

7425 & 7405 Industrial Parkway Dr / Lorain, OH



For Sale

Two Industrial Buildings Totaling 73,360 SF on 11.01 Acres

Available to purchase together or separately

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 **JLL** SEE A BRIGHTER WAY

Property Overview



Asking Prices:

7425 Industrial: \$4,000,000

7405 Industrial: \$875,000

Combined: \$4,875,000



Total Property Size:

73,360 SF, 11.01 Acres



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

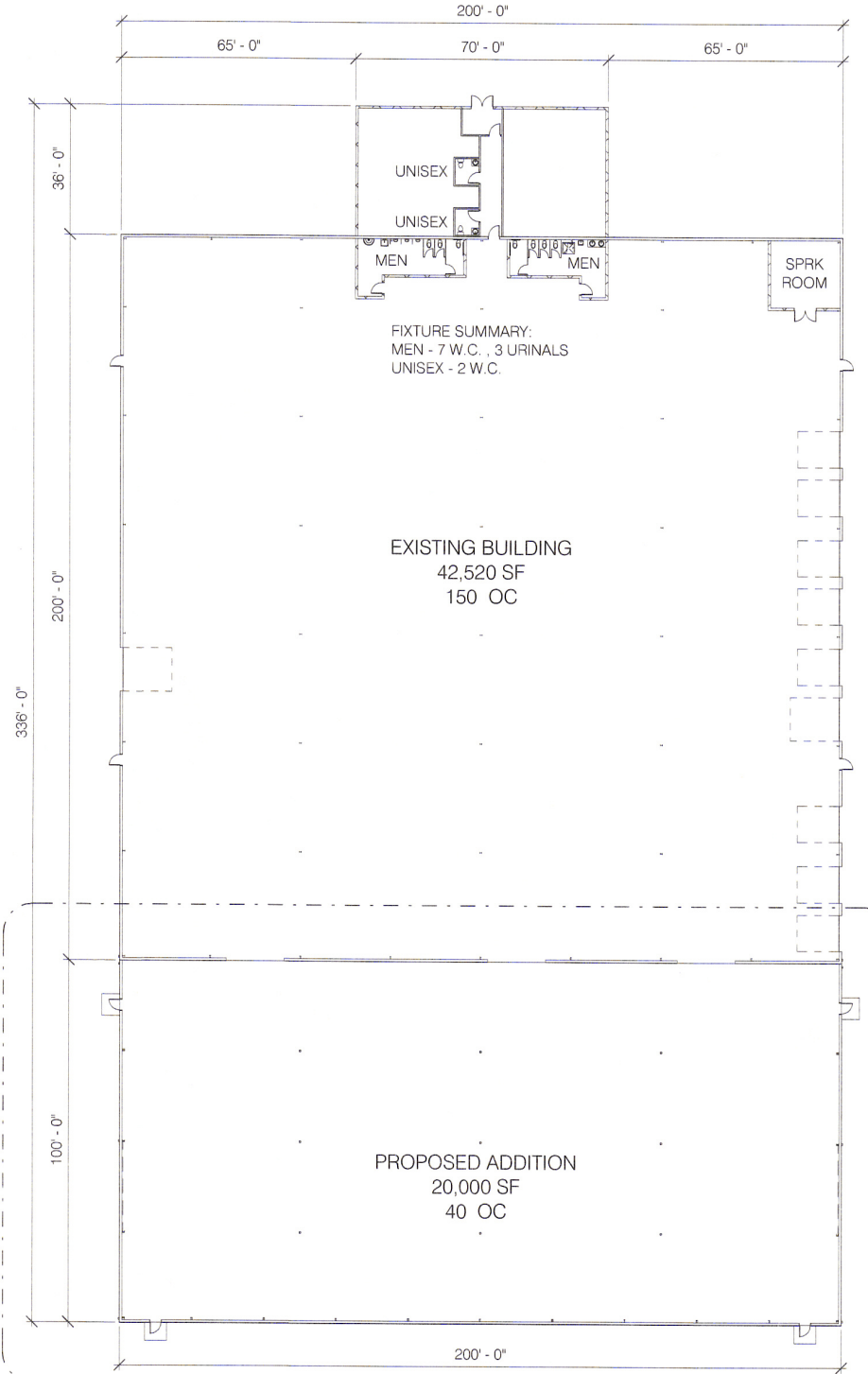
7425 Industrial Parkway Dr Lorain, OH

Property Highlights

- **Asking Price: \$4,000,000**
- Total Building Size: 64,040 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'



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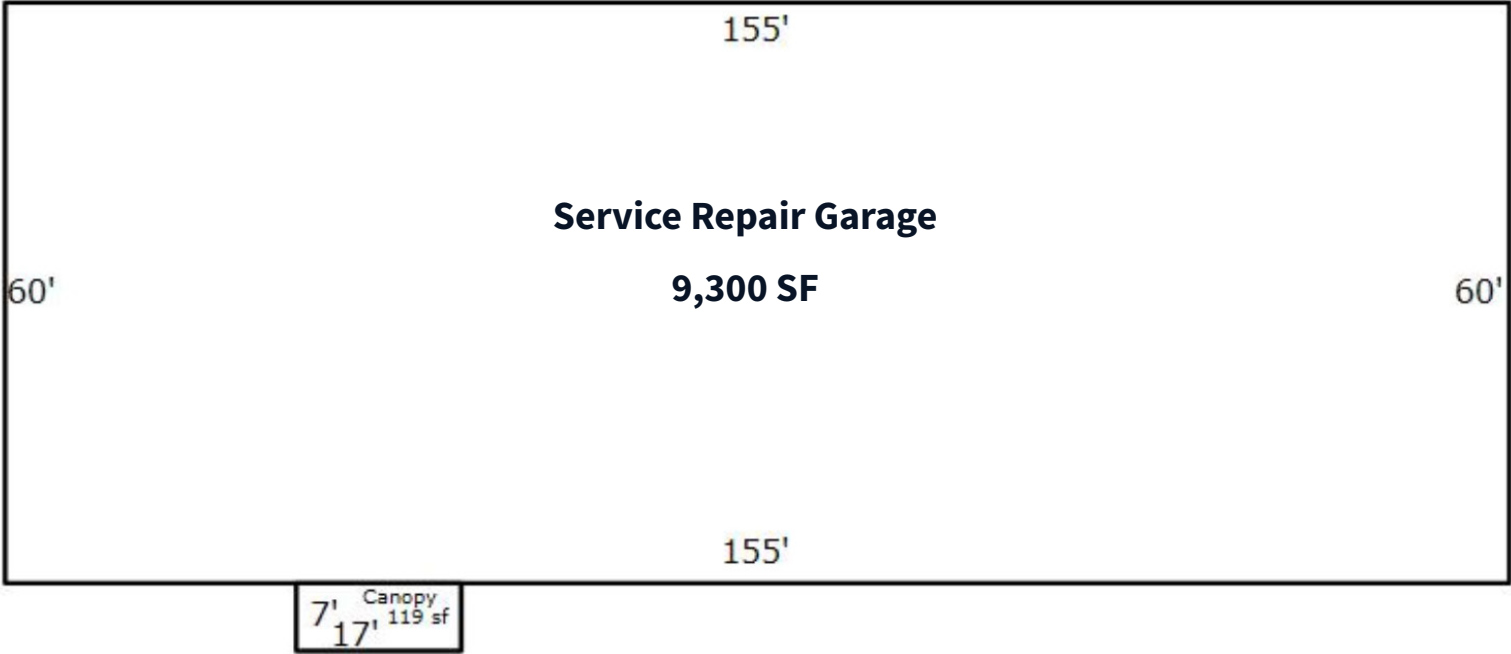
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7405 Industrial Parkway Dr Lorain, OH

Property Highlights

- **Asking Price: \$875,000**
- 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

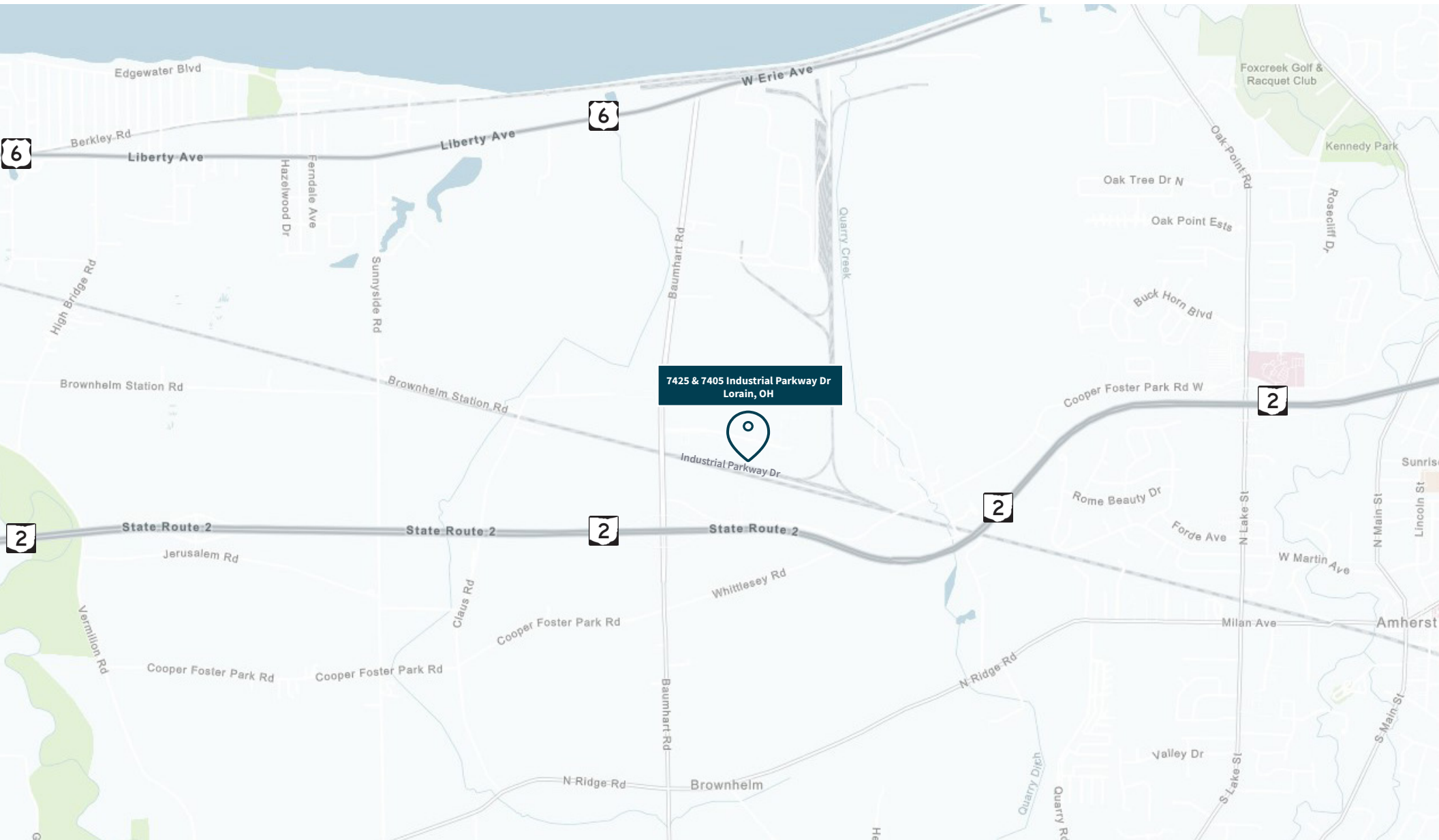




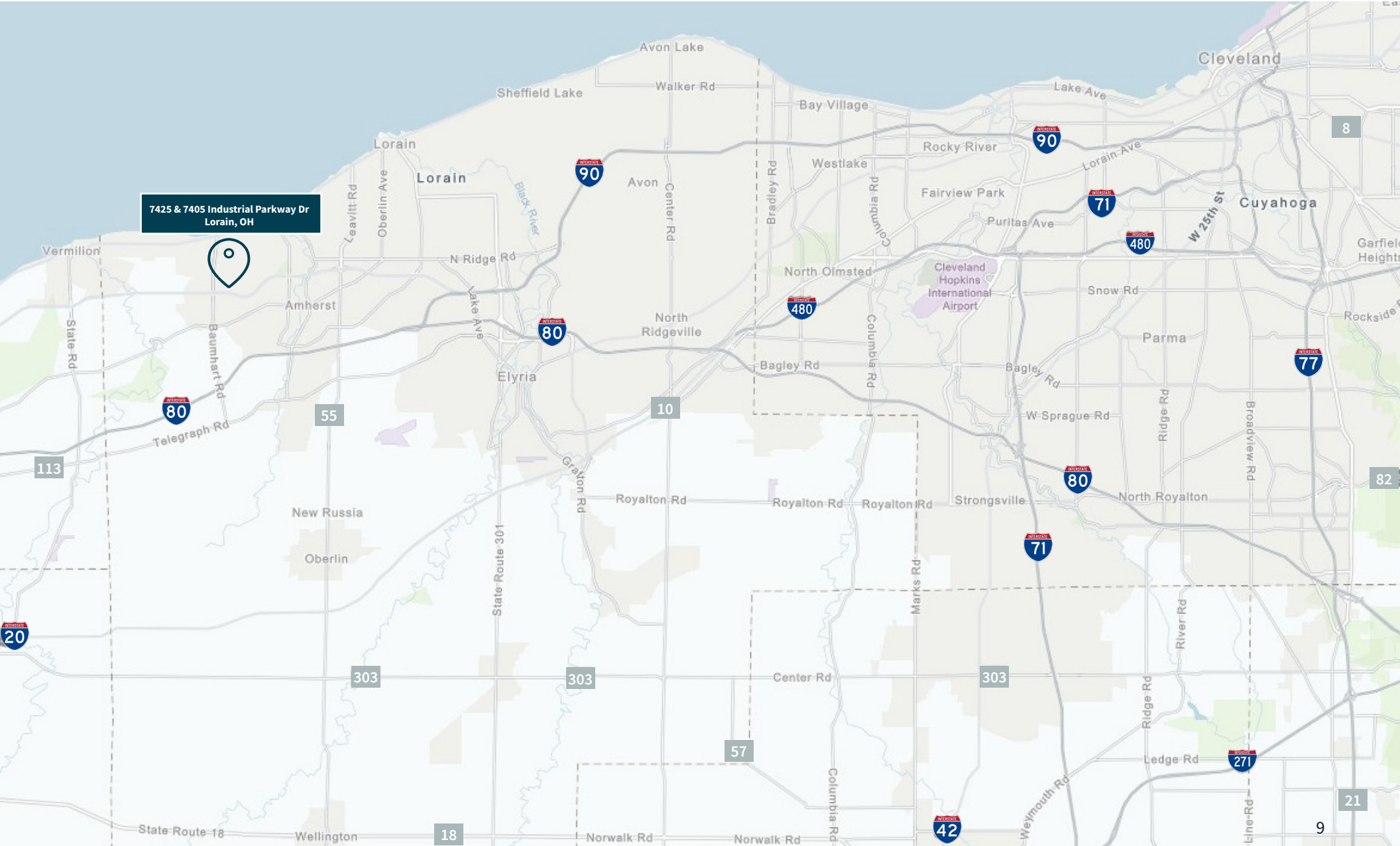
Aerial view



Local Map



Regional Map



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