

FOR SALE OR LEASE

AMSDELL LEONA STREET ELYRIA PARK

PRIME LAND SITES SITE OFFERING IN THE HEART OF
LORAIN COUNTY

905 LEONA STREET

Elyria, Ohio

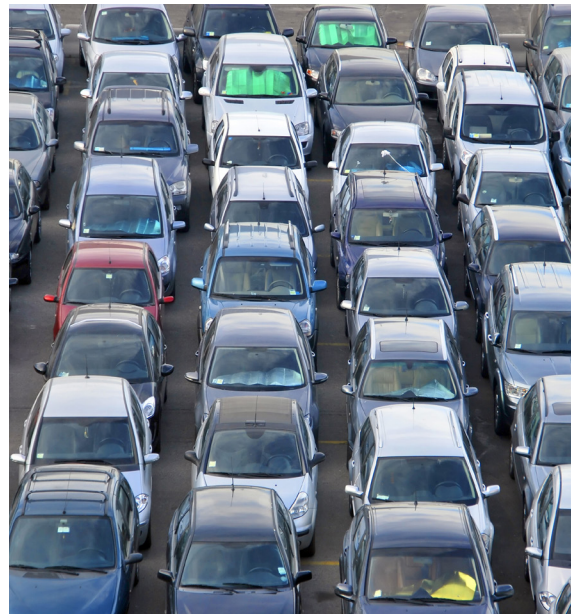


Rendering - Not actual building



PROPERTY HIGHLIGHTS

- + Ideal for car-truck-equipment dealership | Light Industrial Distribution
- + For Sale Two (2) Shovel-Ready Sites from 8 to 17 Acres:
 - Site A: Approximately 9 Acres
 - Site B: Approximately 8 Acres
- + Freeway visibility with I-90 Exposure offering traffic counts of 52,510 cars daily on I-90 at SR 57
- + Excellent freeway access at I-90 east and west via Route 57 exit. Close to I-80 Ohio Turnpike Exit



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Professionally Managed and Owned by:



www.amsdellcompanies.com

CBRE

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LAND SITE FEATURES

- + SITE A:
 - Approximately 9 acres
 - Building up to 100,000 SF
 - I-90 frontage and freeway visibility
 - Located at End of Cul-de-sac
- + SITE B:
 - Approximately 8 acres
 - Building size up to 10,000 SF
 - Frontage on Leona Street across from Honda and Hyundai Car Dealership
 - Access to Griswold Road
- + Portion of sites to be used as storage or parking due to high tension wires
- + Utilities available at street
- + Limit your due diligence time and expense as ownership has environmental and survey completed
- + Priced to Sell



AERIAL MAP



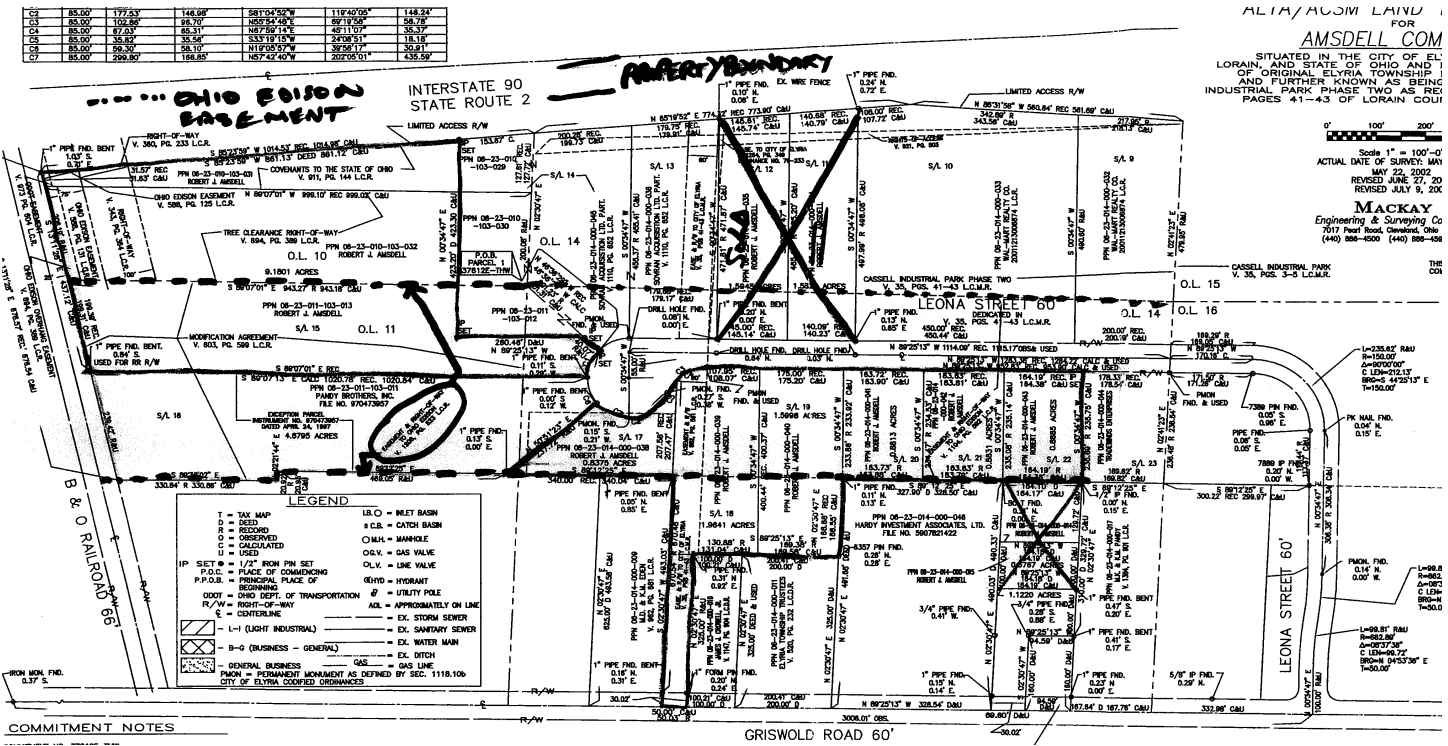
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PLANNED BUILDING FEATURES / SPECIFICATIONS ON SITE A

- + Class "A" - Modern Distribution Space for Lease or Sale
- + Buildings from 40,000 SF up to 125,000 SF
- + Office space to suit
- + Sprinkler: ESFR
- + Clear height 32 ft. clear maximizing ability to rack store inventory
- + Column Spacing: 56' x 45'
- + Bay Size 56 ft x 45 ft allowing for modern narrow aisle racking systems
- + Docks and Drive-Ins to suit including cross dock potential
- + High efficient T-5 fluorescent lighting
- + Additional Land for employee parking or for additional trailer staging



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CONTACT US

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