

7425 & 7405 Industrial Parkway Dr / Lorain, OH



# For Sale

Two Industrial Buildings Totaling 73,360 SF on 11.01 Acres

**Sam Everson**

Associate

samuel.everson@jll.com

+1 (216) 912 4509

**Don Bain, Jr. SIOR**

Executive Vice President

don.bainjr@jll.com

+1 (216) 937 4377

 **JLL** SEE A BRIGHTER WAY



## Property Overview



**Total Property Size:**

73,360 SF, 11.01 Acres



**Sale Price: \$4,875,000**

Sold together, not separately



**7425 Industrial:**

64,060 SF, 7.08 Acres

Parcel # 0100023000037

**7405 Industrial:**

9,300 SF, 2.45 Acres

Parcel # 0100023000036

**Land parcel:**

1.48 Acres

Parcel # 0100023000038



**Zoning:**

I-2 Heavy Industrial



**Fenced parking lot**

and outdoor storage capabilities



**10k gallon**

above-ground fuel tank on site



**Excellent highway access**

0.7 miles to Route 2



**16,613**

Total Population

3 mile radius

**15,459**

Daytime Population

3 mile radius

**\$121,717**

Average Household Income

3 mile radius

**6,660**

Number of Households

3 mile radius



**7425 & 7405 Industrial Parkway Dr / Lorain**

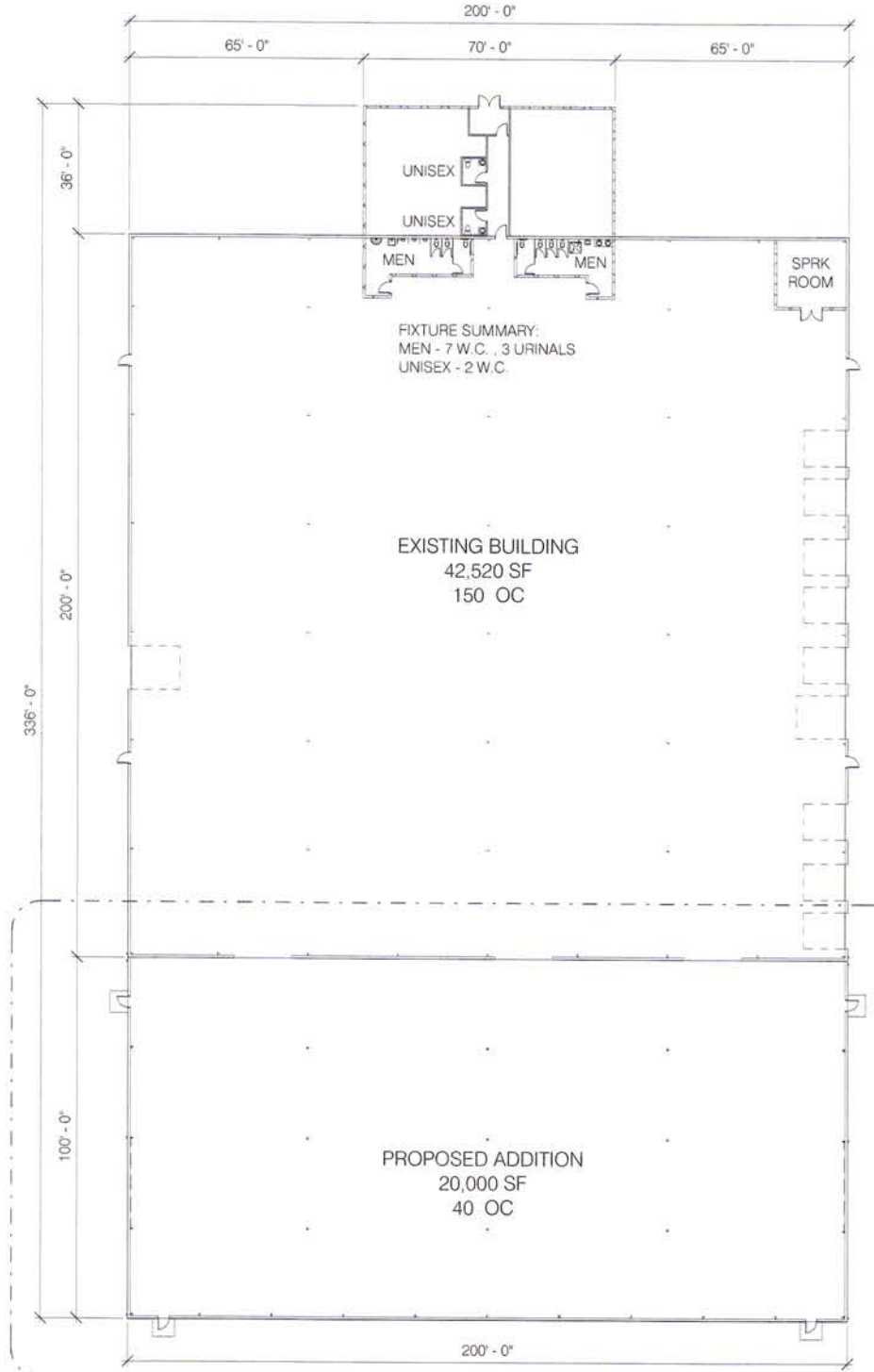
## 7425 Industrial Parkway Dr Lorain, OH

### Property Highlights

- Total Building Size : 64,060 SF
- 40,000 SF original warehouse space and 20,000 SF addition (completed in 2023)
- 4,060 SF of modern office space (2 stories)
- 8 docks w/ levelers
- 3 overhead doors (14' x 12')
- Wet sprinkler system
- Radiant tube heat
- Clear height: 17.8' - 21.5'
- Year built: 1993
- Power: 1,200 amp, 480v, 3-phase
- Column spacing: 30' x 50'









7425 & 7405 Industrial Parkway Dr / Lorain

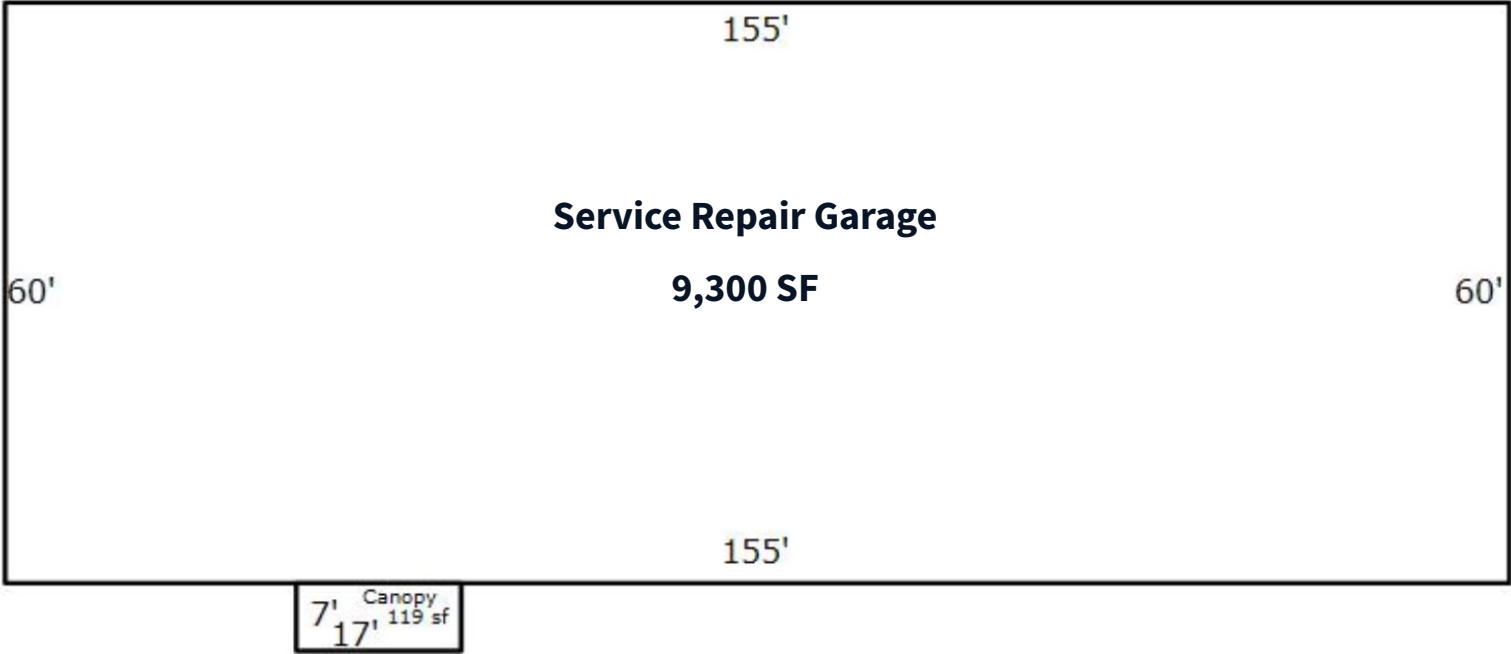
## 7405 Industrial Parkway Dr Lorain, OH

### Property Highlights

- Total Building Size: 9,300 SF
- ~ 8,642 SF of clear span warehouse space
- ~ 658 SF of modern office space
- 5 overhead doors: 14'x12' (3), 14'x14' (1), 16'x12' (1)
- Radiant tube heat
- Clear height: 17.9' – 20'
- Year built: 1996
- Power: Two 200-amp panels, 220V; two meters
- Could be divided into two separate flex/warehouse spaces







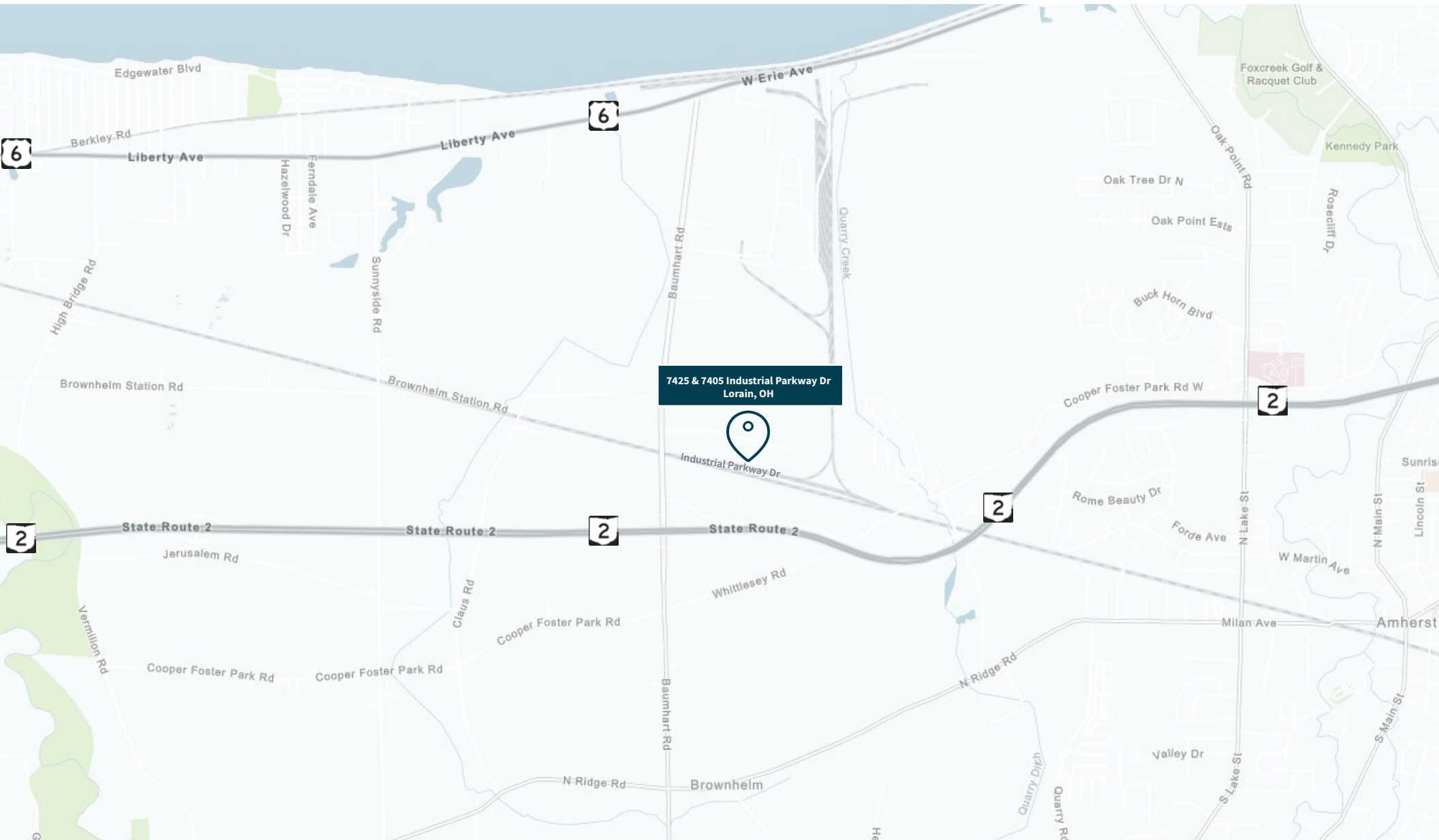


Aerial view



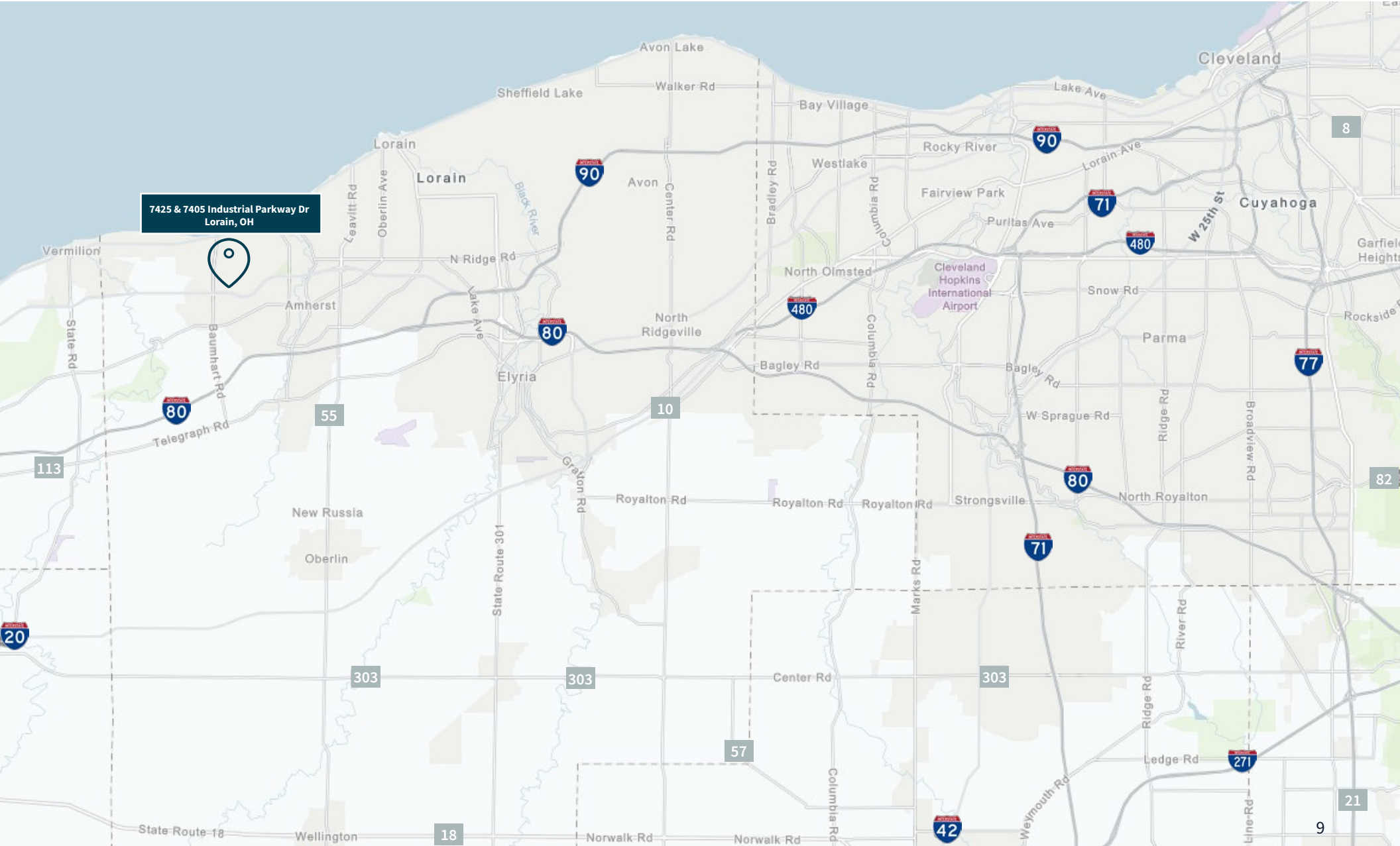


# Local Map





# Regional Map





## JLL

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*Associate*

[samuel.everson@jll.com](mailto:samuel.everson@jll.com)

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+1 (216) 937 4377

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