

FOR LEASE

Northern Ohio Industrial Park

1400 Lowell Street

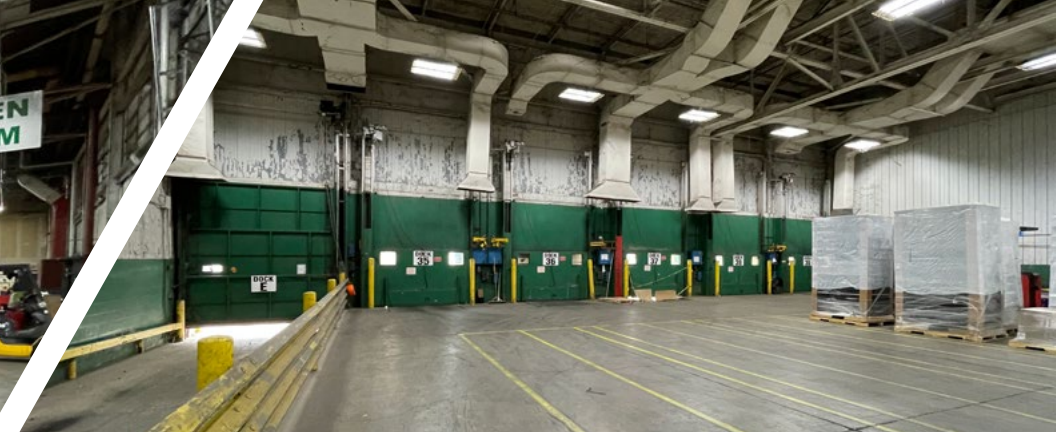
Elyria, Ohio 44035



One Million Square Foot Industrial Complex w. 567,200 SF of 18' – 32' clear warehouse space available with 19 docks and 2 drive-in door plus Norfolk Southern rail available



PROPERTY FEATURES



1,056,527 SF

TOTAL BUILDING SIZE

**567,200 SF
(DIVISIBLE SPACES)**

TOTAL SPACE AVAILABLE

130.12 ACRES

TOTAL SITE SIZE

\$4.25/SF NNN

LEASE RATE

\$0.70/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

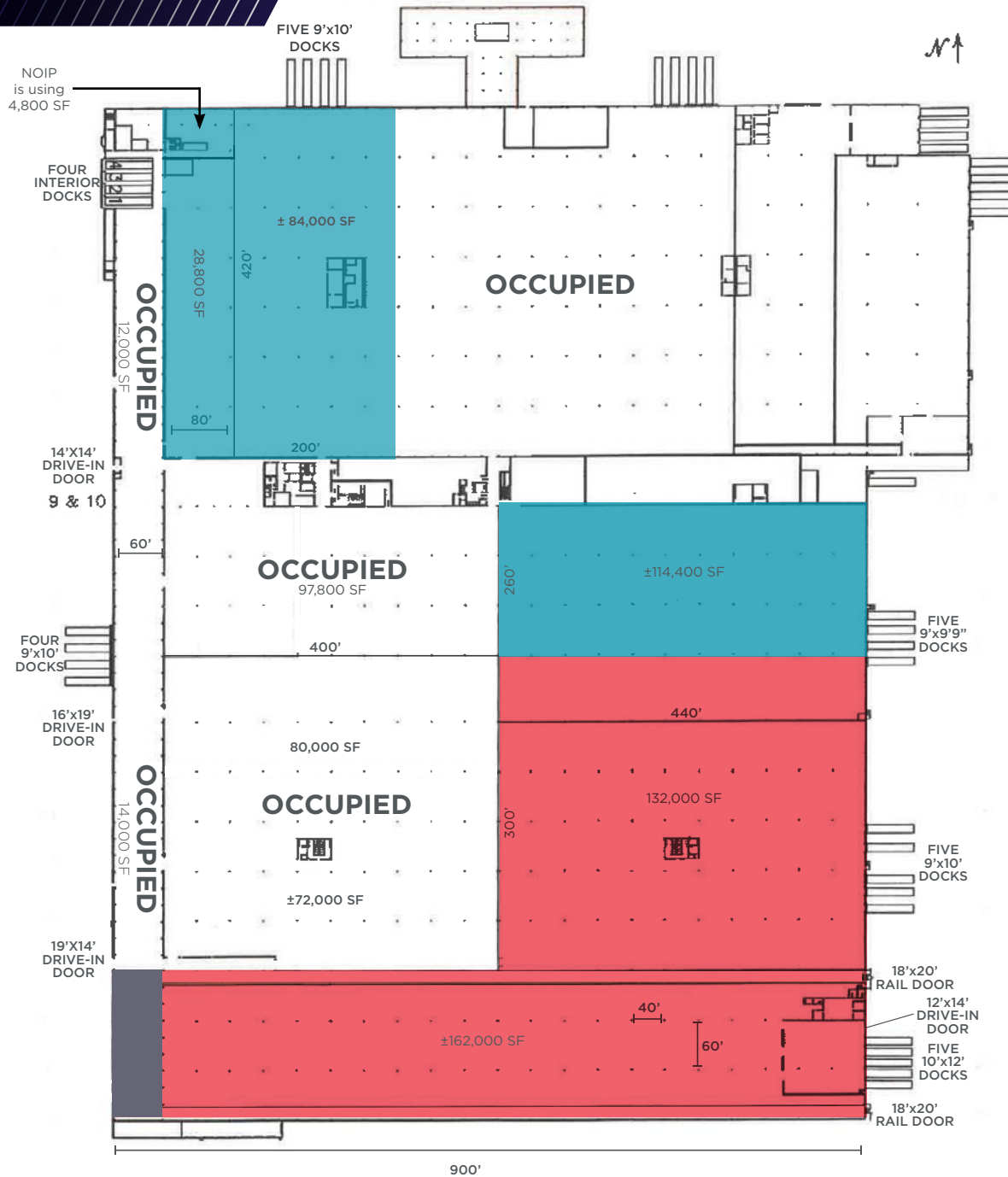
PROPERTY SPECIFICATIONS

| | |
|------------------|---|
| 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

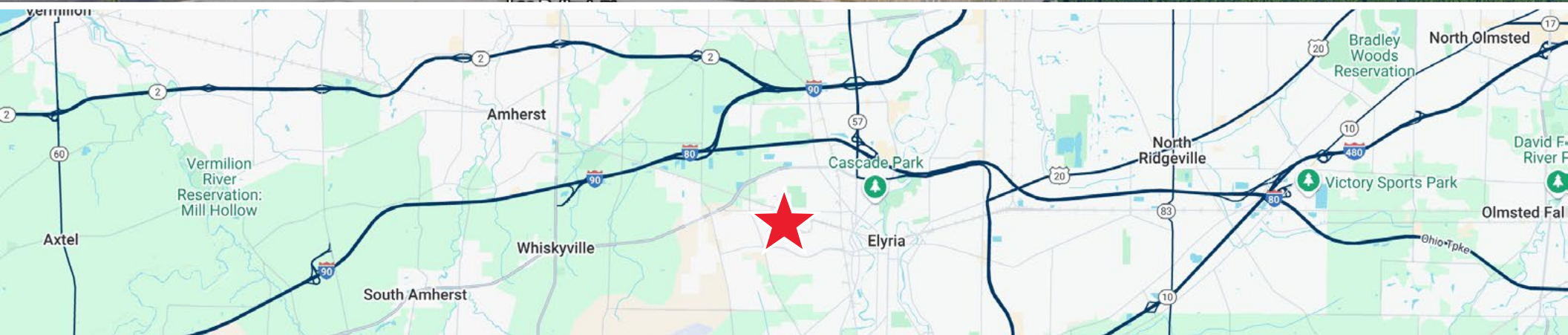
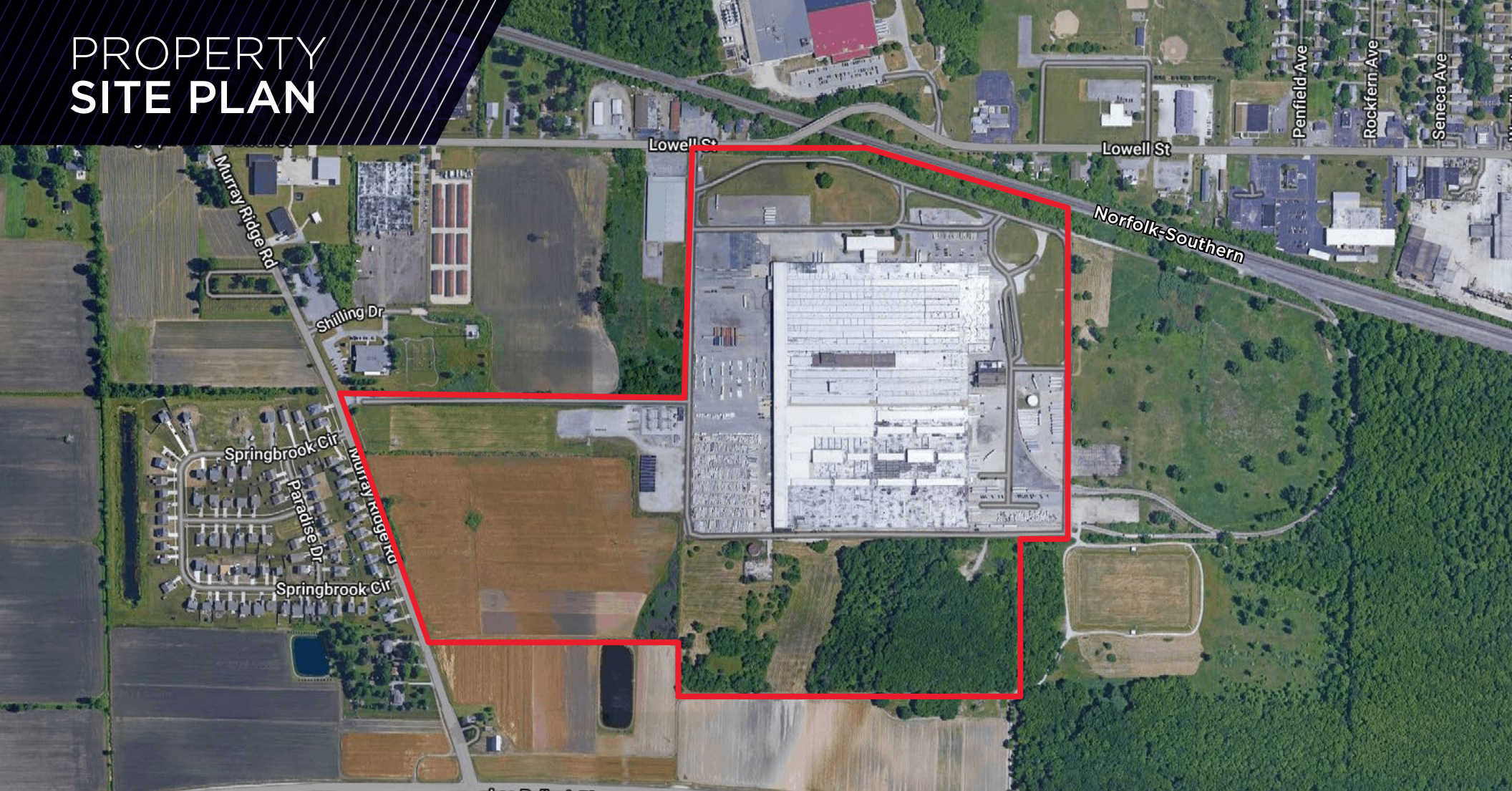
| | |
|--------|---|
| WATER: | 10" - 16" - 30" - City of Elyria |
| SEWER: | Sanitary - 12" - City of Elyria Storm - 48" - City of Elyria |

PROPERTY FLOOR PLAN



- 18' Clear = 227,200 SF
 - 24' Clear = 329,200 SF
 - 32' Clear = 10,800 SF
- TOTAL AVAILABLE = 567,200 SF**

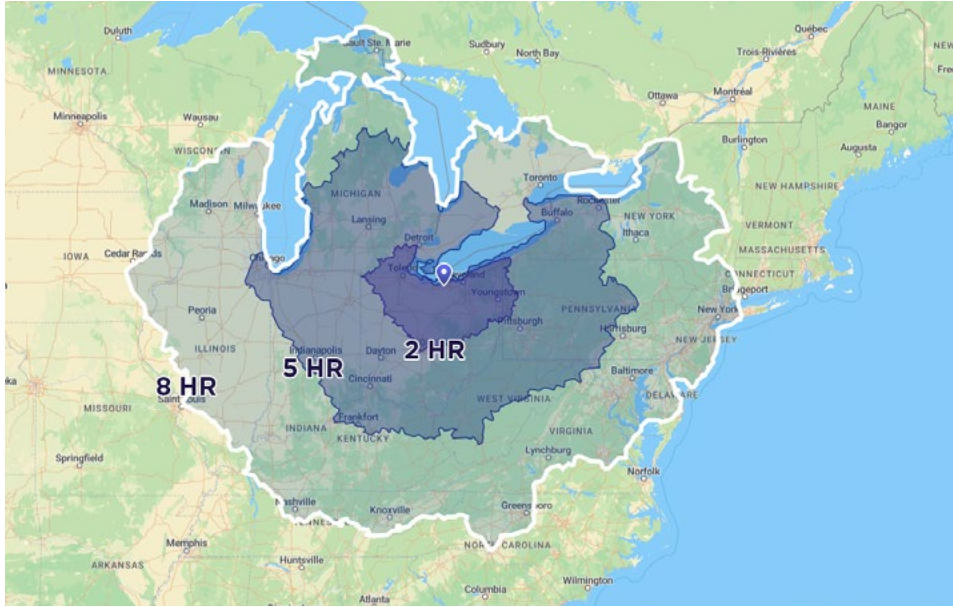
PROPERTY SITE PLAN



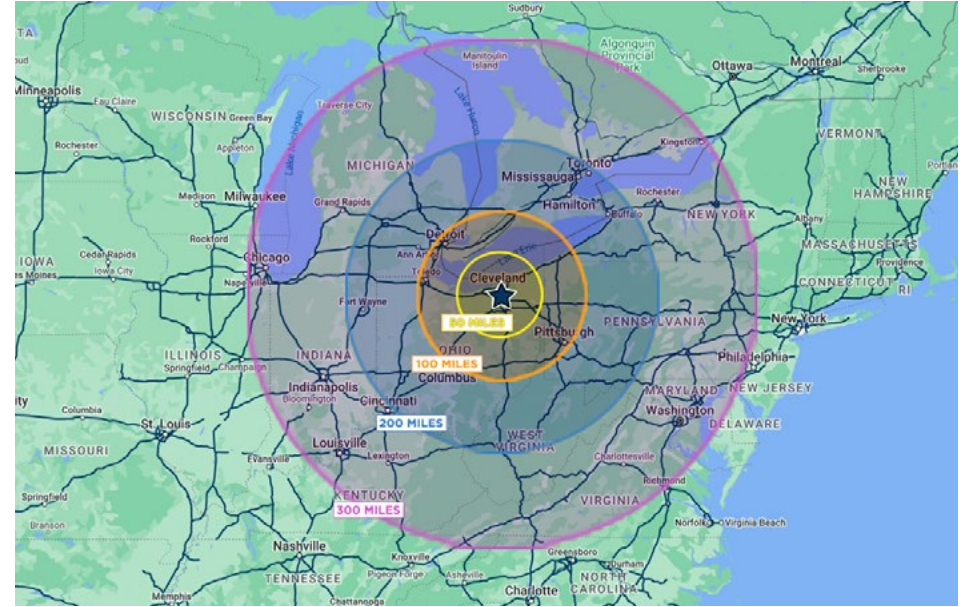
1400 Lowell Street, Elyria, Ohio 44035

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 |





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