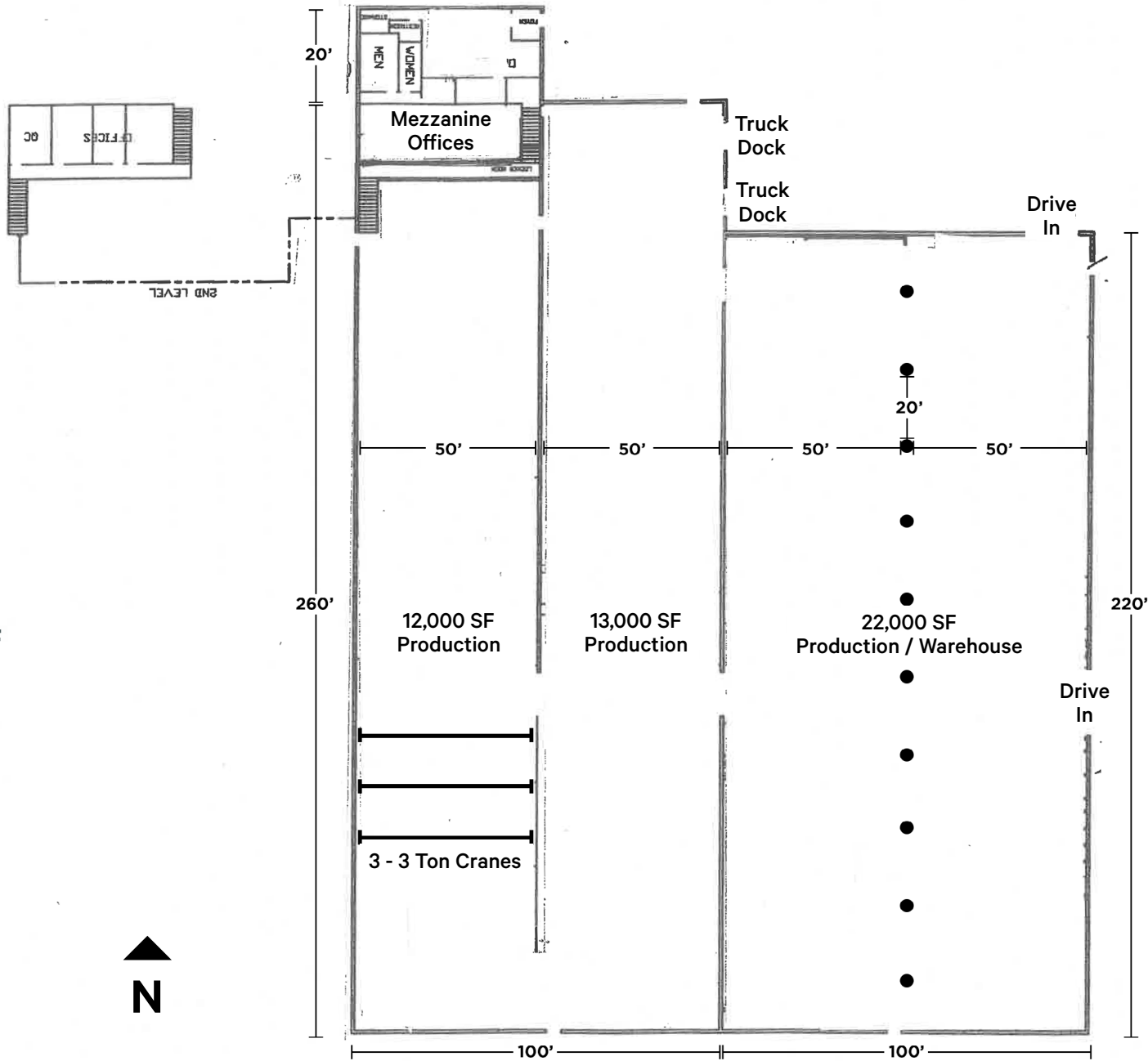
Floor Plan

Warehouse: 47,000 SF

2 Drive-Ins: 16' x 12'

Office: 2,000 SF

Mezzanine Office: 1,000 SF

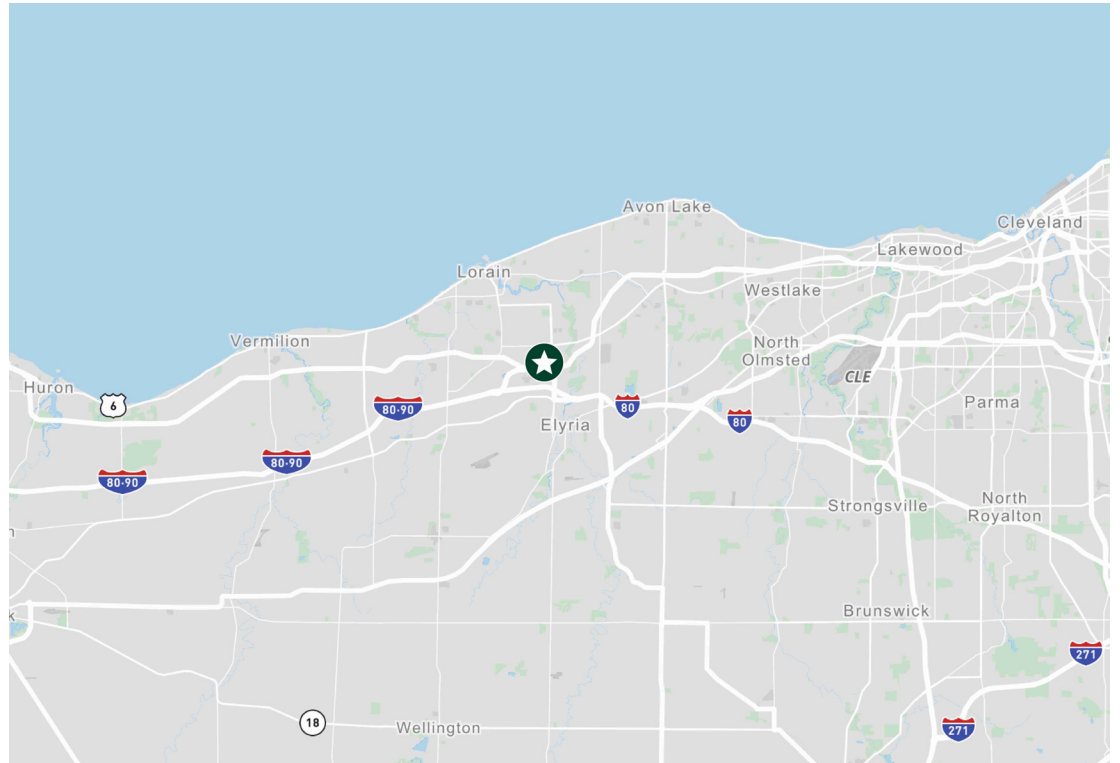




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## Contact Us

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