

2803 TOLEDO AVENUE

Lorain, Ohio 44055

Freestanding Industrial Building / For Sale



PROPERTY HIGHLIGHTS

- Freestanding industrial building in a well established industrial sector of Lorain, Ohio
- Office and portion of warehouse roof replaced in 2017
- New HVAC units in the office

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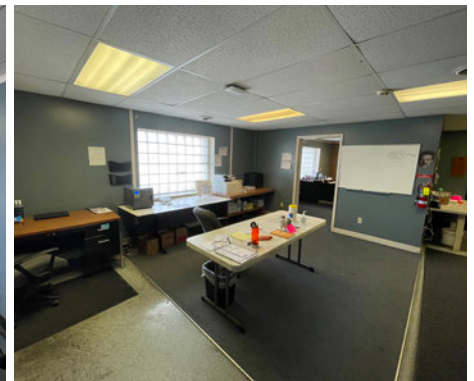
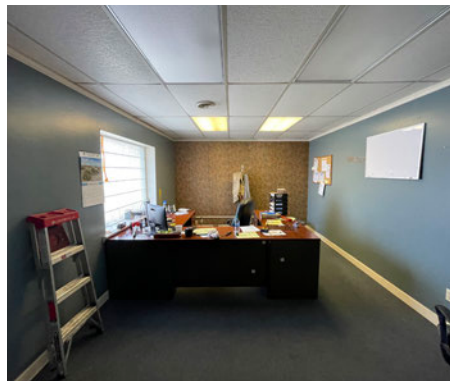
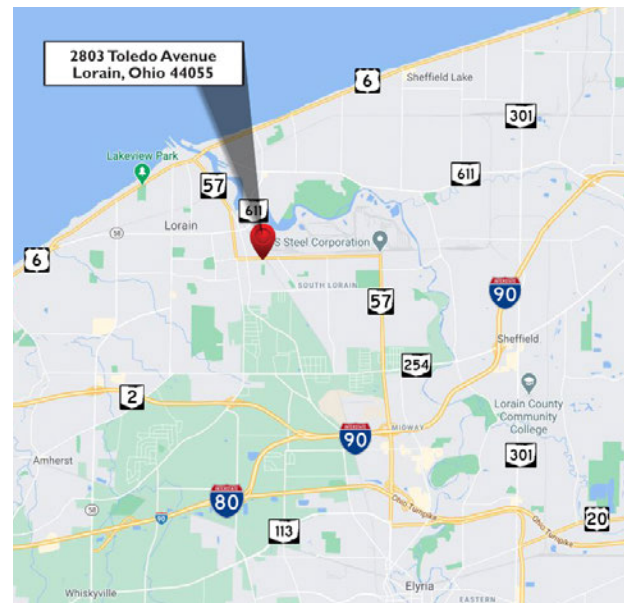
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BUILDING SF

62,806 SF

PROPERTY SPECIFICATIONS

| | |
|------------------|--|
| OFFICE SF | 2,500 SF |
| WAREHOUSE SF | 60,306 SF |
| BUILDING LAND | 03-00-098-108-001 (1.72 acres) |
| YEAR BUILT | 1965 (with multiple additions) |
| CONSTRUCTION | Masonry |
| DRIVE-IN DOORS | Seven (7) - 1-10'x12'; 3-12'x12'; 1-14'x14'; 1-18'x17'6"; 1-24'x18'6" |
| CEILING HEIGHT | 10' min - 18' max |
| FLOORS | Concrete |
| ROOF | Wood / Metal / Composite |
| HEAT | Overhead Gas (partial) |
| AIR-CONDITIONING | HVAC Office |
| LIGHTING | Varies |
| POWER | 400A / 240V / 3P |
| PARKING | 15 cars |



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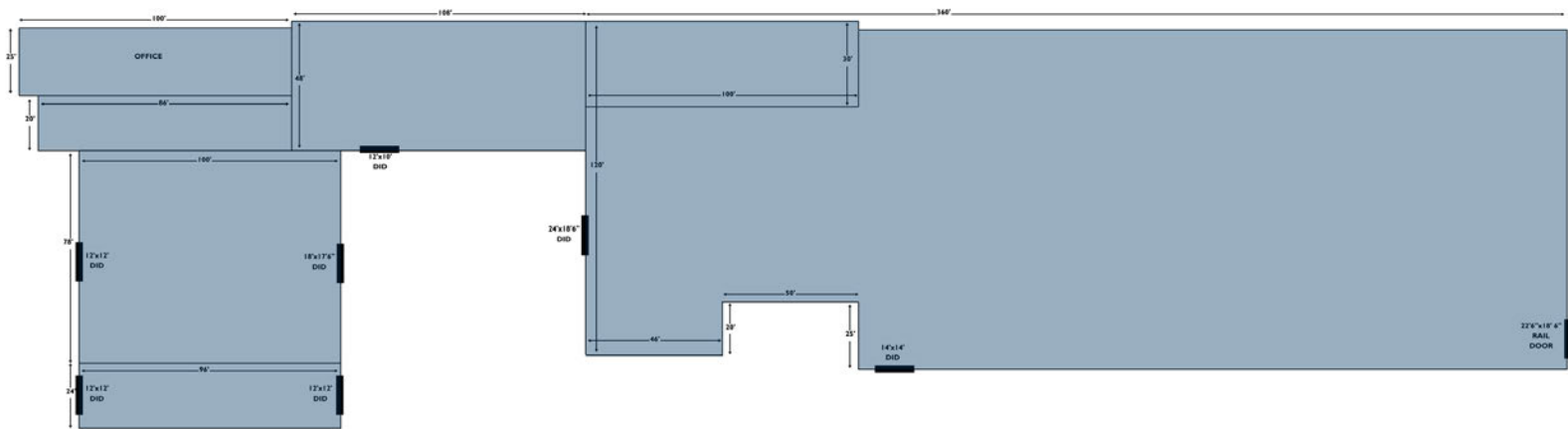
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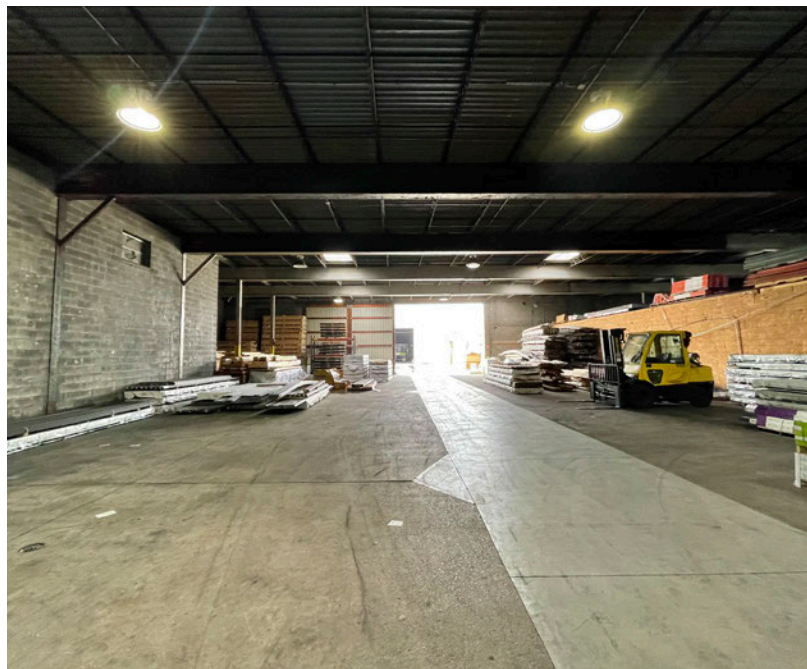
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