

INDUSTRIAL BUILDING

FOR SALE

1820 IOWA AVENUE, LORAIN



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INDUSTRIAL BUILDING

FOR SALE

1820 IOWA AVENUE

LORAIN



SALE PRICE

\$1,850,000

OFFICE

9,062 SF (Renovated 2024)

BUILDING SIZE

39,214 SF

WAREHOUSE

27,362 SF

SITE

1.7 AC (Fenced/Gated)

CANOPY + POLE BUILDING

2,790 SF (Insulated & Heated)

AMENITIES

Workout area with adjacent room plumbed for cold plunge, whirlpool and sauna

BUILT

1960 (Additions 2000, Renovations 2024)

Additional mezzanine office space overlooking warehouse

SITE FEATURES

Ample car parking + IOS

Indoor basketball court (1/2 court) with scoreboard

Floor drains in warehouse

Office area allows for large team meetings & presentations

Covered exterior storage on-site

Drive around capability

Fully fenced yard & parking lot

WAREHOUSE DETAILS

CLEAR HEIGHT 17' - 6"

COLUMN SPACING 28'x25'
(irregular pattern)

HEATING Warehouse - radiant tube throughout space
Office - boiler heat and roof top HVAC

SPRINKLER Fully sprinklered - standard pattern, wet system

LIGHTING LED throughout warehouse area

LOADING 2 exterior truck docks
2 drive-in doors - 14'x14' and 12'x10'

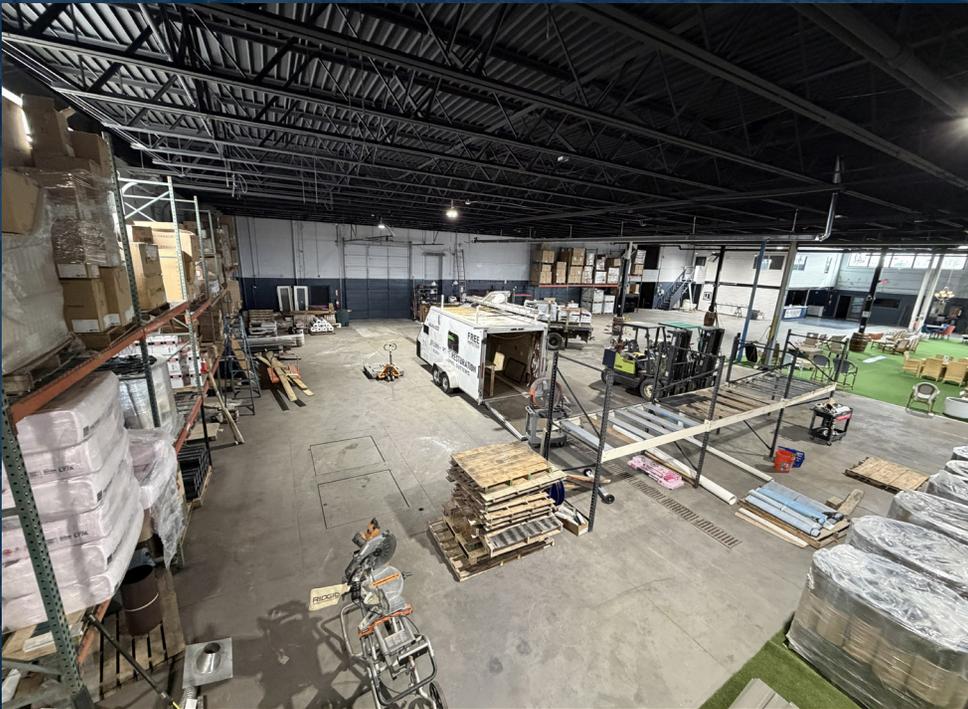
POWER 480/240v, 3 phase, 1200 amp service

ZONING I-1 Light Industrial

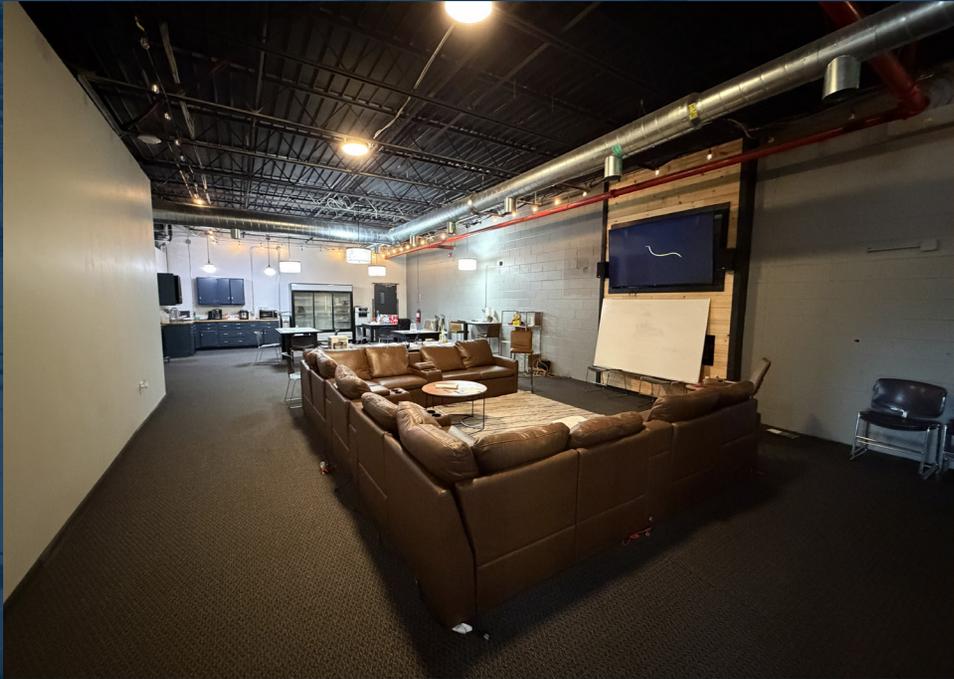
OFFICE PHOTOS



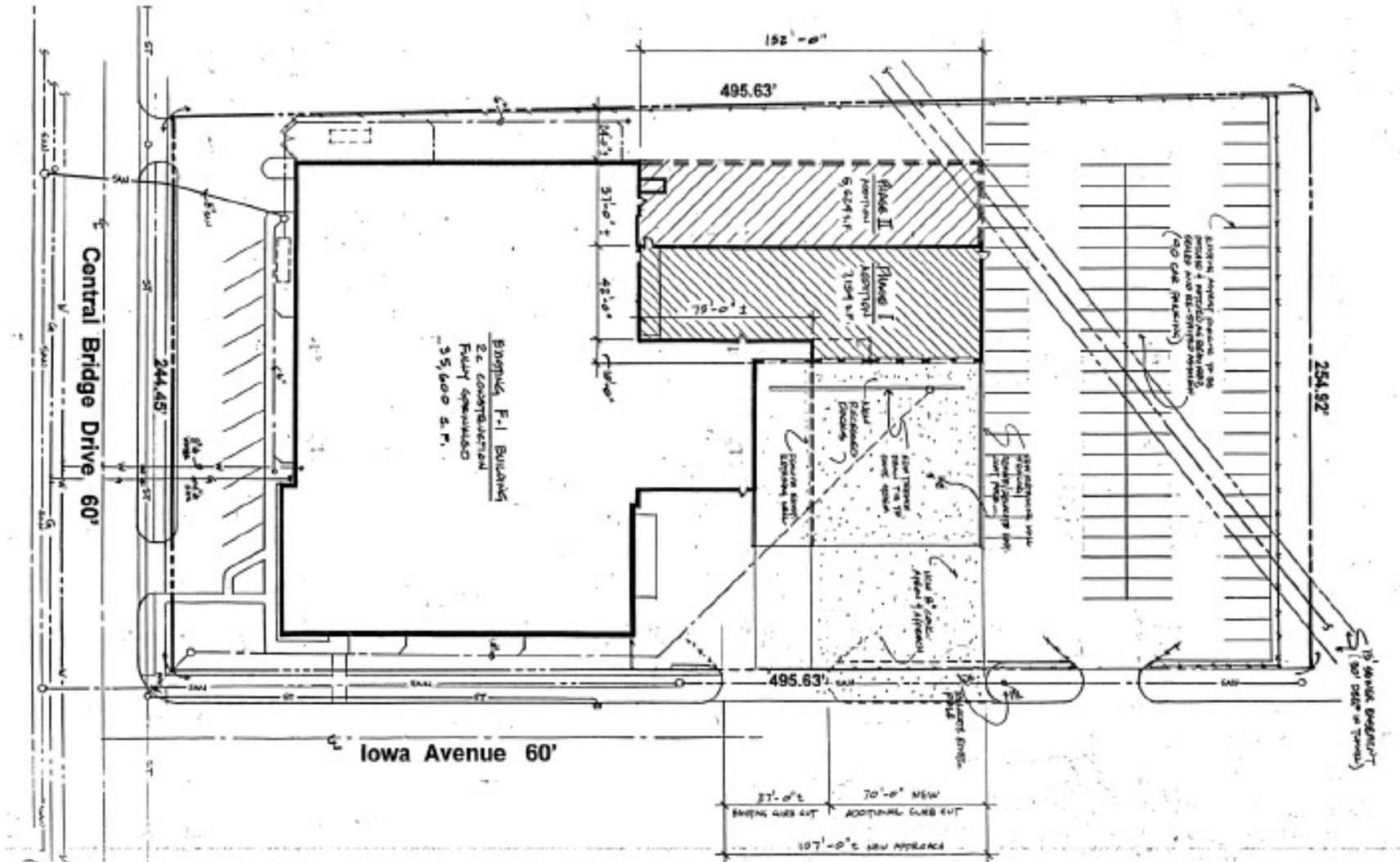
WAREHOUSE PHOTOS



AMENITIES PHOTOS



SITE PLAN





1820 IOWA AVENUE, LORAIN

LOCATION

LORAIN, OH

Key Benefits

- ✓ WELL ESTABLISHED INDUSTRIAL AREA
- ✓ LOCATED IN CERTIFIED OPPORTUNITY ZONE
- ✓ POPULATION GROWTH IN BOTH CITY OF LORAIN & LORAIN COUNTY
- ✓ CLOSE TO PORT OF LORAIN

DISTANCE TO

FOOD & GAS

1 min.

PORT OF LORAIN

5 mins.

I-90

13 mins.

I-80

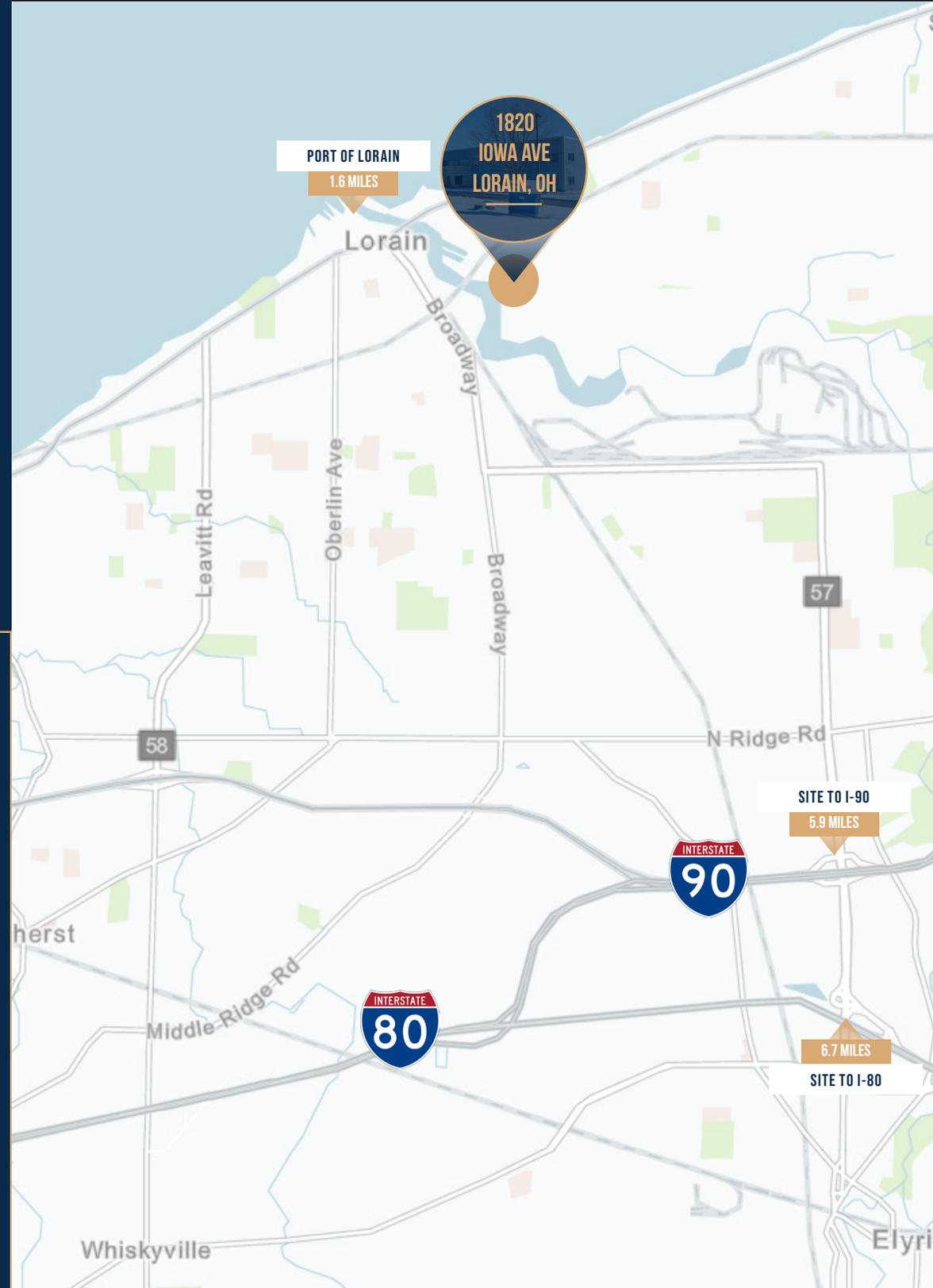
14 mins.

CLEVELAND HOPKINS

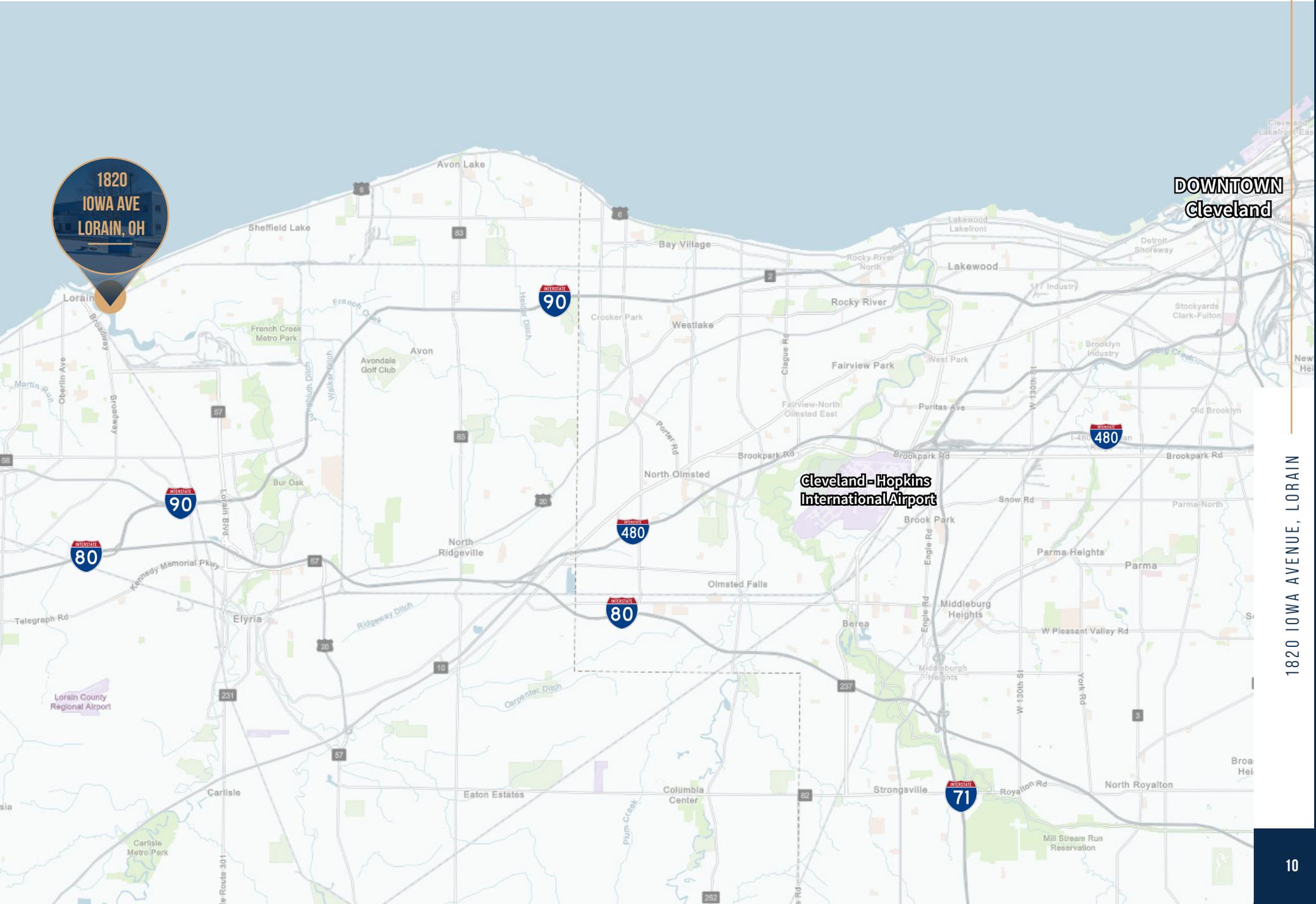
33 mins.

DOWNTOWN CLEVELAND

38 mins.



REGIONAL MAP



**DOWNTOWN
Cleveland**

**Cleveland-Hopkins
International Airport**

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