

7451 TERMINAL DRIVE

LORAIN, OHIO

EXCELLENT SITE FOR REDEVELOPMENT
For Sale & Lease

CBRE



PROPERTY OVERVIEW

Sitting on 38.3 acres right off Baumhart Road, 7451 Terminal Drive is an excellent site available for lease or for sale for redevelopment.

+ Sale Price: \$3,750,000

+ Lease Rate: \$3.99/SF NNN



81,640 SF INDUSTRIAL BUILDING

- Truck Terminal Built in 1958
- 2 Docks | 6 Drive-Ins
- 18' Clear Height
- 9,360 SF of Office Space



38.3 ACRES OF LAND

- PPN: 01000100000005 & 01000090000001
- Zoned for Heavy Industrial (I-2)
- Part of the City of Lorain's Community Reinvestment Area (Area 4)



EXCELLENT LOCATION

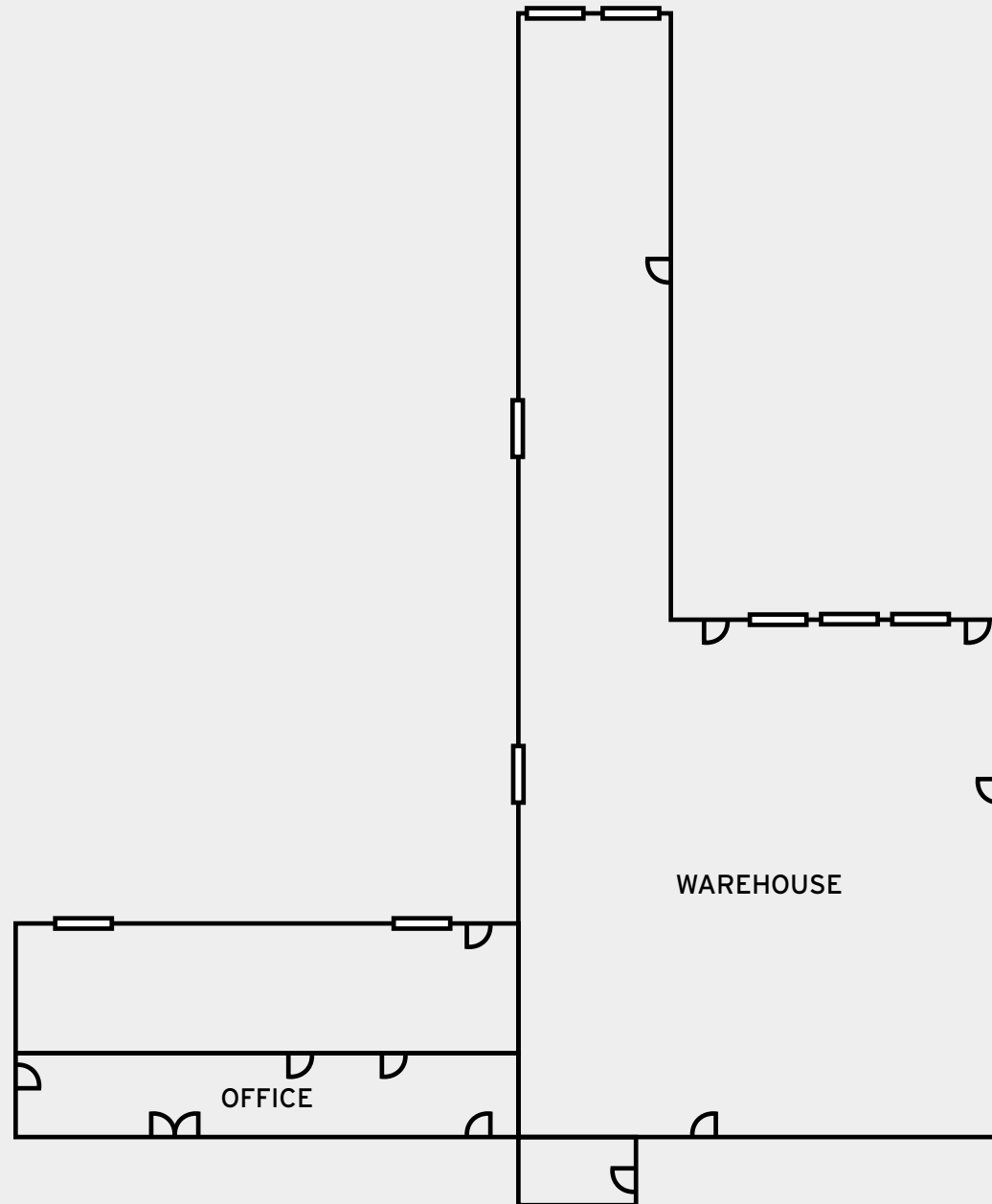
- 664' of Frontage on Baumhart Road
- 1.2 miles to Route 2 & 3.6 miles to I-90 from Baumhart Road
- Situated between Cleveland (40 mins.) & Toledo (1 hour & 15 mins.)



FLOOR PLAN

81,640 RSF

- + 2 Docks
- + 6 Drive-Ins
- + 18' Clear Height
- + 9,360 SF of Office Space
- + **Sale Price: \$3,750,000**
- + **Lease Rate: \$3.99/SF NNN**









TERMINAL DRIVE

664'

BAUMHART ROAD

9,159 VPD

Tubular Steel Inc

North Shore
Equipment & Supply



PROPERTY HIGHLIGHTS

81,640
Square Feet

38.3
Acres

664'
Frontage on Baumhart



AREA DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
POPULATION INCOME			
2024 Population	18,005	54,345	154,384
2029 Population Projection	18,341	54,806	155,417
Daytime Population	16,111	46,189	137,778
HOUSEHOLD			
2024 Households	7,169	23,046	64,487
Avg. HH Income	\$110,308	\$95,627	\$77,810
Owner Occupied Housing	5,795	17,032	41,259
Avg. Housing Value	\$312,088	\$266,067	\$234,550
PLACE OF WORK			
Businesses	455	1,635	4,387
Employees	7,368	19,789	64,679

LORAIN, OHIO

Lorain is a city in Lorain County, Ohio, located on the shores of Lake Erie at the mouth of the Black River. The city and county are committed to economic re/development opportunities to promote smart growth to the area. Currently, the city has a Community Reinvestment Areas program to incentivize development.



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