



For Sale

64,060 SF warehouse on 7.08 Acres

7425 Industrial Parkway Dr, Lorain, OH

Sam Everson

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SEE A BRIGHTER WAY

7425 Industrial Parkway Dr / Lorain

7425 Industrial Parkway Dr Lorain, OH

Property Highlights

- **Asking Price: \$4,000,000**
- 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)
- Total Acreage: 7.08 AC, parcel # 0100023000037
- Adjacent parcel # 0100023000038 available (1.48 AC)
- 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'



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

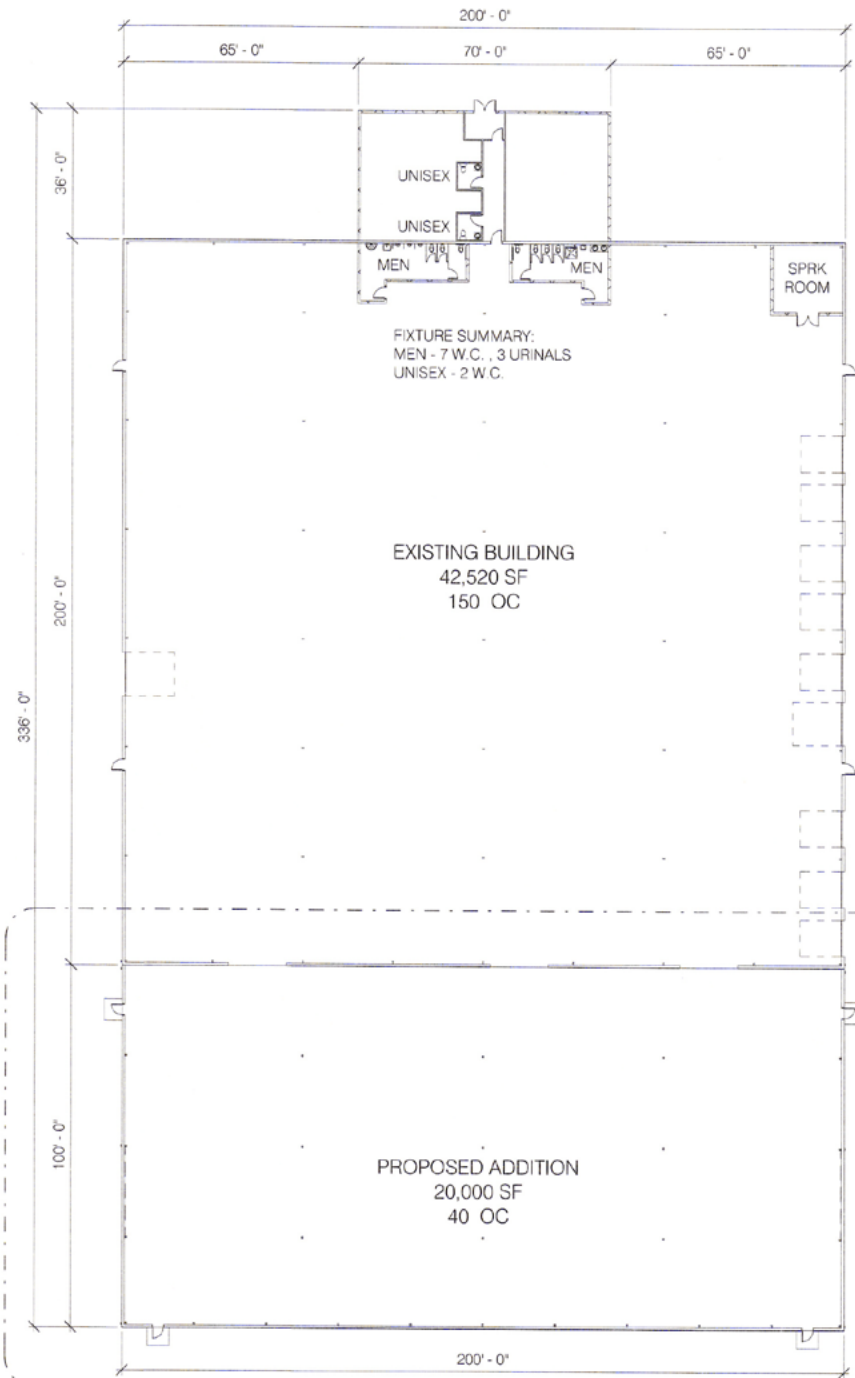
Number of Households
3 mile radius

7425 Industrial Parkway Dr / Lorain

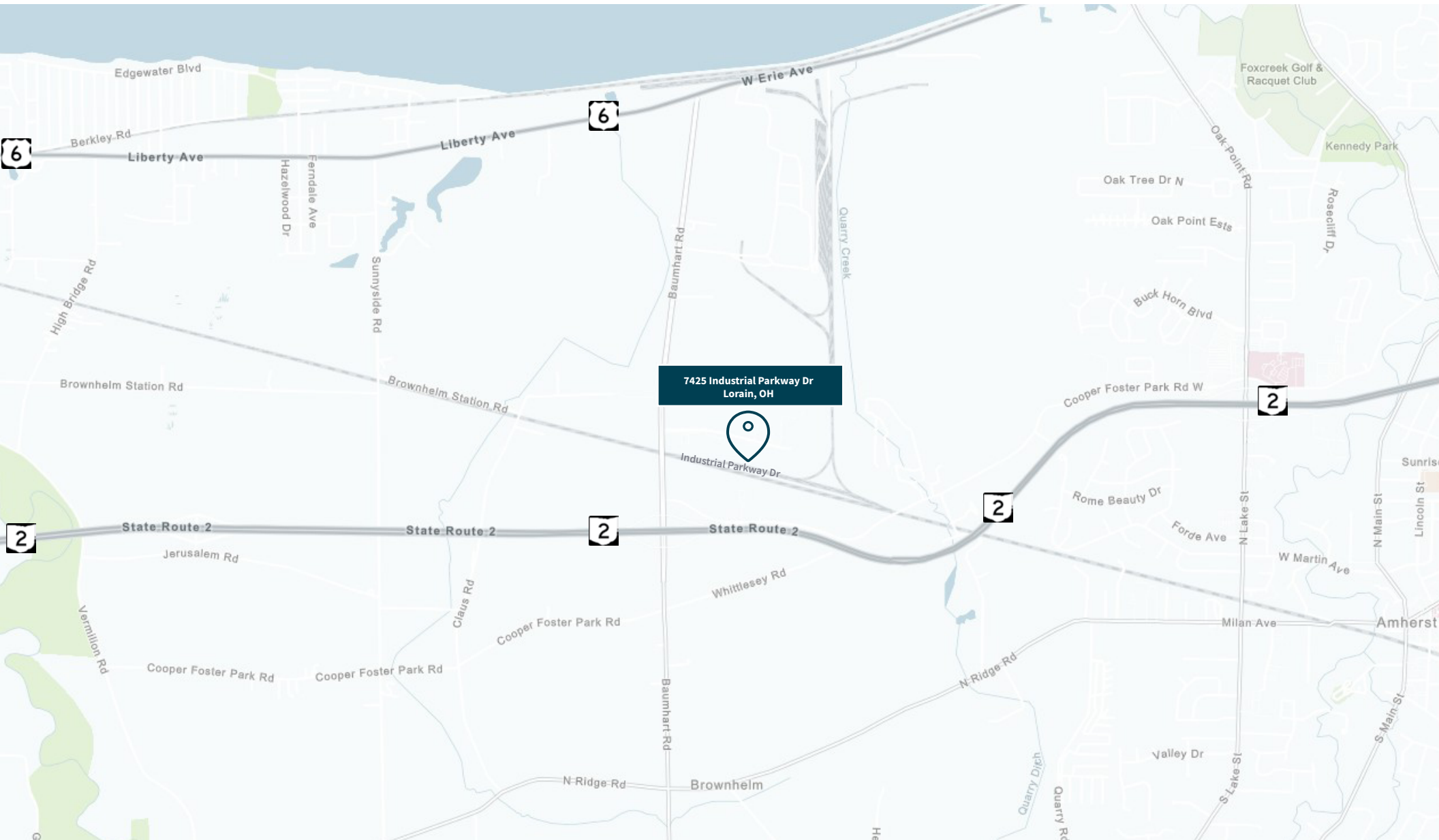
Property Photos



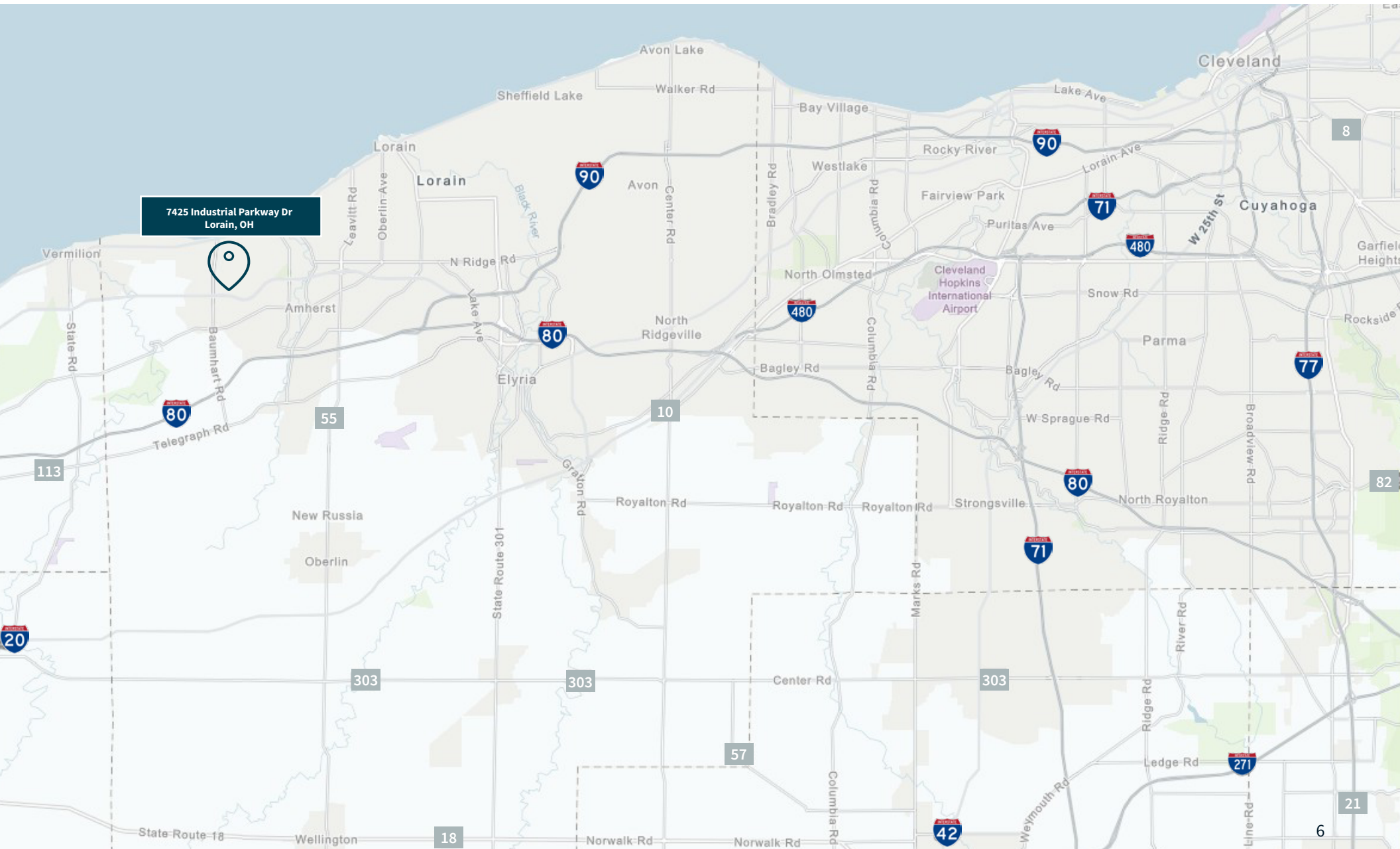
Floorplan

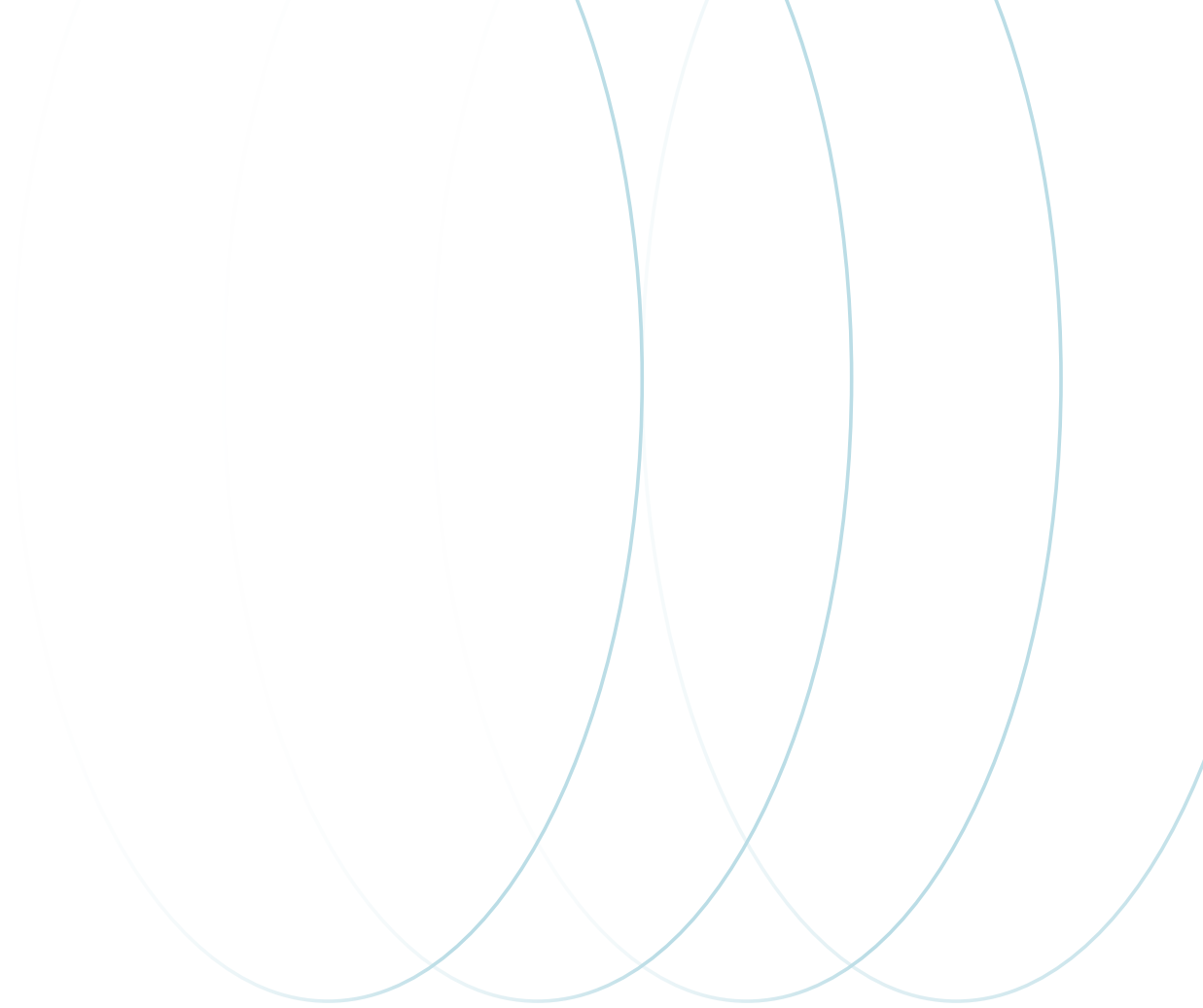


Local Map



Regional Map



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