

Industrial | For Lease

CBRE

±60,000 SF Warehouse

Divisible to 20,000 SF | Situated on 4.19 Acres

2001 Elyria Avenue
Lorain, Ohio 44052



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Property Overview

+ ±60,000 SF Warehouse on 4.19 Acres

- Divisible to 20,000 SF
- Includes 1,440 SF Truck Well

+ Lease Rate: \$3.49 NNN

+ Zoned: 480 - Industrial Warehouse (Lorain County)

+ Frontage: 404.62' on Elyria Ave

+ Multiple Docks & Drive Ins

+ Sprinklered

+ Clear Height: 20'

+ Year Built: 1967

- + Situated near OH-57 with great access to Route 6, Route 254, and I-90 near the Route 2 and I-80 (OH Turnpike) interchanges
- + A 35 minute drive (23 miles) to Cleveland Hopkins International Airport
- + Excellent use for contractors, tradesmen and warehousing

Quick Stats - 5 Mile Radius

97,128

2023 Population

2,498

2023 Businesses

\$68,386

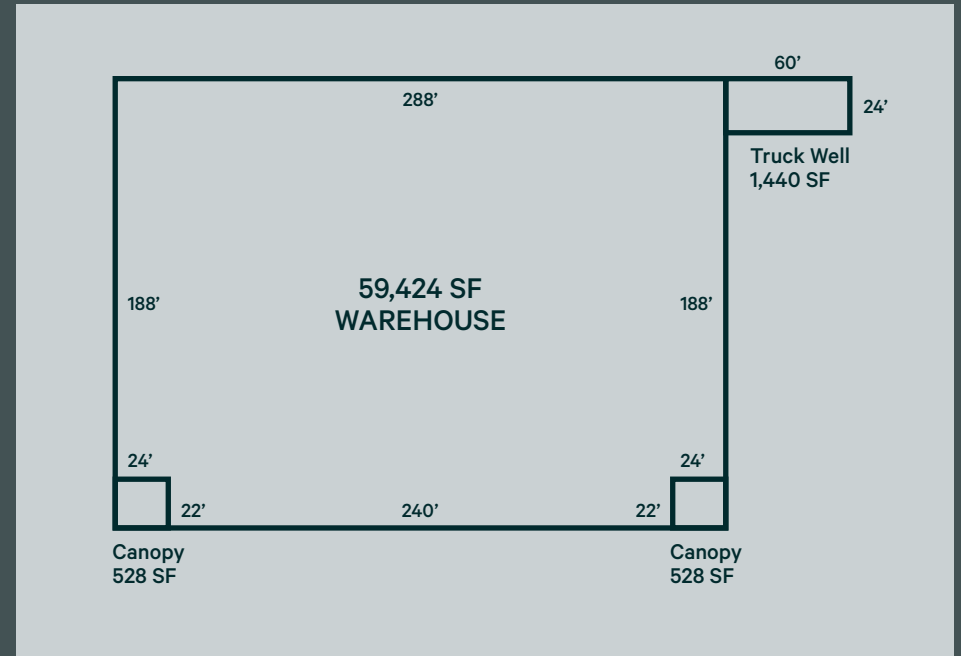
2023 Avg. HH Income

32,486

2023 Employees

\$171,144

2023 Avg. Housing Value



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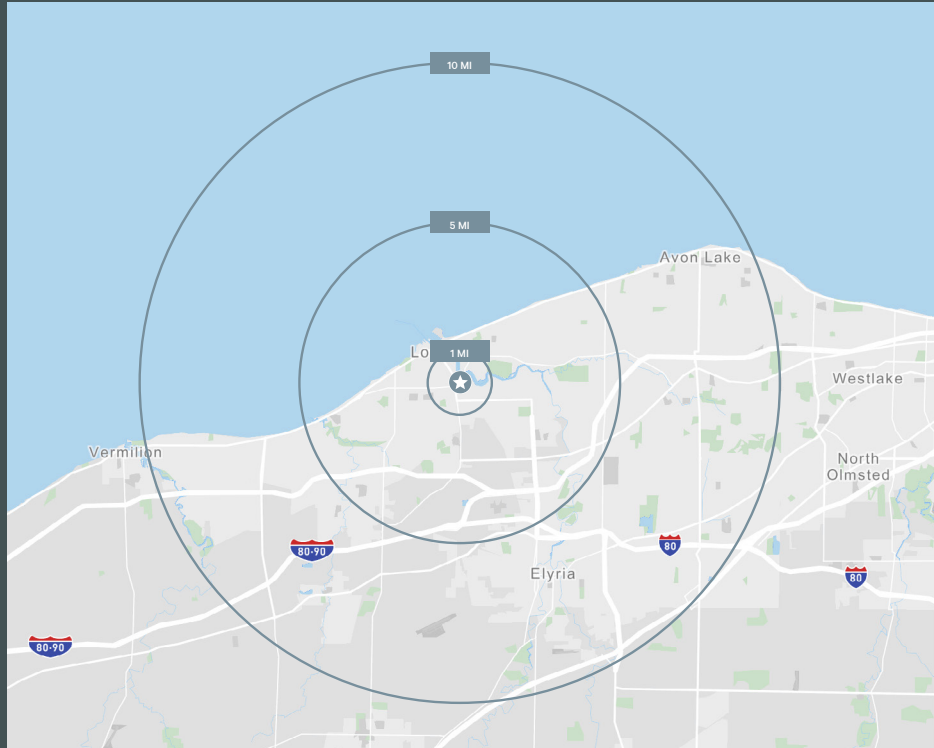
Property Photos



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Area Demographics

Categories	1 MILE	5 MILES	10 MILES
2023 Population	8,899	97,128	249,584
2028 Population - Projection	8,955	97,569	252,137
2023 Daytime Population	7,600	84,255	230,925
2023 Businesses	172	2,498	6,782
2023 Employees	1,905	32,486	101,607
2023 Households	3,270	40,347	103,019
2023 Avg. Household Income	\$43,989	\$68,386	\$89,040
2023 Avg. Household Value	\$83,159	\$171,144	\$224,628

Industry Related to Property	1 MILE	5 MILES	10 MILES
2023 Employed Civilian Population	3,280	43,846	118,867
Construction & Extraction	83	1,723	5,148
Installation, Maintenance & Repair	123	1,749	3,718
Production	340	4,187	9,262
Transportation & Material Moving	423	4,761	10,729

Contact Us

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