

AVAILABLE
FOR SALE
OR LEASE

36,000 SF WAREHOUSE SPACE

7470
Industrial Parkway Drive
Lorain, OH

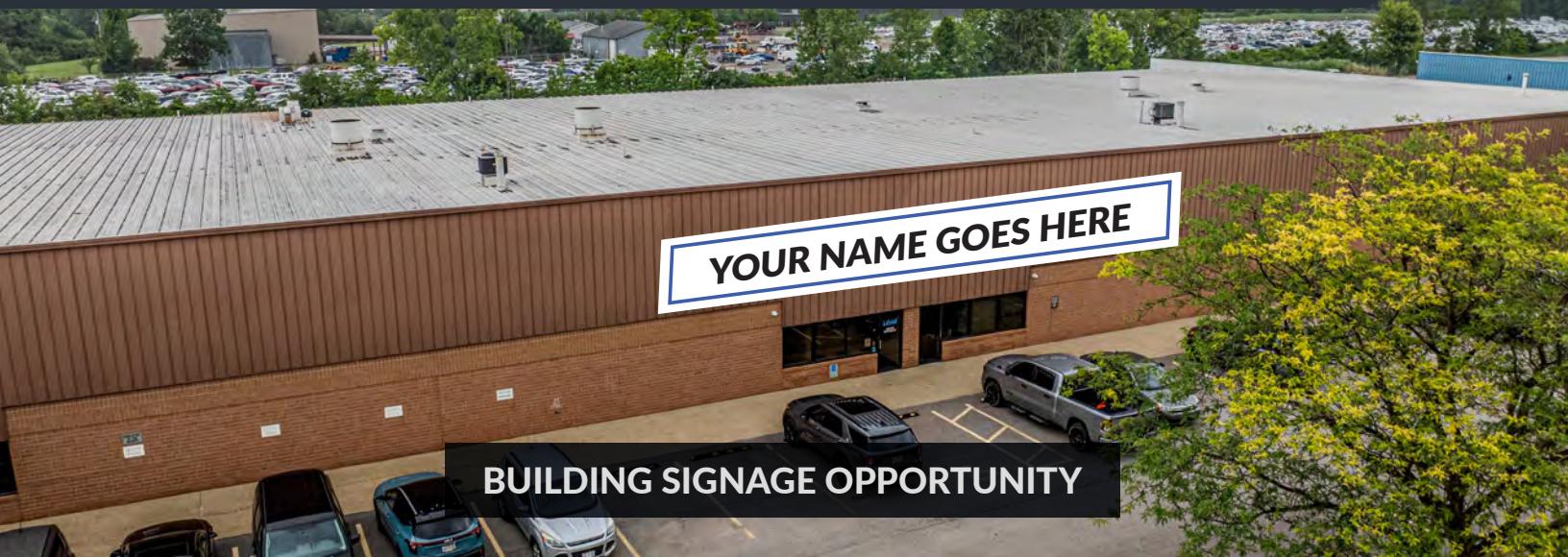


Sale Price: \$2,340,000 (\$65/SF) | Lease Rate: \$6/SF

NEWMARK

Terry **COYNE**.com

PROPERTY HIGHLIGHTS



BUILDING SIGNAGE OPPORTUNITY



Available Space

34,000 SF Warehouse
2,000 SF Office
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

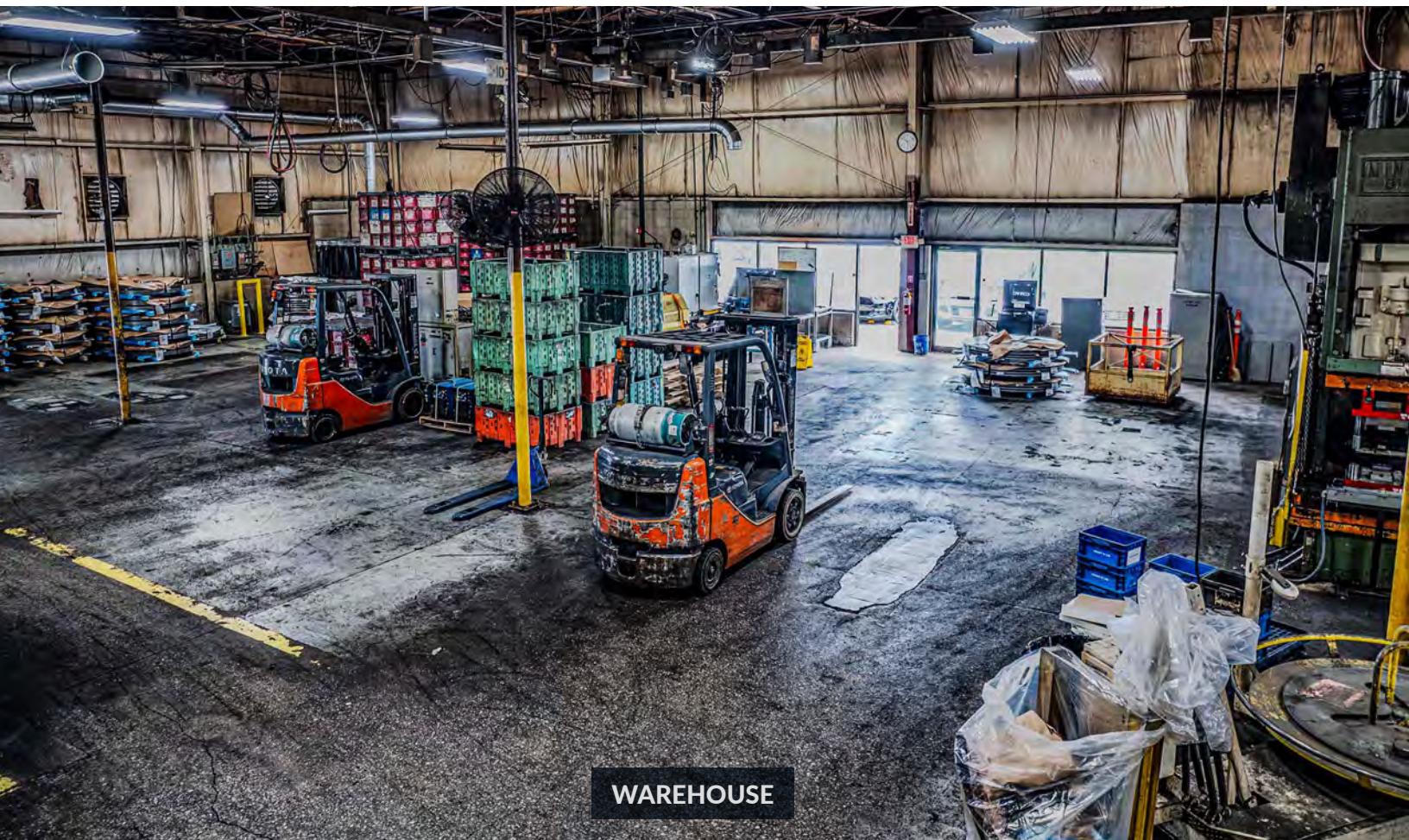
State-Of-The-Art Security



Freeway Access

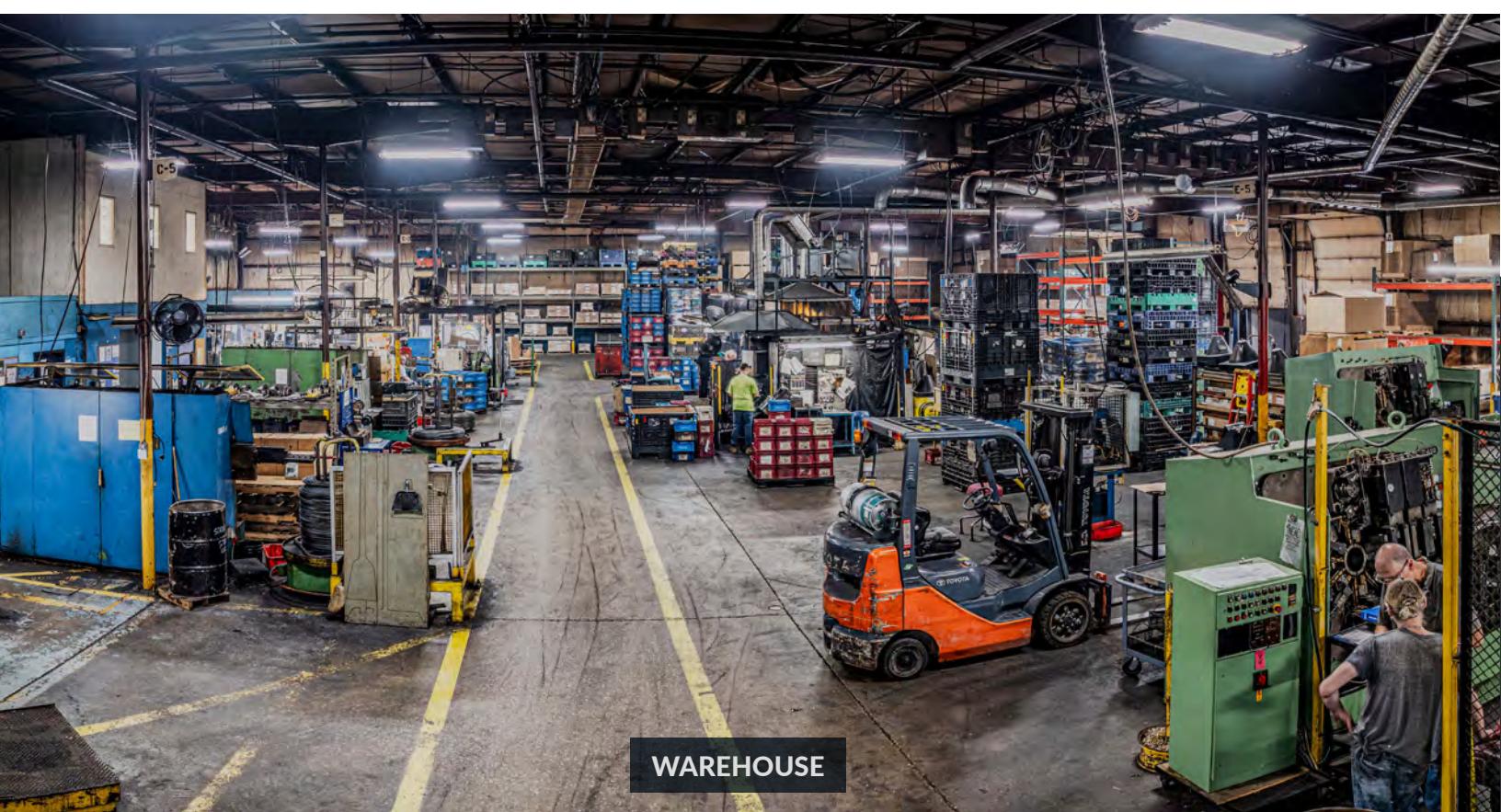
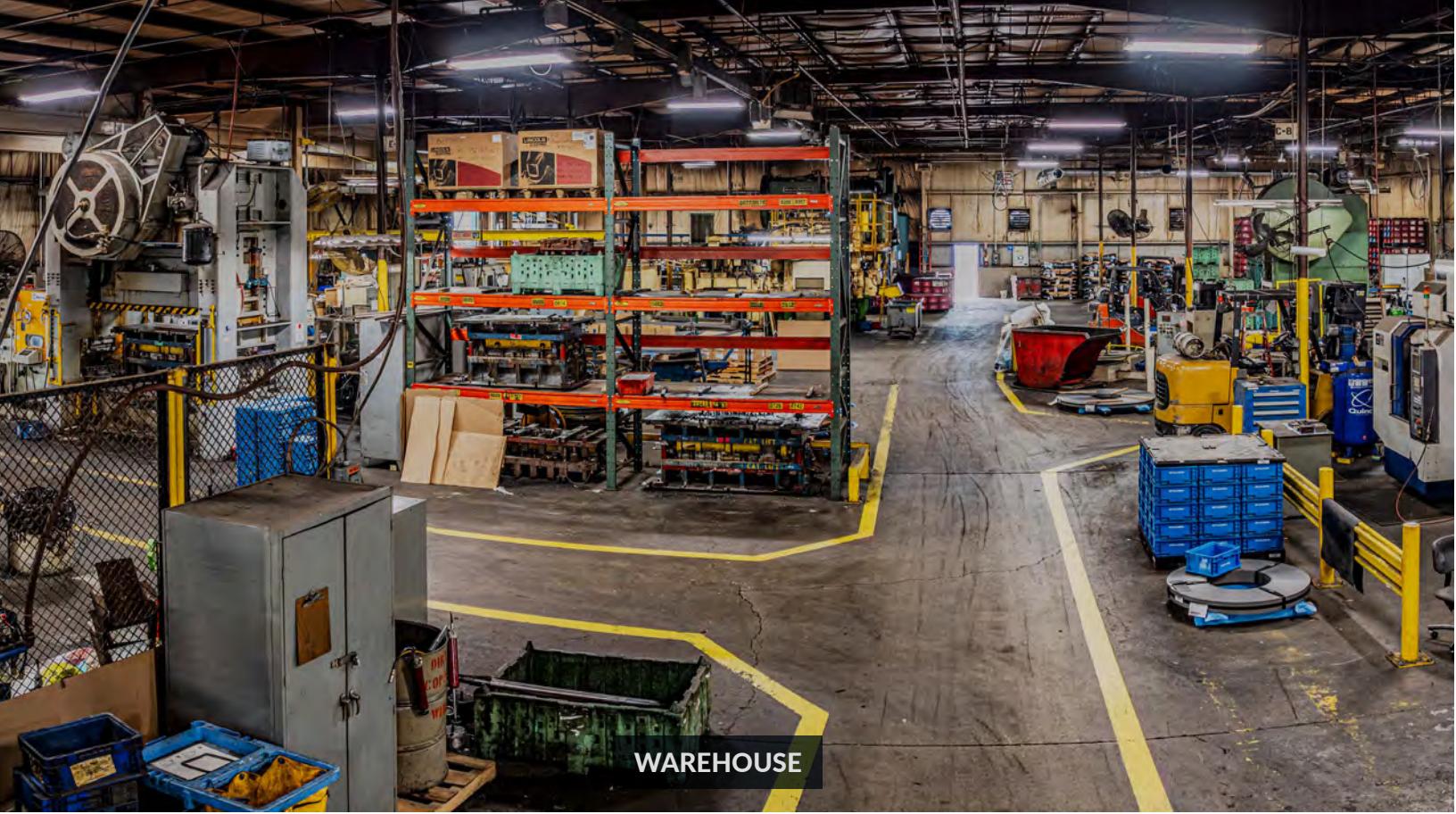
Close to Route 2 and I-90

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Warehouse Photos

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Office Photos

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AERIAL VIEW: DOCKS AND DRIVE-IN DOORS



AERIAL VIEW: FRONT ENTRANCE

Aerial Views

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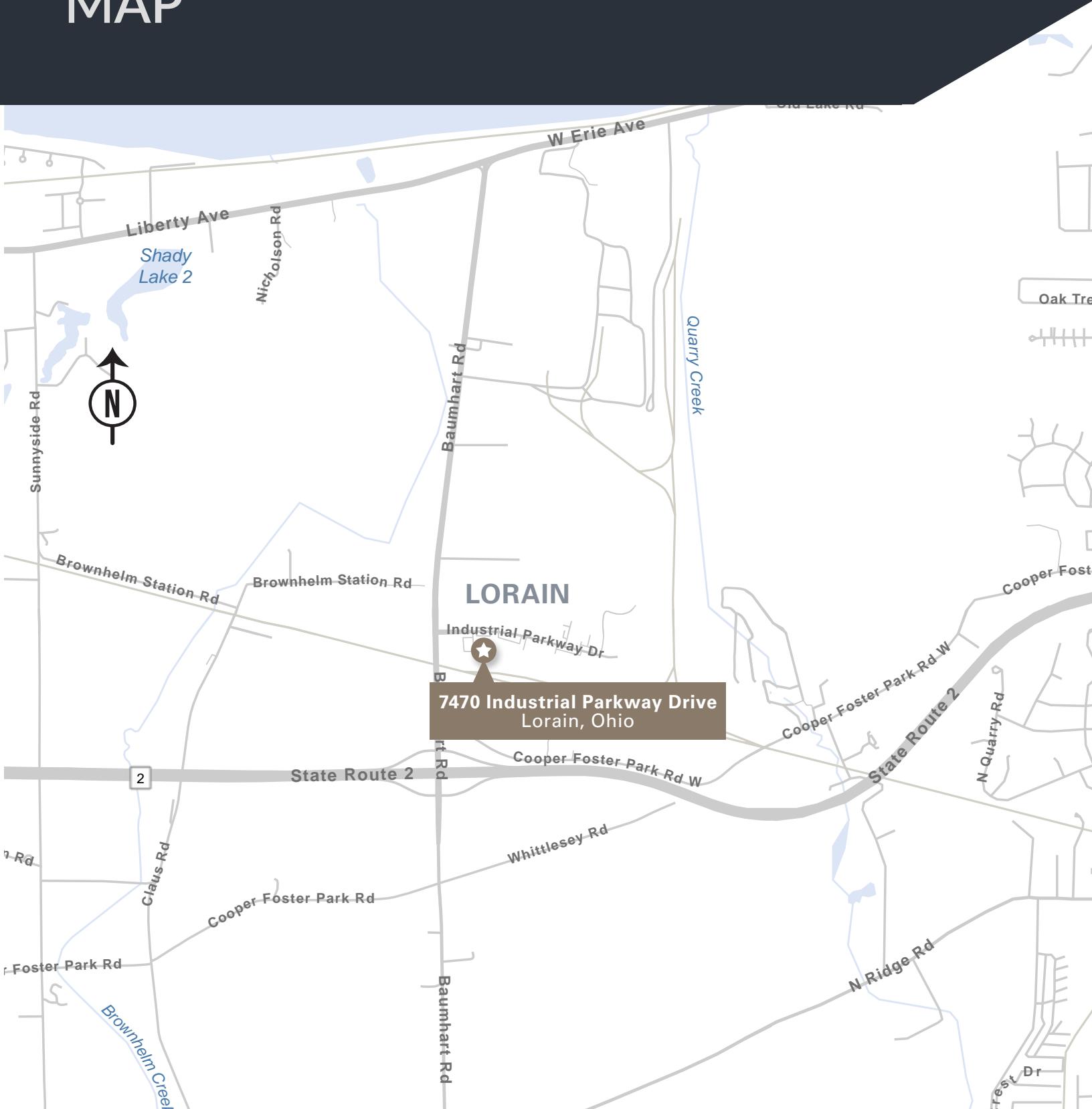
EMPLOYMENT OVERVIEW

(15 MILE RADIUS)

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

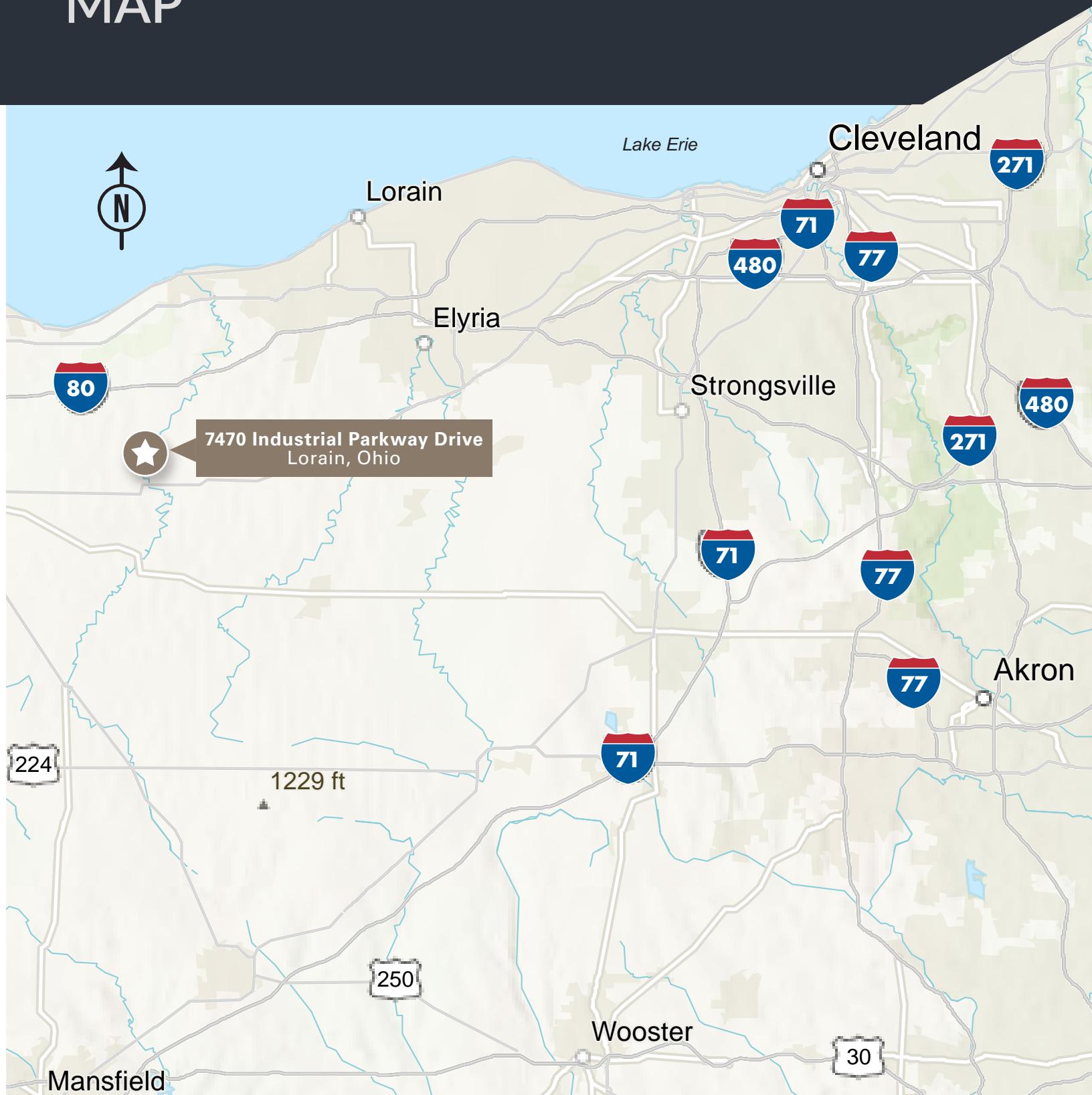
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LOCATION MAP



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REGIONAL MAP



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NEWMARK

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