

FOR LEASE

Northern Ohio Industrial Park

1400 Lowell Street

Elyria, Ohio 44035



One Million Square Foot Industrial Complex w. 322,800 SF of 18' – 32' clear warehouse space available with 10 docks and 2 drive-in doors plus Norfolk Southern rail available



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

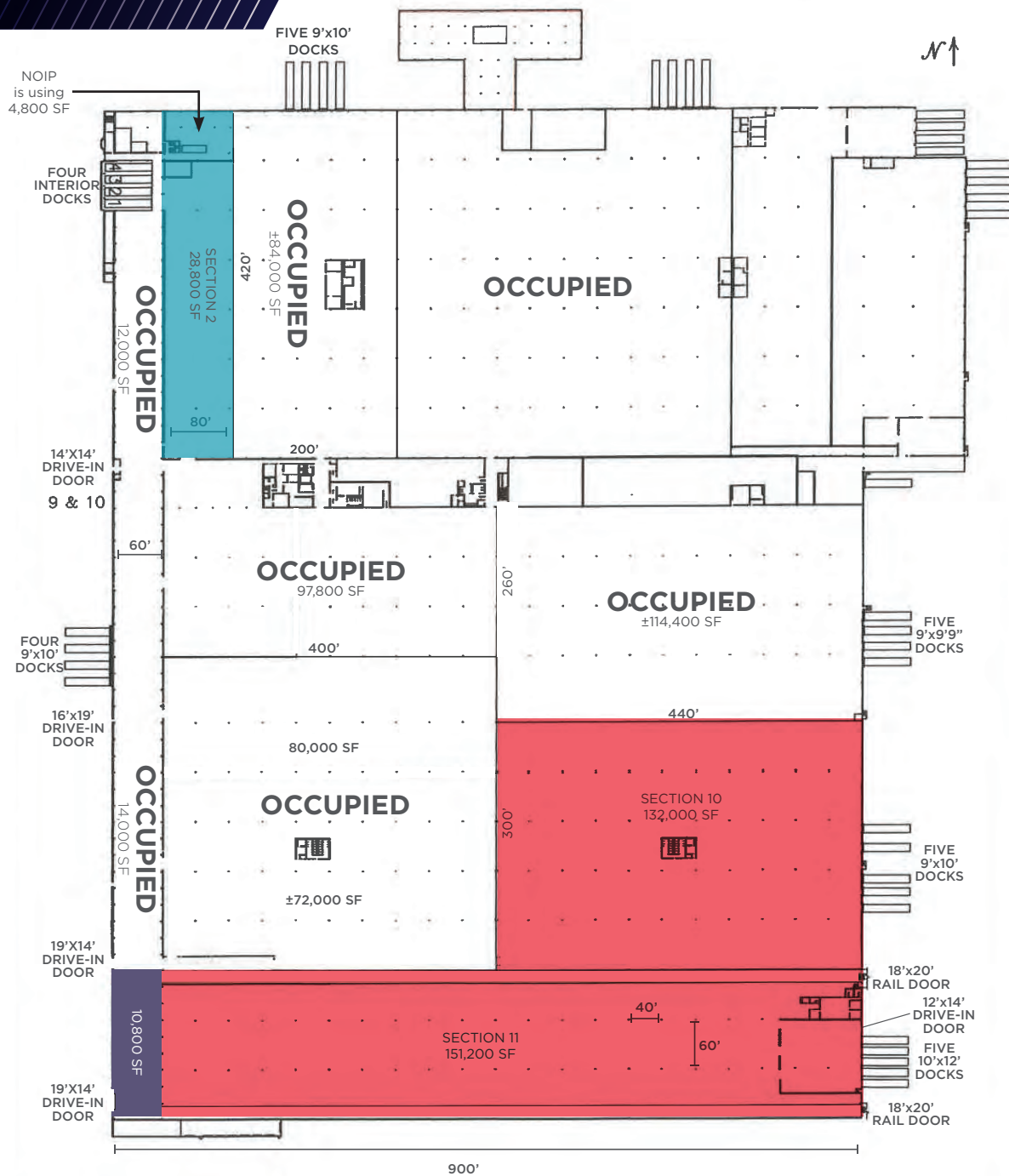
PROPERTY SPECIFICATIONS

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

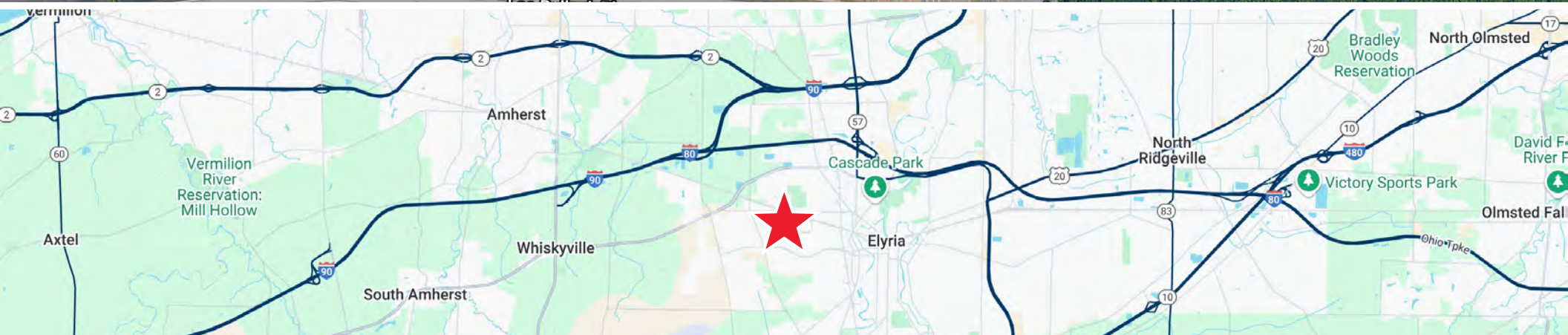
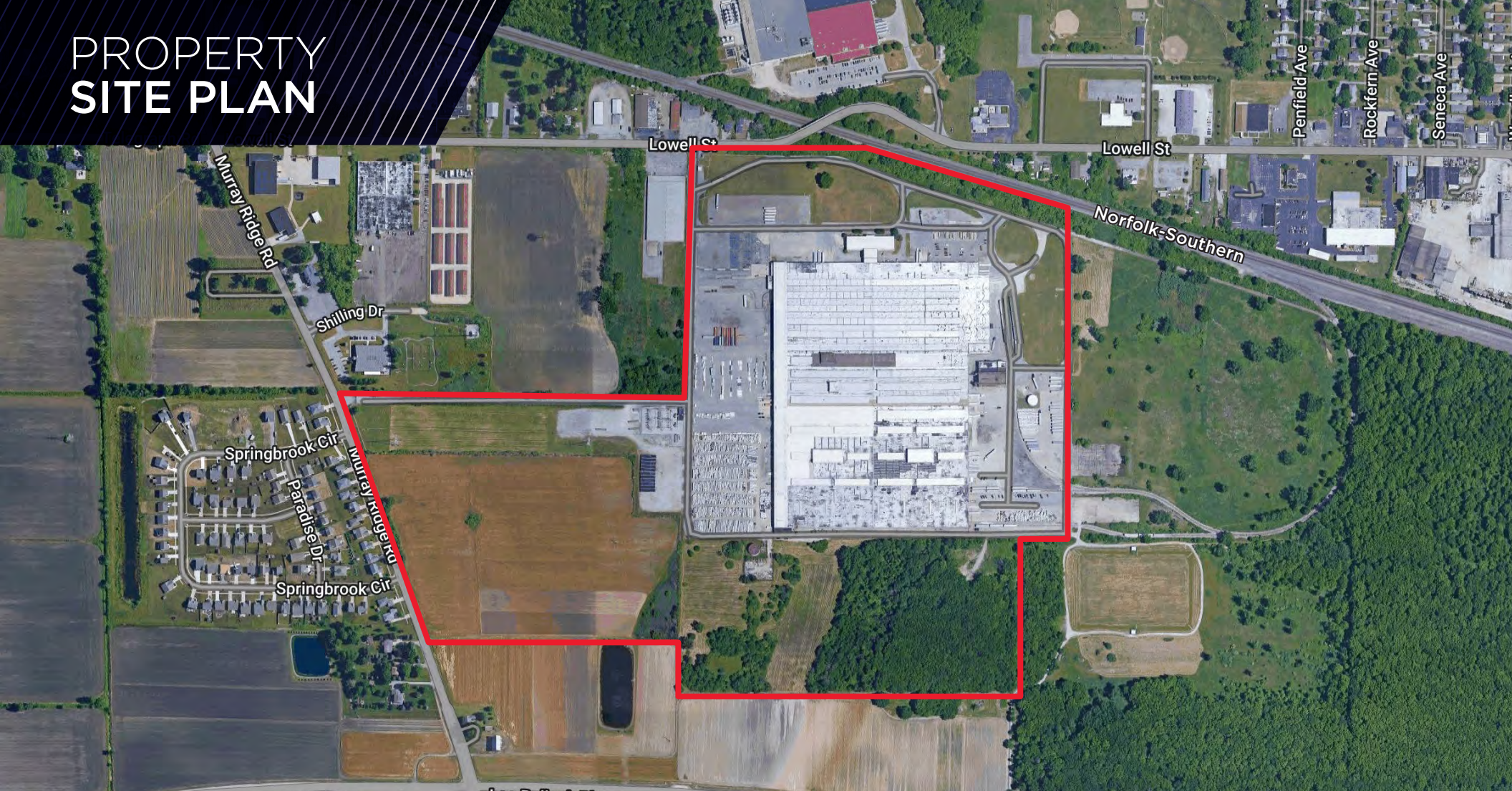
WATER:	10" - 16" - 30" - City of Elyria
SEWER:	Sanitary - 12" - City of Elyria Storm - 48" - City of Elyria

PROPERTY FLOOR PLAN



18' Clear = 28,800 SF
24' Clear = 283,200 SF
32' Clear = 10,800 SF
TOTAL AVAILABLE = 322,800 SF

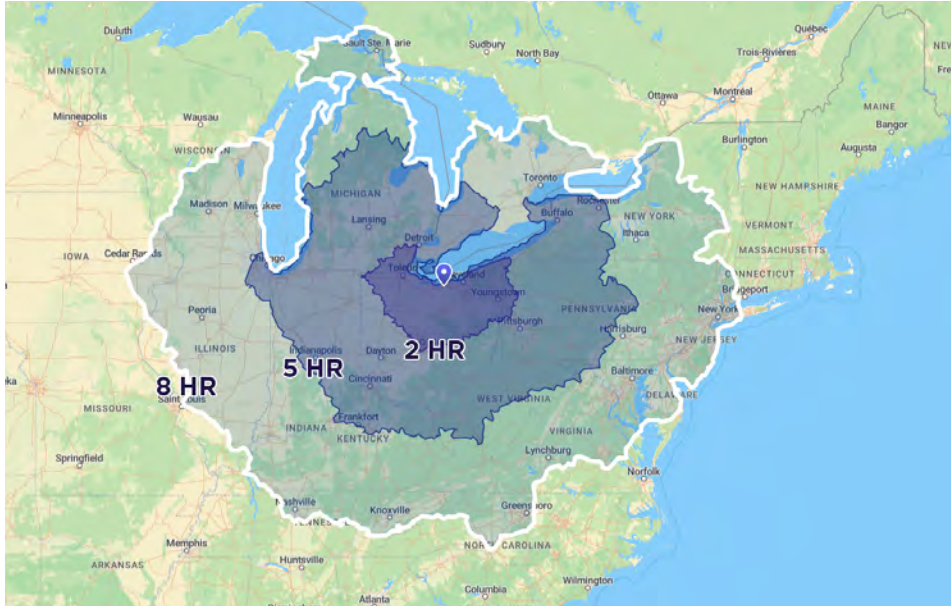
PROPERTY SITE PLAN



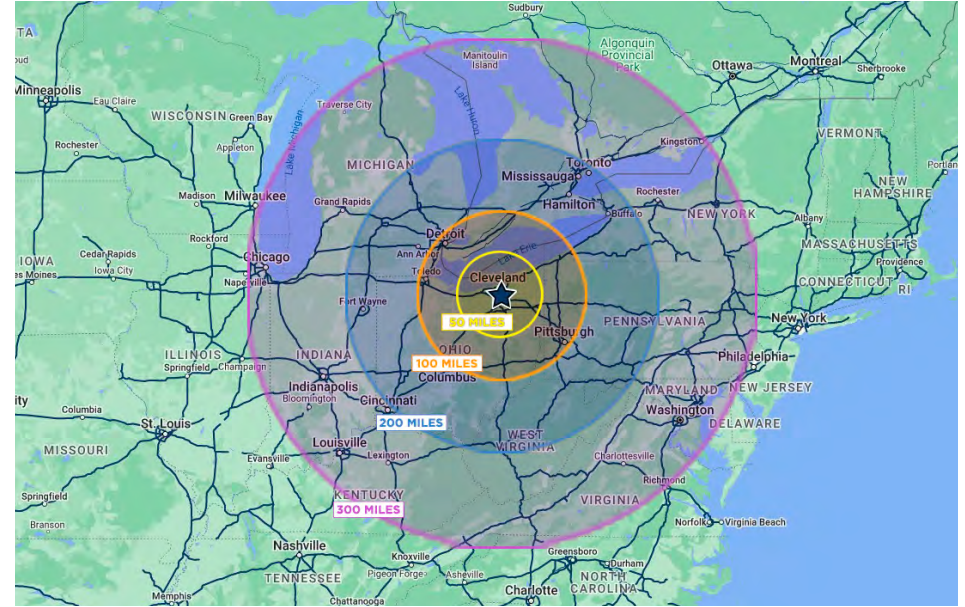
1400 Lowell Street, Elyria, Ohio 44035

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





GEORGE J. POFOK, CCIM, SIOR
Principal
+1 216 525 1469
gpofok@crescorealestate.com

JOSEPH V. BARN, SIOR
Principal
+1 216 525 1464
jbarna@crescorealestate.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield Copyright 2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question. A licensee at Cushman & Wakefield | CRESCO may have an interest in the client entity offering this property for sale.

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