

AVAILABLE  
**FOR SALE  
OR LEASE**

**36,000 SF WAREHOUSE SPACE**

**7470**  
**Industrial Parkway Drive**  
Lorain, OH



Click Here



To View  
Drone Video

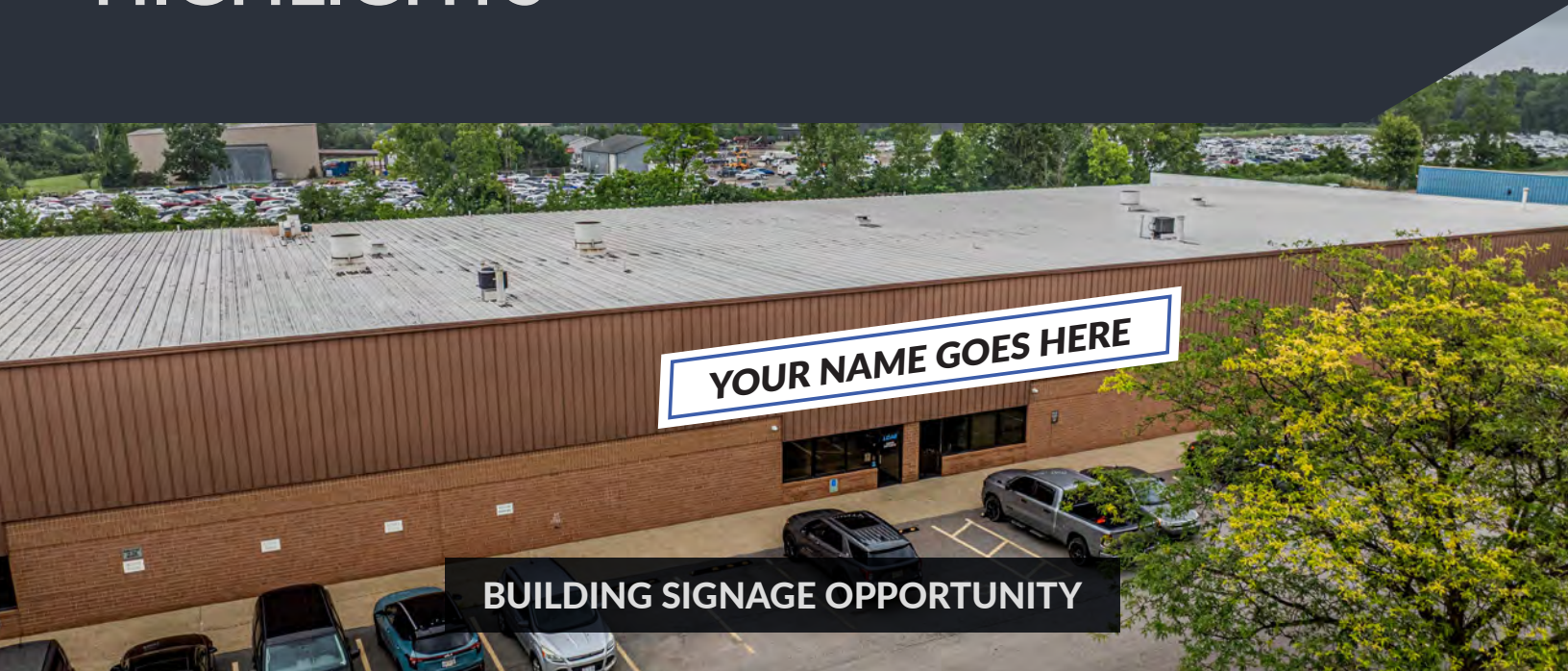
**Sale Price: \$2,340,000 (\$65/SF) | Lease Rate: \$6/SF**

**NEWMARK**

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# PROPERTY HIGHLIGHTS



## Available Space

34,000 SF Warehouse  
2,000 SF Office  

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36,000 SF Total



## Clear Height

17' 6"



## Cranes

One (1) 5-Ton Crane



## HVAC

Heat and Air Conditioning



## Parking

65 Spaces (1.81 / 1,000 SF)



## Year Built

1987



## Docks/Drive-in Doors

5 Total Exterior Docks  
(3 Dock Wells)  
2 Drive-In Doors (10' W X 14' H)



## Ceiling Height

21' 4"



## Roof

Less Than 10 Years Old



## Sprinkler System

Wet Sprinklered



## Security System

State-Of-The-Art Security



## Freeway Access

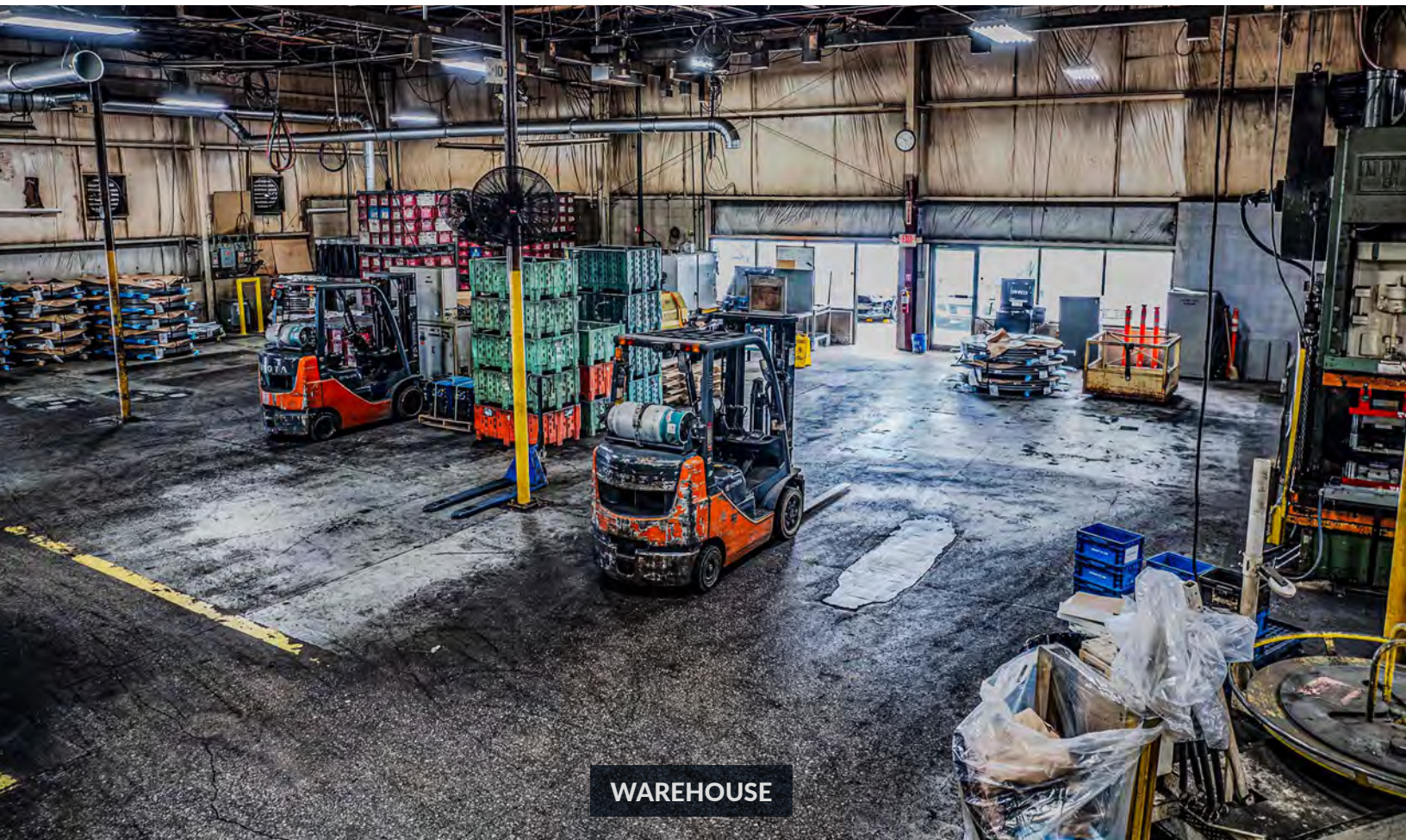
Close to Route 2 and I-90

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WAREHOUSE



WAREHOUSE

Warehouse Photos

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Warehouse Photos

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5-TON CRANE

Warehouse Photos

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OFFICE



OFFICE

## Office Photos

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CONFERENCE ROOM



WAREHOUSE BREAKROOM / LUNCH ROOM

Office Photos

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AERIAL VIEW: DOCKS AND DRIVE-IN DOORS



AERIAL VIEW: FRONT ENTRANCE

















Aerial Views

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# EMPLOYMENT OVERVIEW

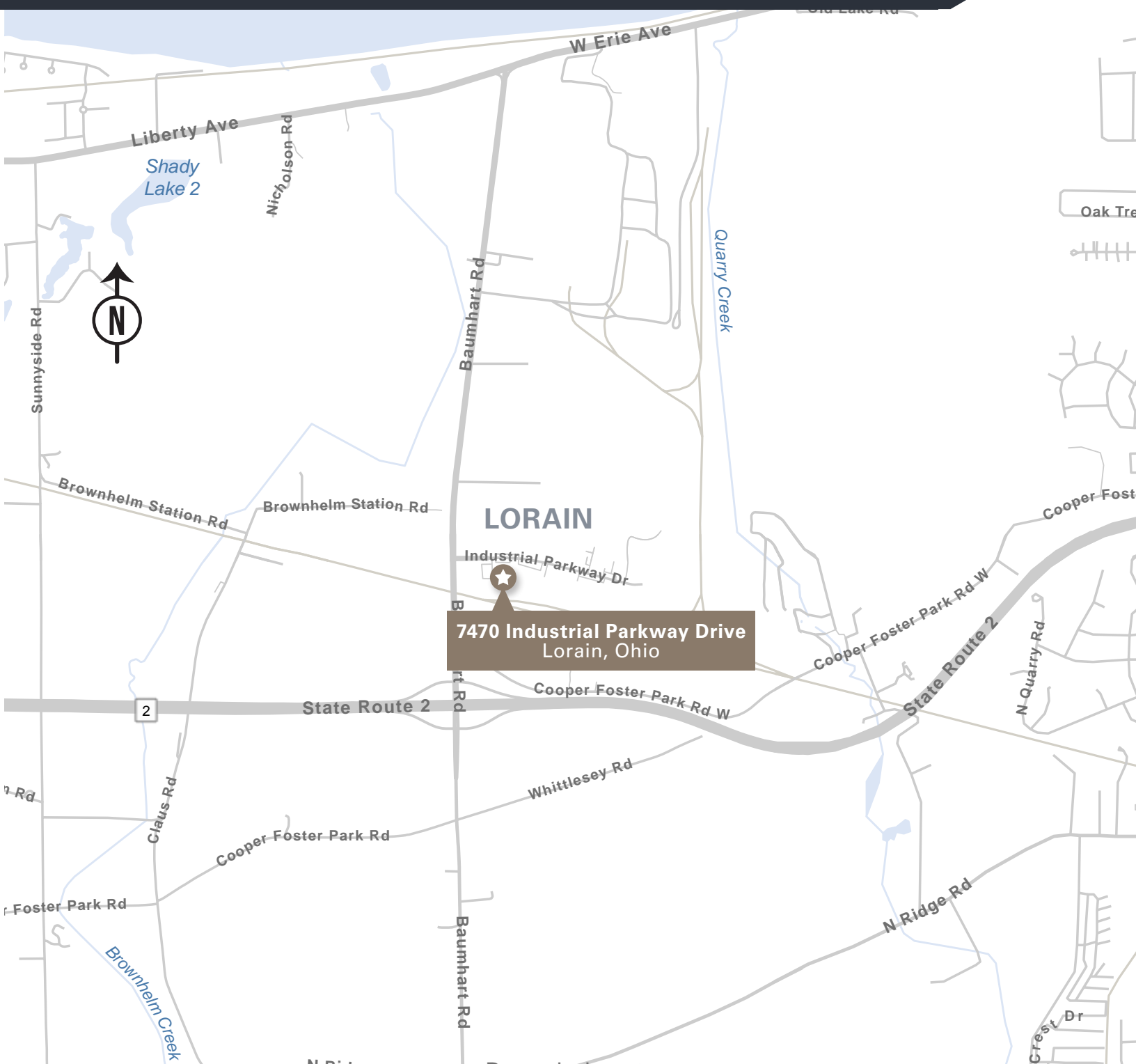
(15 MILE RADIUS)

KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 <b>280,718</b> Population	 <b>27.7%</b> High School Diploma	 <b>\$66,503</b> Median Household Income	 <b>65.5%</b> White Collar	 <b>14.8%</b> Services
 <b>42.5</b> Median Age	 <b>31.6%</b> Some College	 <b>\$38,262</b> Per Capita Income	 <b>19.7%</b> Blue Collar	 <b>3.3%</b> Unemployment Rate
 <b>116,422</b> Households	 <b>27.9%</b> Bachelors/ Graduate/ Professional Degree	COMMUTERS	BUSINESS	
 <b>\$56,156</b> Media Disposable Income		 <b>13.9%</b> Spend 7+ hours commuting to and from work per week	 <b>32,531</b> Total Businesses	 <b>433,716</b> Total Employees

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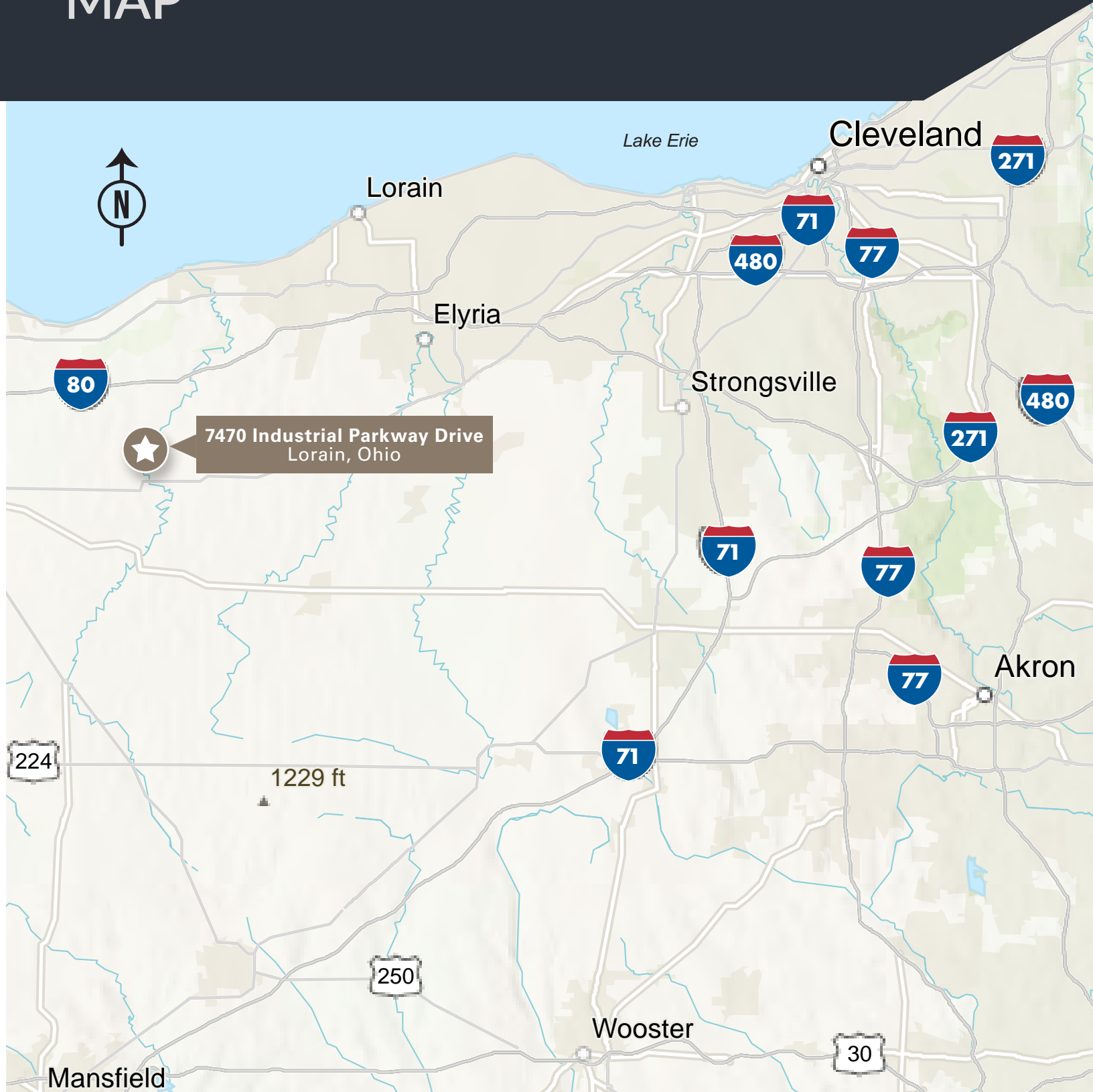
# LOCATION MAP



**7470**  
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REGIONAL  
MAP



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**CONTACT**



**Terry Coyne**  
Executive Vice Chairman  
216.218.0259  
[Terry.Coyne@nmrk.com](mailto:Terry.Coyne@nmrk.com)



**Connor McCoy**  
Director  
216.453.3085  
[Connor.McCoy@nmrk.com](mailto:Connor.McCoy@nmrk.com)

**NEWMARK**

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*Terry* **COYNE**.com