FOR SALE

1213 TAYLOR STREET
ELYRIA, OHIO 44035

This two-building, 20,767 SF industrial property on 2.35 acres in the North Ridgeville / Elyria established Taylor Street industrial corridor surrounded by long-standing manufacturing and distribution users.



CUSHMAN & WAKEFIELD | CRESCO Real Estate

PROPERTY INFORMATION

QUICK STATS

Building SF	20,767 SF
Buildings	Two (2)
Industrial SF	19,375 SF
Office SF	1,392 SF
Year Built	1969
Zoning	Commercial
Land Area	2.35 AC
Clear Height	10'6" - 18'
Column Spacing	31' x 25' & 34' x 25'
Cranes & Capacity	One (1): 5-ton
Roof	EPDM
Lighting	LED
A/C	HVAC - Office Only
Heat	Overhead Gas Unit
Sprinkler	No



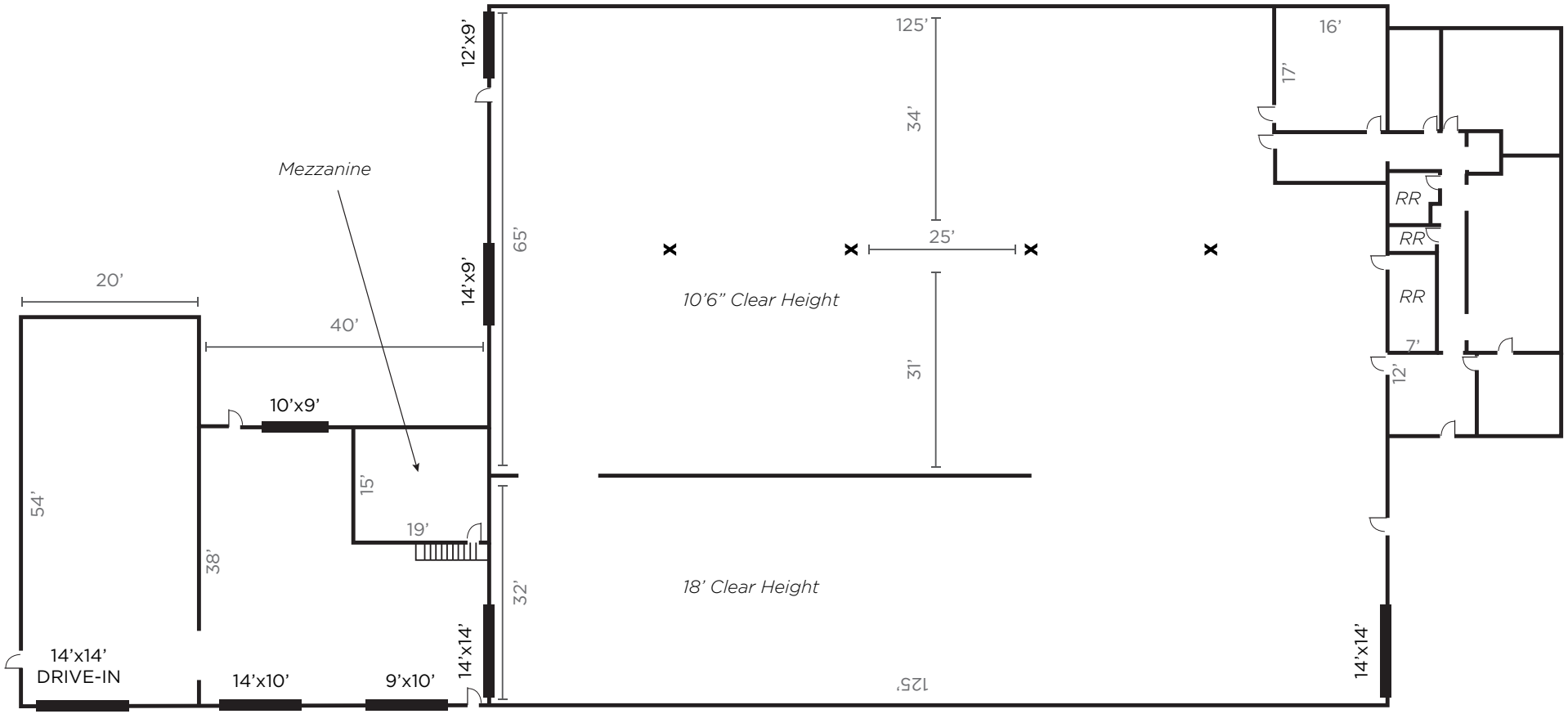
- This is a two-building, 20,767 SF industrial property on 2.35 acres in the North Ridgeville / Elyria established Taylor Street industrial corridor. Taylor Street is surrounded by long-standing manufacturing and distribution users. The main 16,767 SF building has 1,392 SF of office and 15,375 SF of warehouse/manufacturing. It offers 10'–18' clear height, a 5-ton crane (13' under hook height), LED lighting, air lines, floor drains, electrical and air line distribution along with ventilation fans. A separate 4,000 SF warehouse building adds storage or a second operation. The site is fenced and paved, with potential access on Ternes Avenue gives room for outside storage, parking or future expansion.
- Highway access — nearby State Route 57 connects to the I-80 Ohio Turnpike (Exit 145) and I-90/SR-2 toward Cleveland and Toledo. The corridor has access to I-80 in about 13 minutes and Route 57 in about 6 minutes.

AVAILABILITY

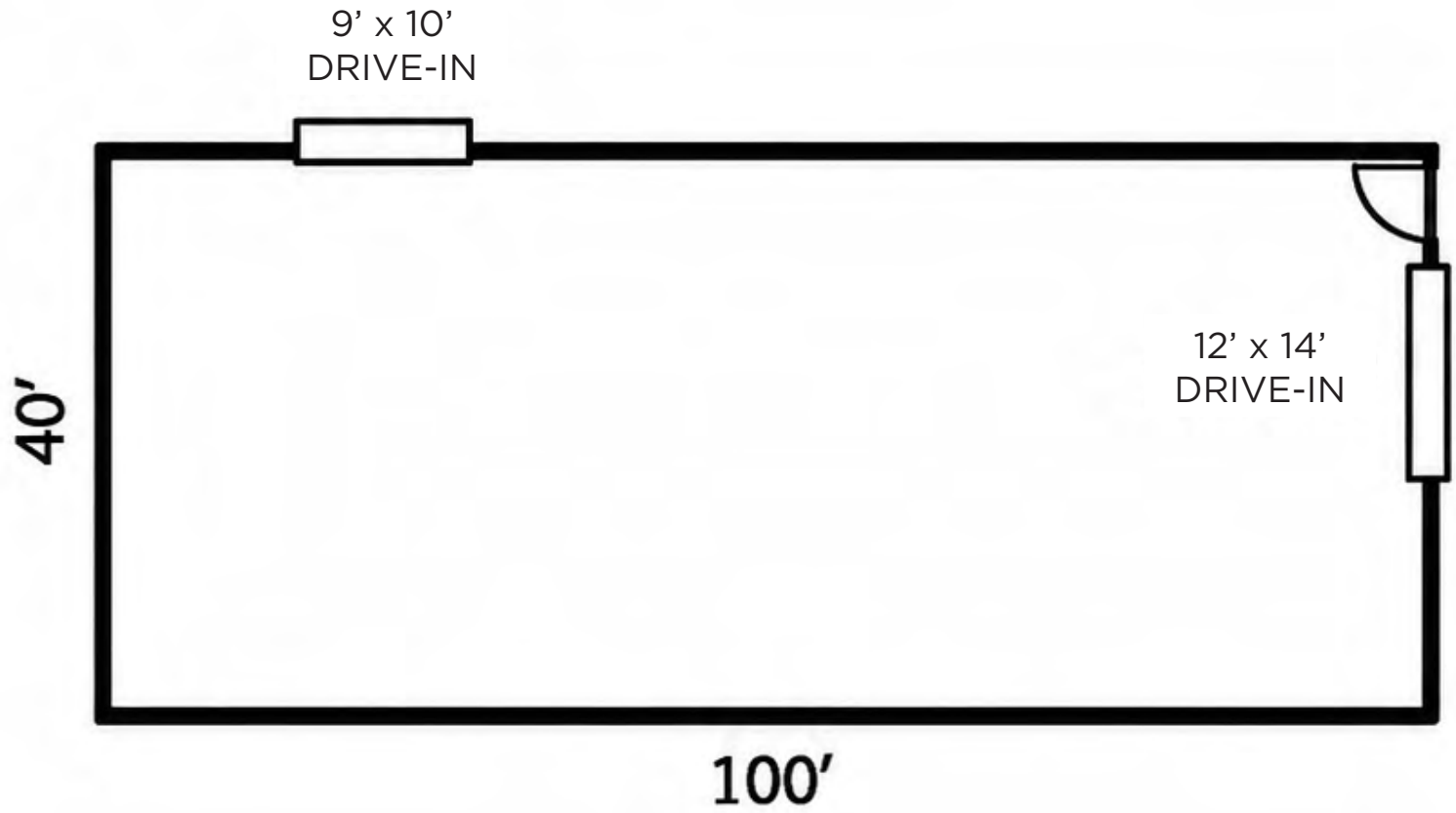
UNIT #	SF	Office SF	Warehouse SF	DID	Clear Height	Lighting	Power
BLDG 1	16,767 SF	1,392 SF	15,375 SF	**7** (2: 14' x 14', 2: 10' x 9', 1: 10' x 14', 1: 14' x 9', 1: 12' x 9')	10'6"-18'	LED	600A/480V/3P
BLDG 2	4,000 SF	-	4,000 SF	**2** (9' x 10' & 14' x 12')	16'	-	-

Sale Price: $1,150,000

BUILDING ONE
FLOOR PLAN

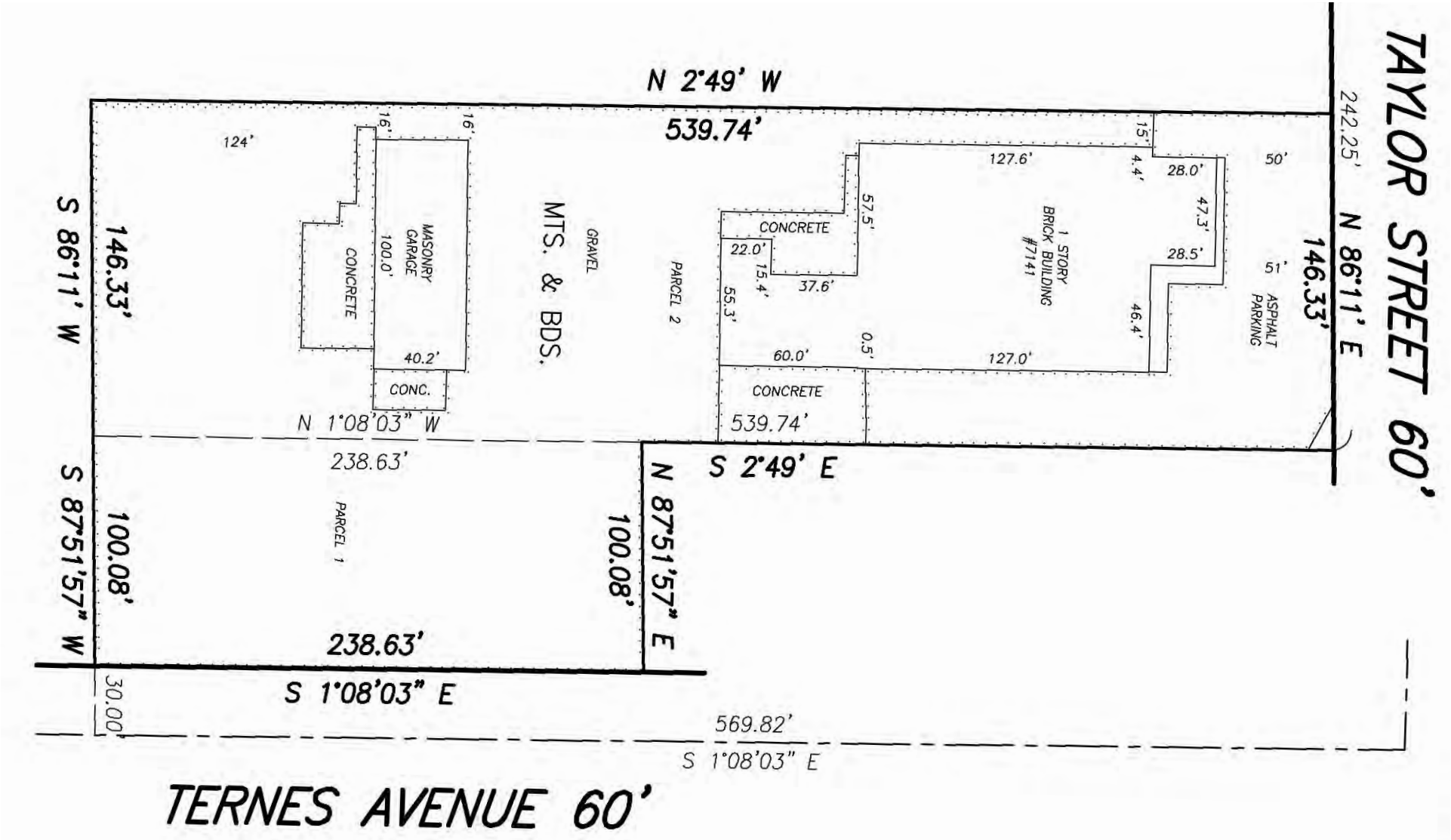


BUILDING TWO
FLOOR PLAN



ANCILLARY BUILDING

PROPERTY
SURVEY



EXTERIOR **PHOTOS**









OFFICE
PHOTOS









WAREHOUSE **PHOTOS**









WAREHOUSE **PHOTOS**











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