

1444 LOWELL STREET

Elyria, Ohio 44035

VERSATILE INDUSTRIAL COMPLEX | FOR SALE OR LEASE



Sale Price

\$1,880,000.00 (\$32.00/SF)

Lease Rate

\$3.75 / SF NNN

Estimated NNN Expenses

\$0.85 / SF



OFFERING HIGHLIGHTS

- 53,720 SF on 5.21 acres
- 16' to 20' ceiling height
- Three (3) docks with levelers
- One (1) drive-in door (12' x 14')
- Dry Fire Protection System
- New LED lighting
- New office HVAC
- Easy access to I-90, I-80 and Route 2

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3 Summit Park Drive, Suite 200
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crescorealestate.com



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PROPERTY SPECIFICATIONS

TOTAL SF	53,720 SF
OFFICE SF	1st Floor - 8,160 SF 2nd Floor - 3,910 SF
MFG/WAREHOUSE SF	41,650 SF
LAND	5.21 acres
YEAR BUILT	1988
CONSTRUCTION	Steel metal masonry
PARKING	75 cars
COLUMN SPACING	25' x 57'
CEILING HEIGHT	17' to 20'
LIGHTING	LED
FLOORS	6" reinforced concrete
HEAT	Gas radiant tube (partial)
SPRINKLERED	DRY System
POWER	400A 480V 3P
DOCKS	Three (3) with levelers, lights and seals
DRIVE-INS	One (1) 12' x 14'

CITY OF ELYRIA

Founded in 1817, Elyria is nestled at the two forks of the Black River, just six miles from Lake Erie and 20 miles from Cleveland. Elyria's stunning beauty features majestic waterfalls, 365 acres of parks, and a charming Ely Square where annual festivals and celebrations unite the people of the City and Lorain County.

The City of Elyria is entering a new stage of growth and transformation in 2020 - and we want you to be a part of it.



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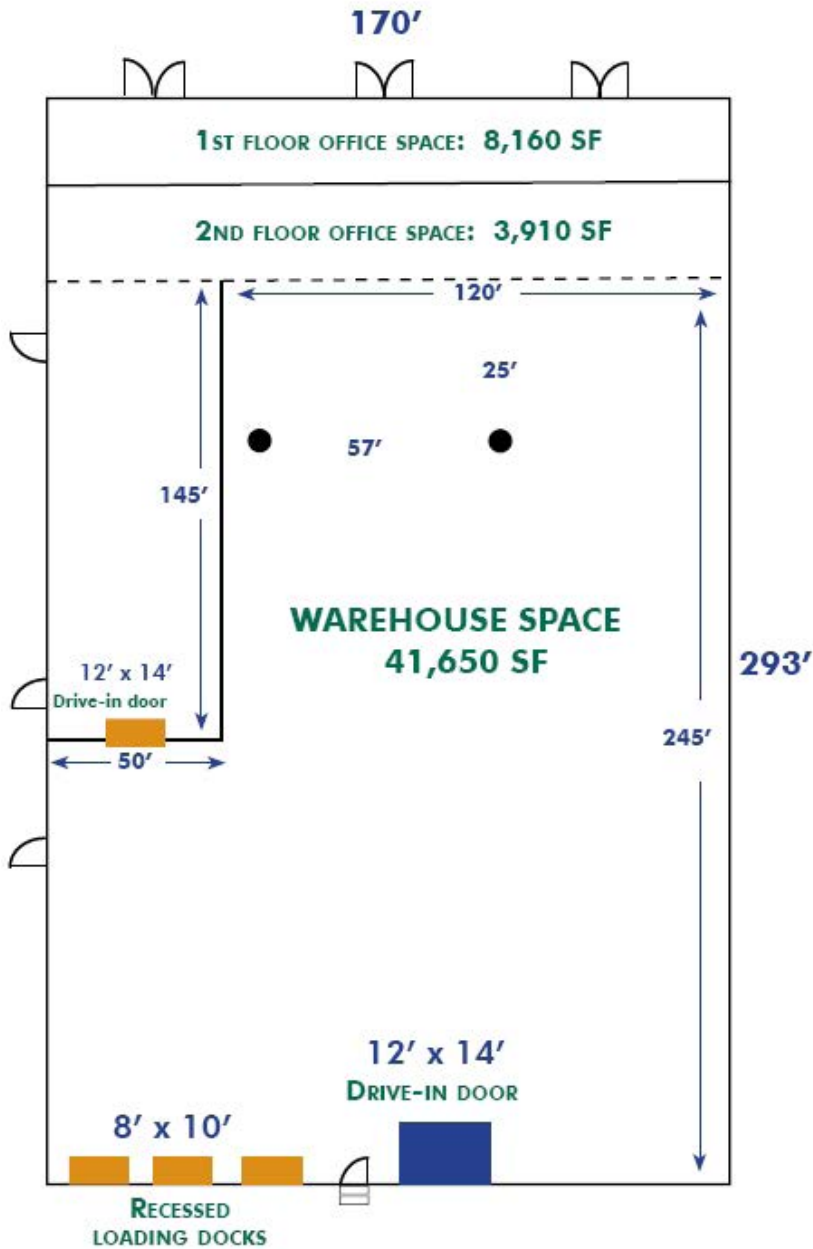


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FLOOR PLAN



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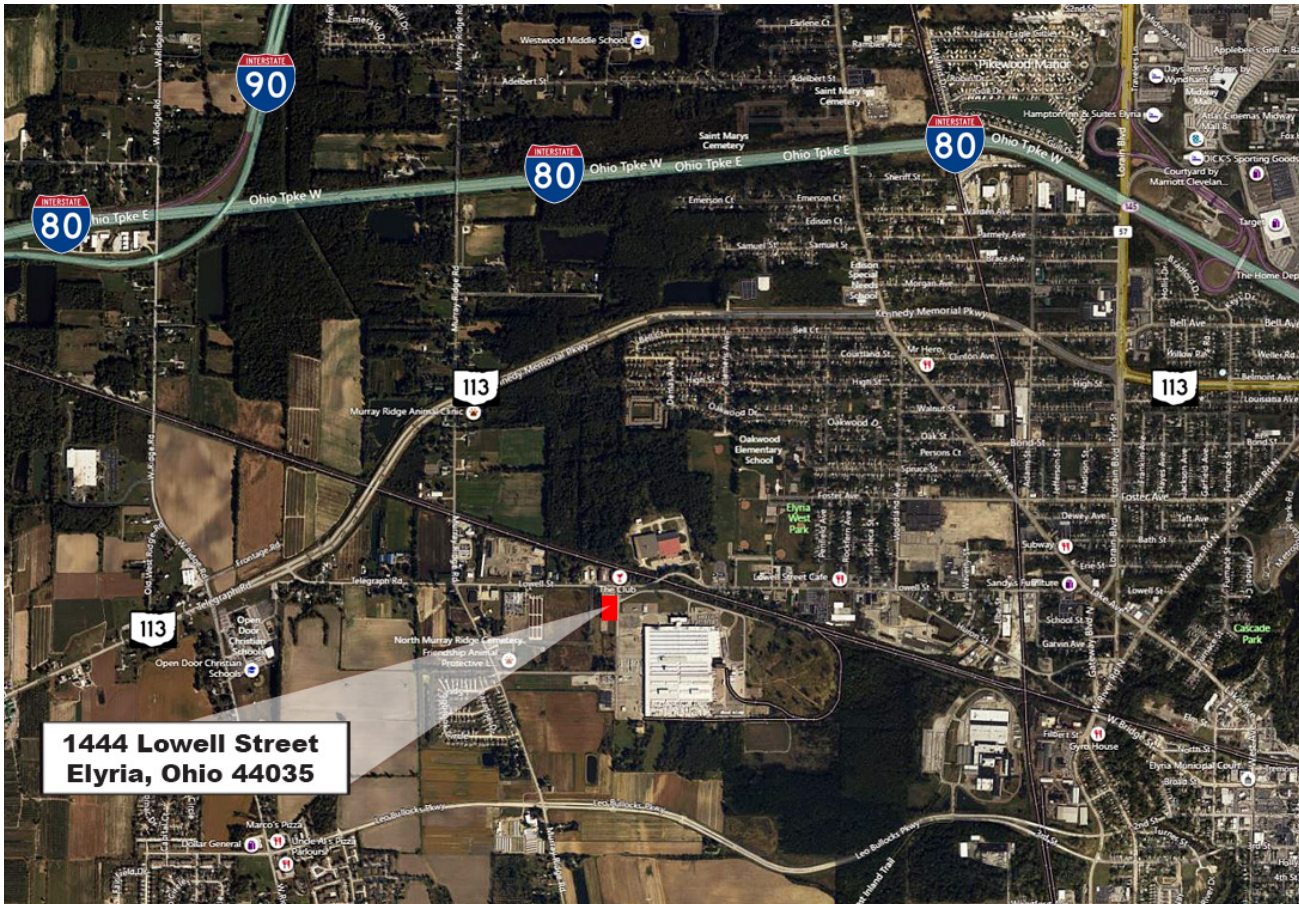


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MAP & OFFICE PHOTOS



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