

FOR SALE OR LEASE

561 Ternes Lane

Elyria, Ohio 44035

**PRICE REDUCTION:
NOW \$1,020,000**



[VIEW PROPERTY VIDEO](#)

15,496 SF FREESTANDING AMENITY RICH INDUSTRIAL COMPLEX

3,352 SF Office Space Available For Lease

PROPERTY FEATURES



15,496 SF

TOTAL BUILDING SF

0.88 AC

TOTAL LAND SIZE

REDUCED!

\$1,020,000

~~\$1,220,000~~

SALE PRICE

3,352 SF

OFFICE SF

12,144 SF

WHSE/ASSEMBLY SF
(LEASED)

11.00/SF OFFICE

LEASE RATE

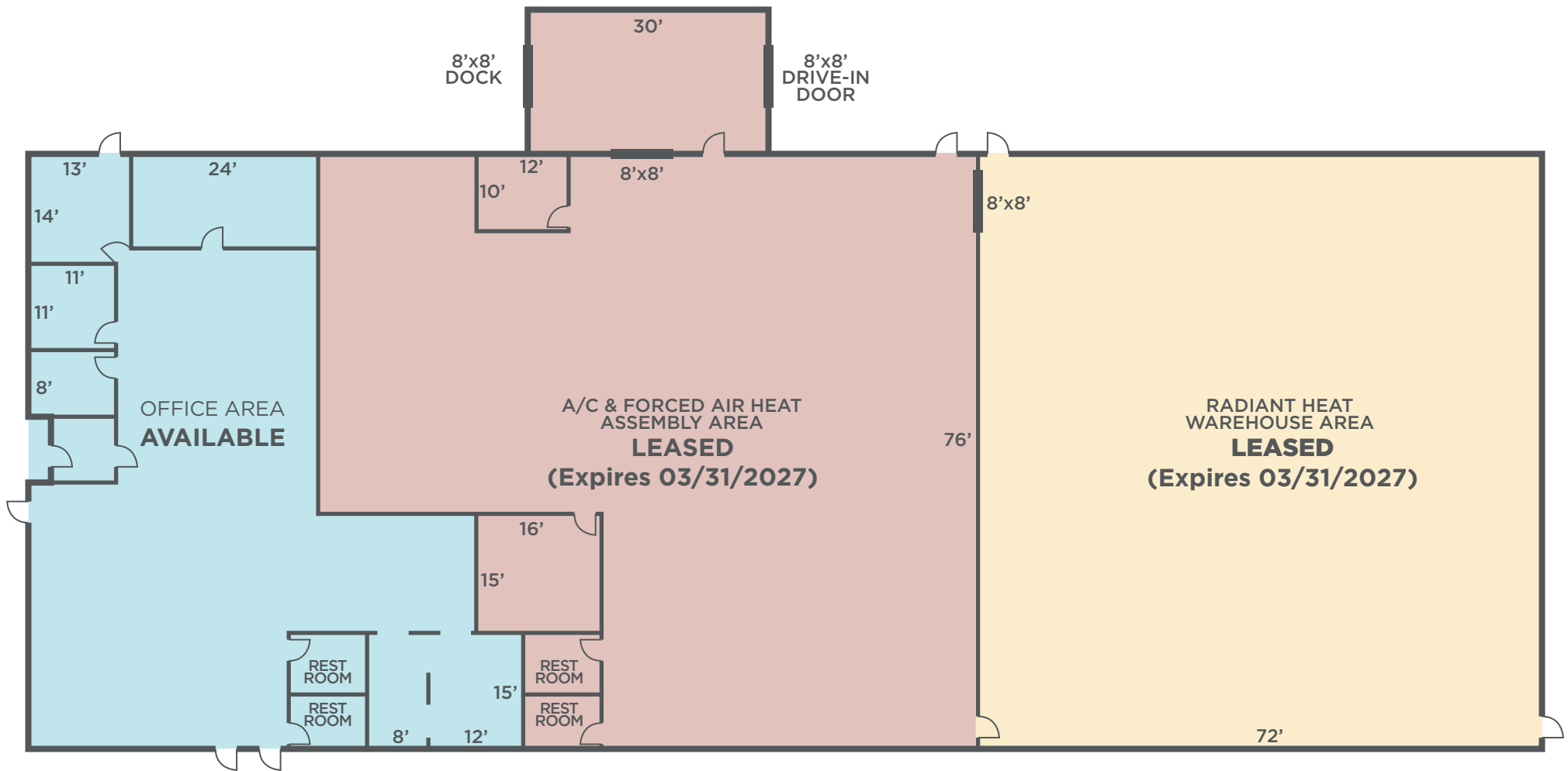
PROPERTY SPECIFICATIONS

CONSTRUCTED:	1970
CONSTRUCTION:	Masonry
ROOF:	Shingle
HEAT:	Forced Air & Radiant Tube
LIGHTING:	Fluorescent
CEILING HEIGHT:	10'11" - 13'4"
COLUMN SPACING:	38'x36'
DRIVE-IN DOORS:	One (1) - 8'x8'
DOCKS:	One (1) - 8'x8'
POWER:	400A / 208/120V / 3P
ZONING:	Industrial
PARKING:	28

COMMENTS

- Partially climate controlled manufacturing and assembly space
- Excellent opportunity to own a freestanding industrial building in a high image industrial setting
- Easy access to major interstates I-90 & I-80 (Ohio Turnpike)
- Minimal columns allows for maximum flexibility with operations
- Elyria is a business-friendly community with an excellent labor market
- Excellent signage opportunities along Ternes Lane
- Easily accessible from the Lorain County transit bus line

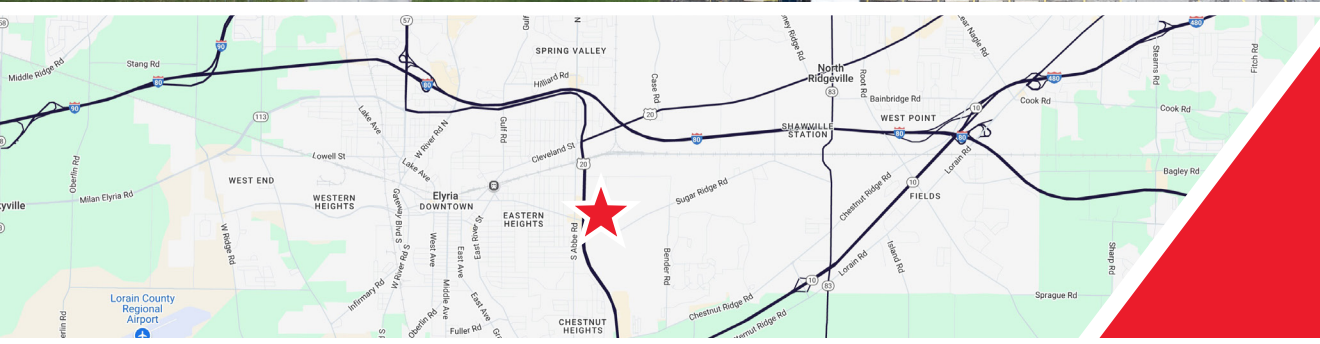
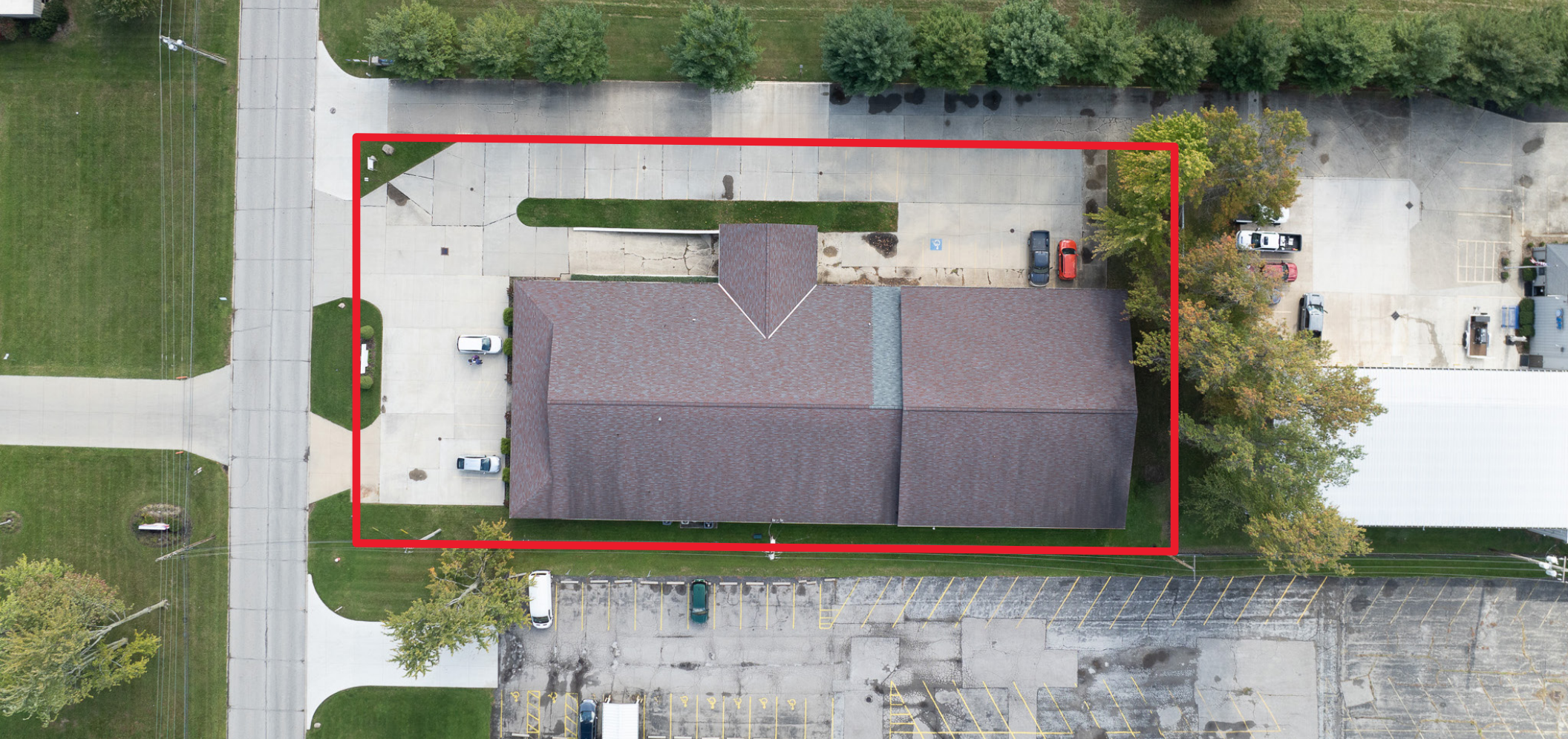
FLOOR PLAN



PROPERTY PHOTOS



PARCEL MAP



Easy Access
to I-80



COLE SORENSON

Senior Associate
+1 216 525 1470
csorensen@crescorealestate.com

JOSEPH V. BARNA, SIOR

Principal
+1 216 525 1464
jbarna@crescorealestate.com

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6100 Rockside Woods Blvd, Suite 200
Cleveland, Ohio 44131
Main +1 216 520 1200
crescorealestate.com