FOR LEASE

Northern Ohio Industrial Park

1400 Lowell Street

Elyria, Ohio 44035

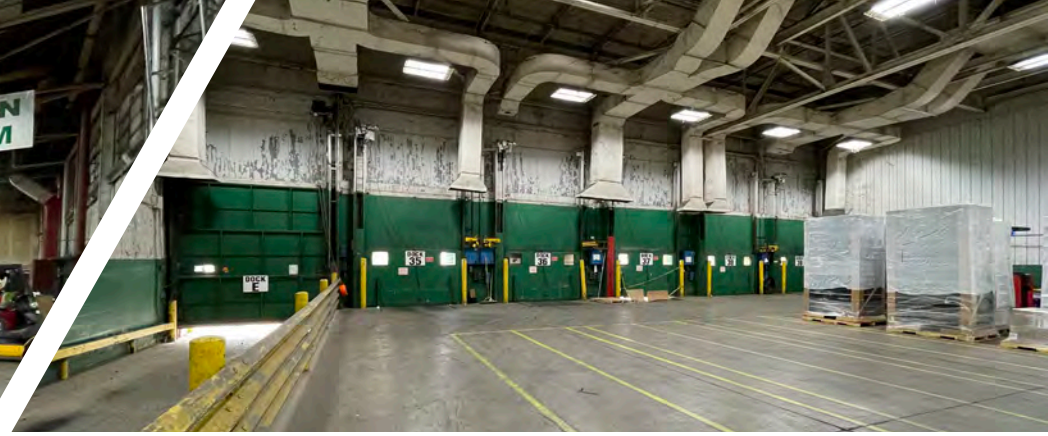


One Million Square Foot Industrial Complex w. 190,800 SF of 18’ – 32’ clear warehouse space available with 7 docks and 2 drive-in doors plus Norfolk Southern rail available

CUSHMAN & WAKEFIELD | CRESCO Real Estate

PROPERTY FEATURES





1,056,527 SF
TOTAL BUILDING SIZE

322,800 SF
(DIVISIBLE SPACES)
TOTAL SPACE AVAILABLE

130.12 ACRES
TOTAL SITE SIZE

$4.25/SF NNN
LEASE RATE

$0.71/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

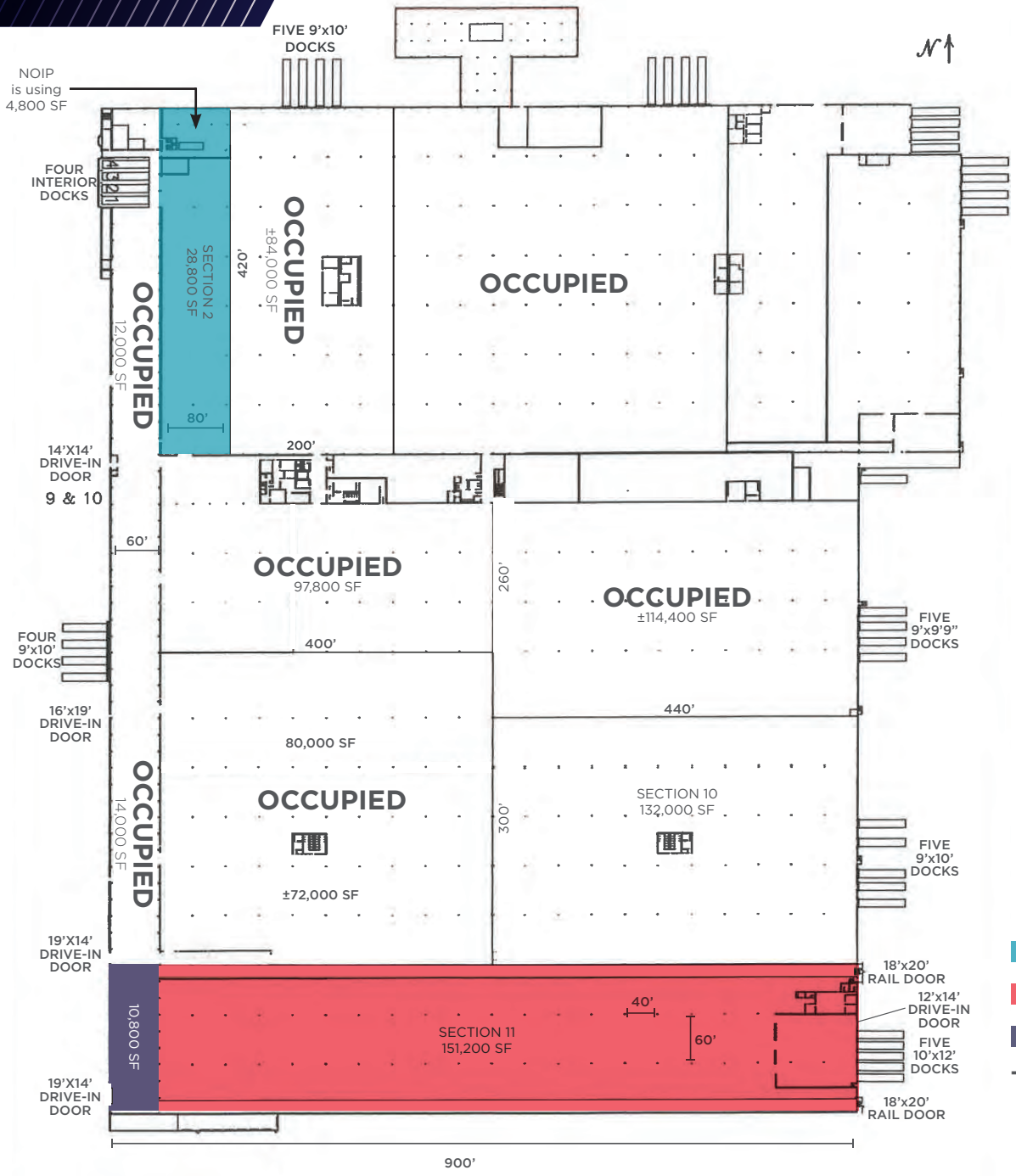
PROPERTY SPECIFICATIONS

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-eight (28); 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



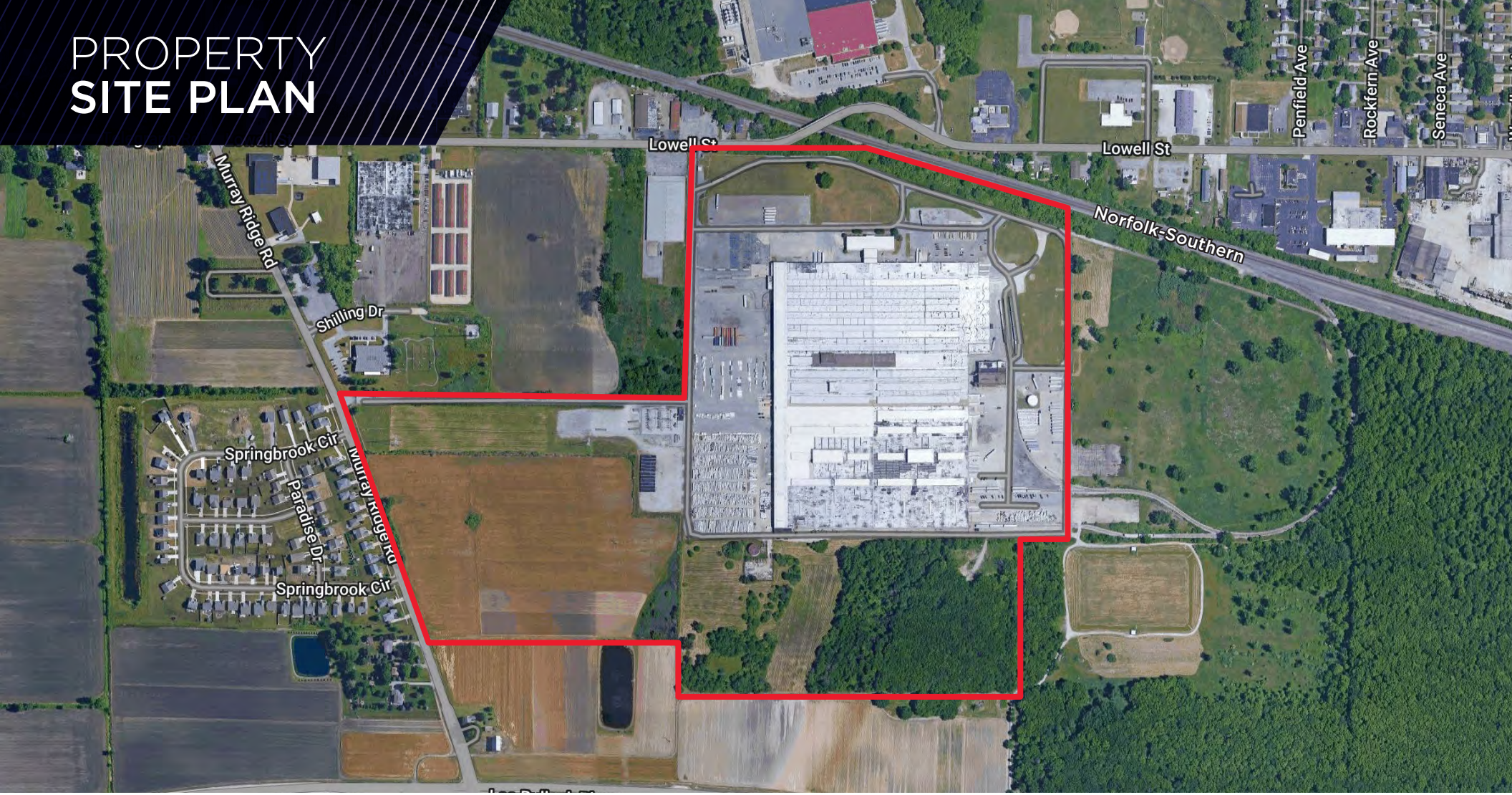
18' Clear = 28,800 SF

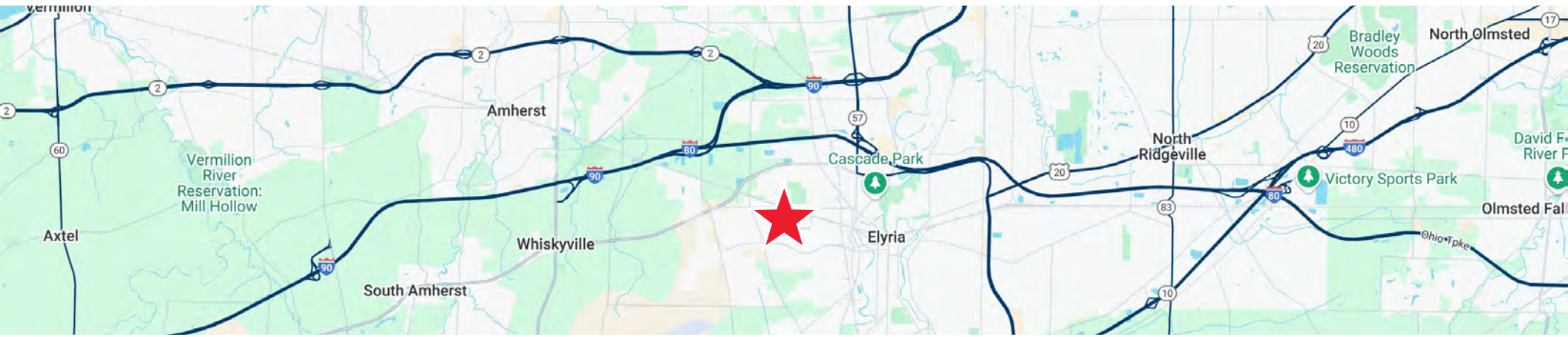
24' Clear = 151,200 SF

32' Clear = 10,800 SF

TOTAL AVAILABLE = 190,800 SF

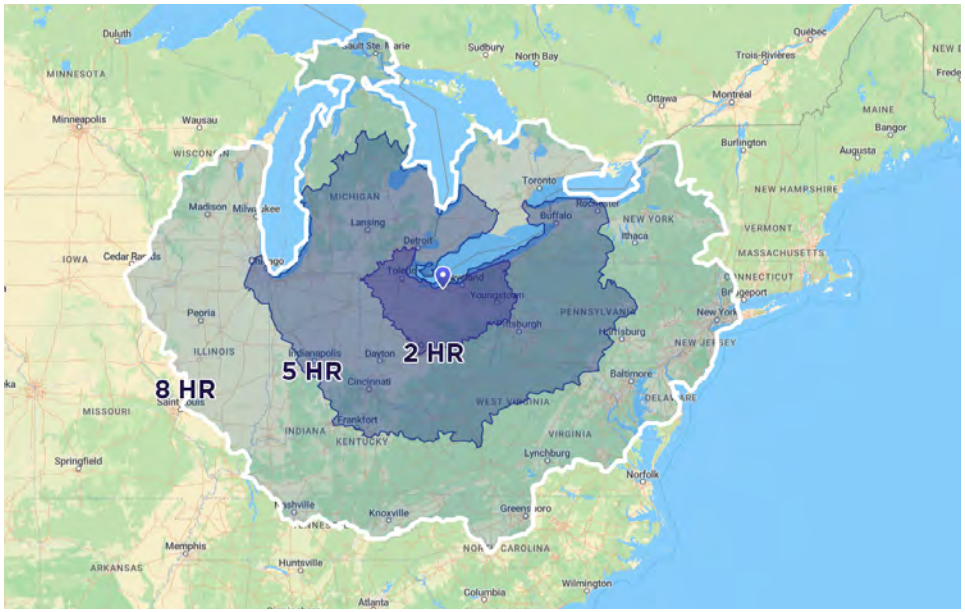
PROPERTY
SITE PLAN



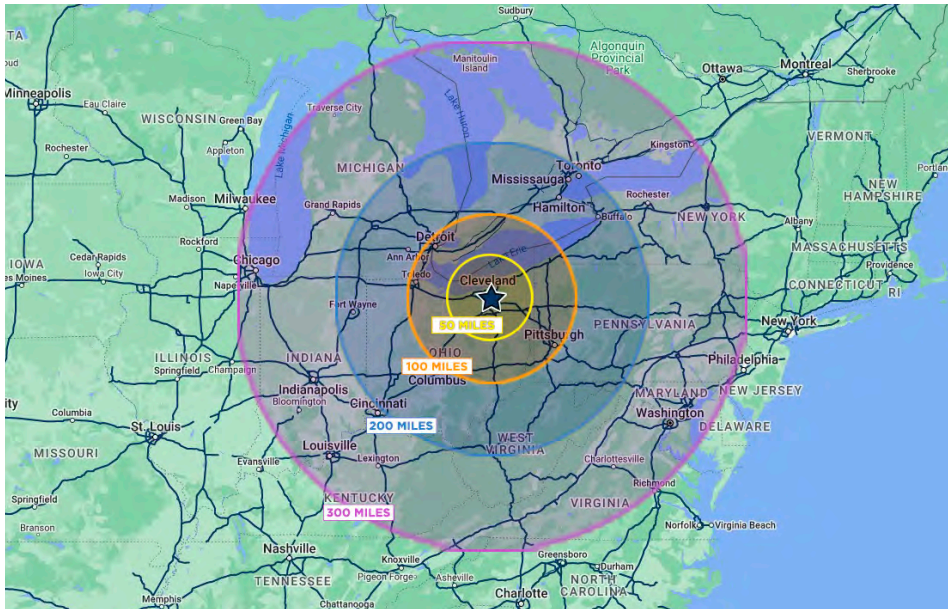


PROPERTY ABOUT

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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