

FOR LEASE

Northern Ohio Industrial Park

1400 Lowell Street

Elyria, Ohio 44035

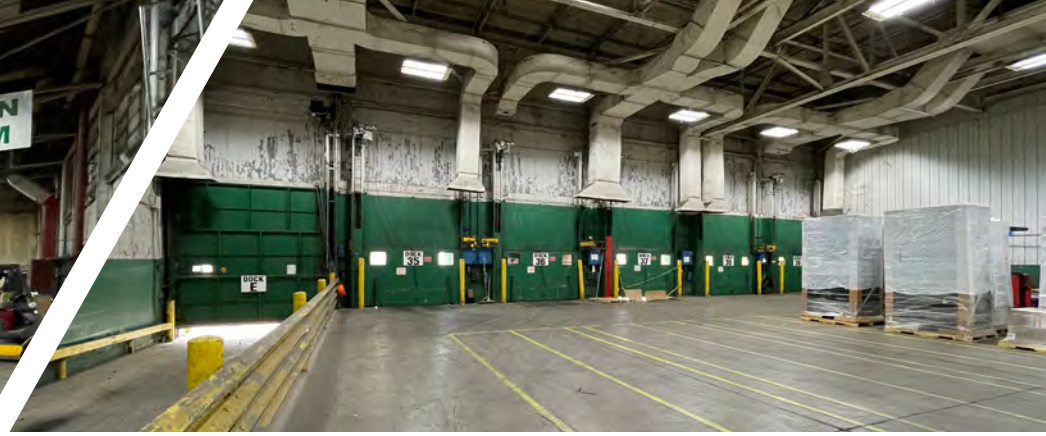


One Million Square Foot Industrial Complex w. 636,400 SF of 18' - 32' clear warehouse space available with 23 docks and 4 drive-in doors, 25-ton and 15-ton cranes plus Norfolk Southern rail available

**Available
October 1, 2025**



PROPERTY FEATURES



1,056,527 SF

TOTAL BUILDING SIZE

**636,400 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

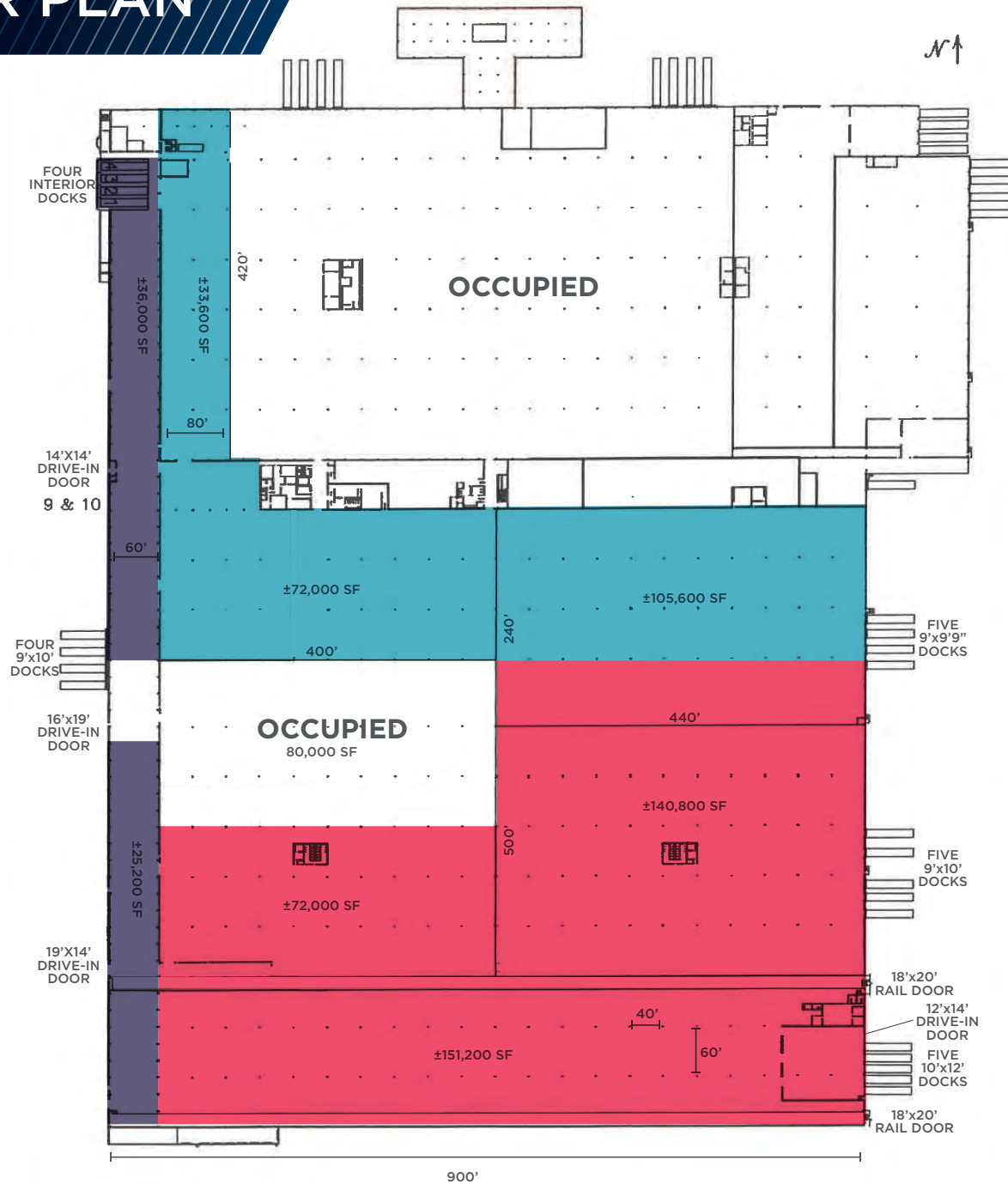
PROPERTY SPECIFICATIONS

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-three (23); 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

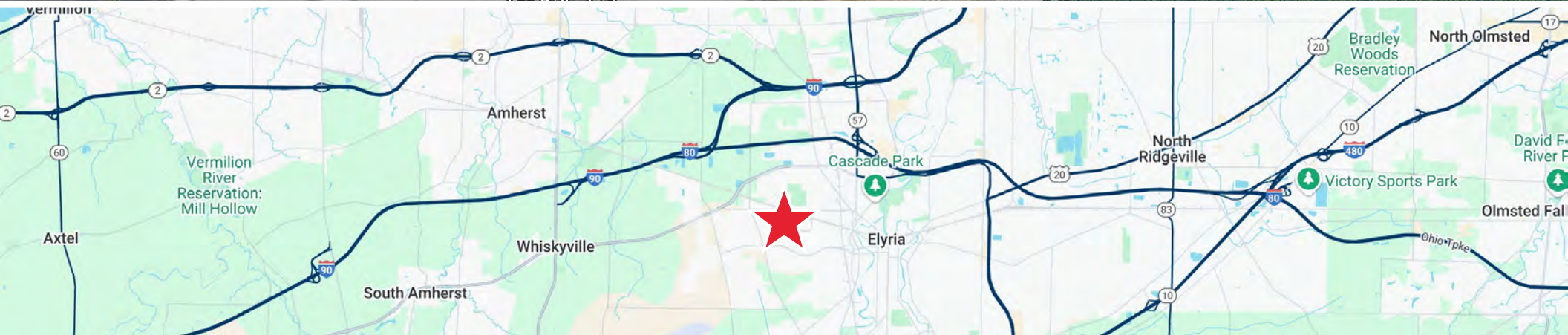
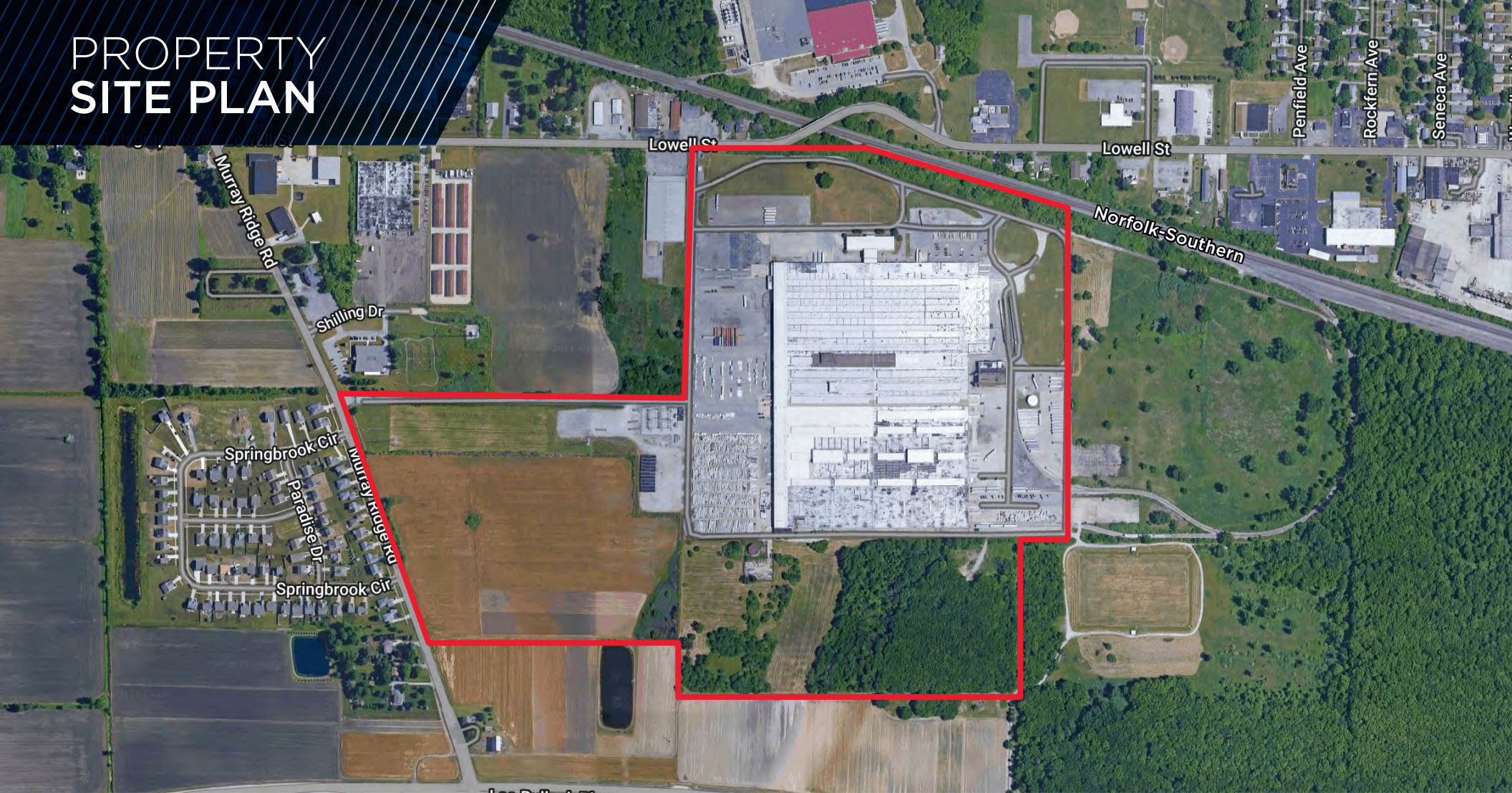
PROPERTY FLOOR PLAN



AVAILABLE

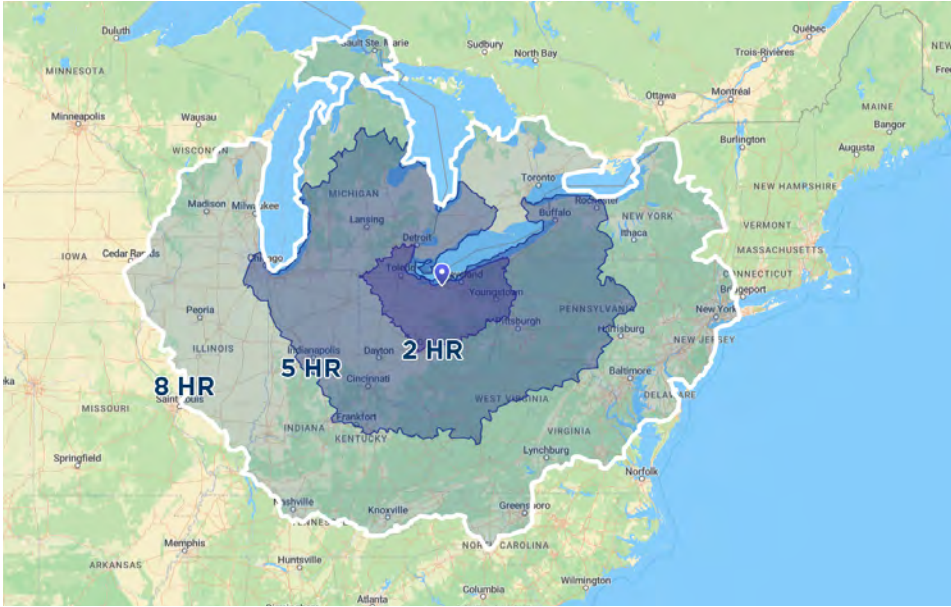
- 18' Clear = 211,200 SF
- 24' Clear = 364,000 SF
- 32' Clear = 61,200 SF

PROPERTY SITE PLAN

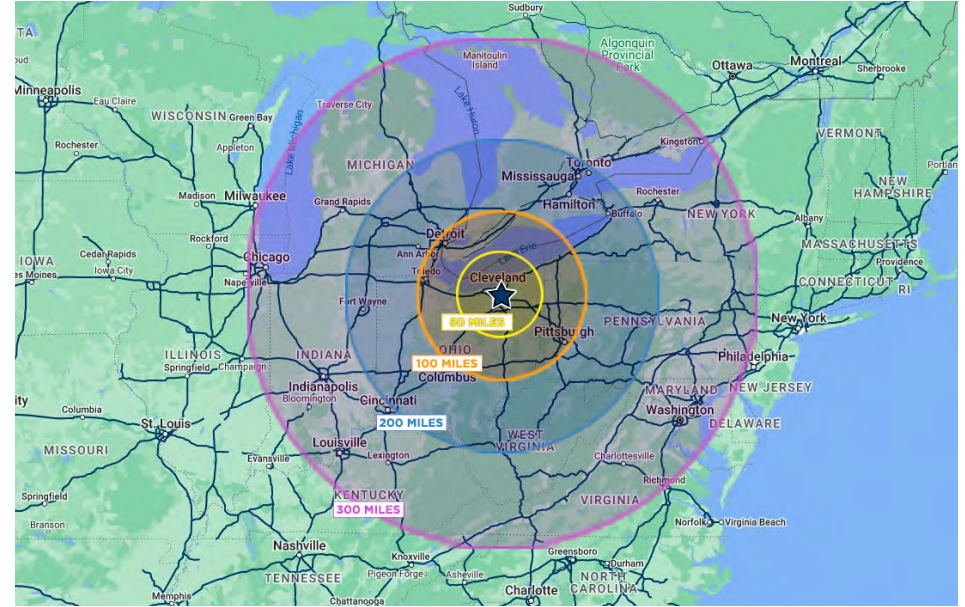


PROPERTY ABOUT

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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