



For Sale

Light industrial building in near Port of Lorain

- New Sale price: \$425,000 (As-Is)
- 36,000 SF (4,000 sf office included)
- 1.7 AC including large fenced lot with security gate
- Built in 1960 with additions in 2000
- Power supply - 480v, 3 phase 1200 amp service
- 2 docks / 2 drive-ins (12'x18')
- Clear height – 17'-6"
- Heat – gas, forced air unit heaters
- Fully sprinklered – wet system
- Interior trench drains in place
- 60 auto spaces

1820 Iowa Ave.

Lorain, OH 44052

Donald G. Bain, Jr. SIOR

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Take advantage of Lorain County Industrial Market

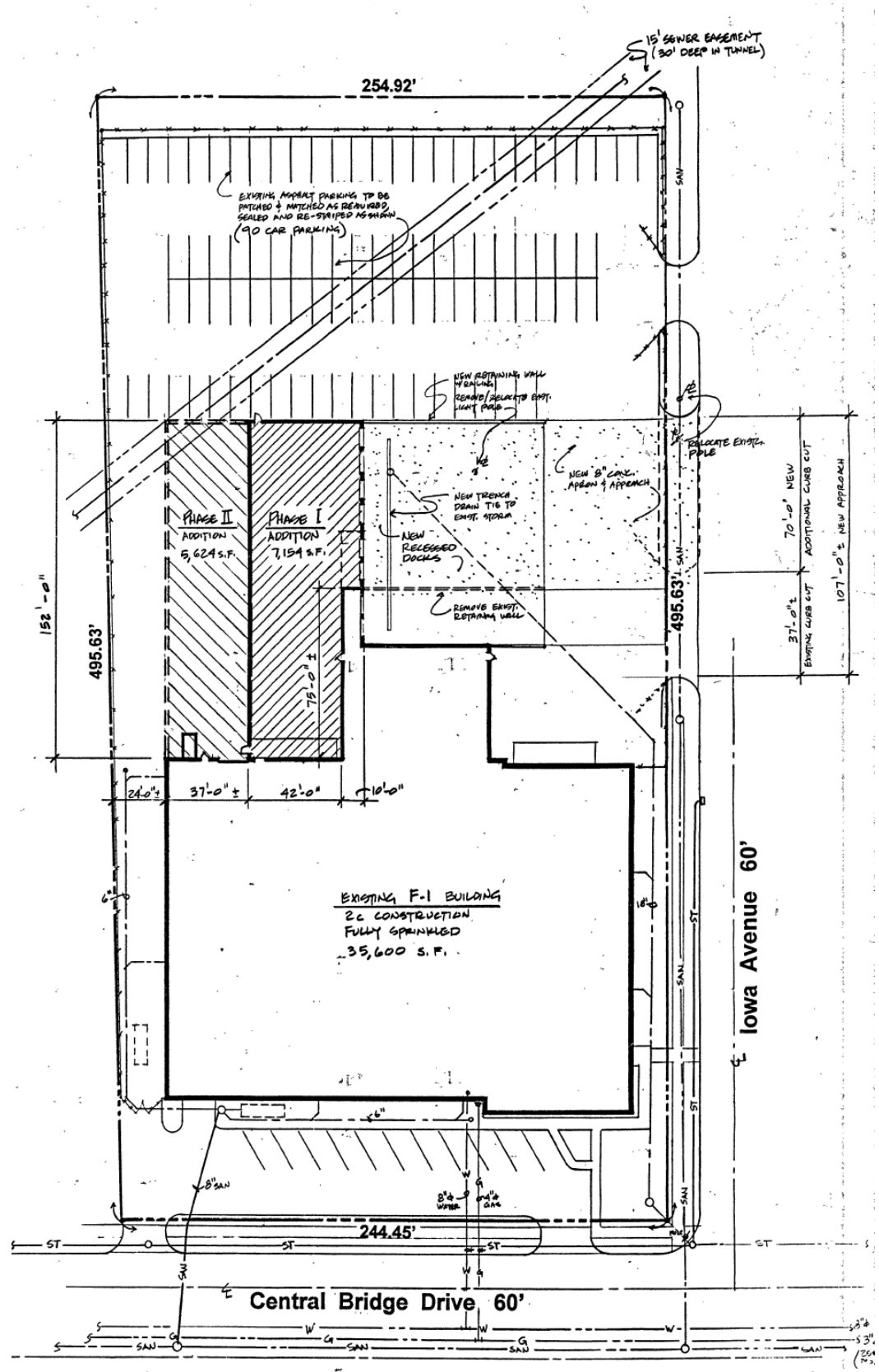
- Located in opportunity zone
- Great location in well-established Lorain, OH industrial area
- Close proximity to the Port of Lorain, OH Turnpike, and I-90
- Heavy Power
- Abundant, secure outside storage
- Flexible layout



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Floor plan



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Spec Sheet

Key benefits

Great access to State Route 2, I-90, I-80

Robust utility infrastructure

Near Port of Lorain for waterway access

Business friendly community

Large fenced lot for truck parking

Site overview

Site Address 1820 Iowa Ave.
Lorain, OH

Parcel 02-00-051-141-036

County Lorain

Ownership 9W Halo Opco LP

Site Acreage 1.7

Sale Price \$1,150,000

Current/Prior Use Industrial laundry facility

Zoning I-1 Light Industrial

Natural Gas

Columbia Gas

Electric

First Energy/ Ohio Edison

Water

City of Lorain Department of Utilities

Wastewater

City of Lorain Department of Utilities

Due diligence studies and reports

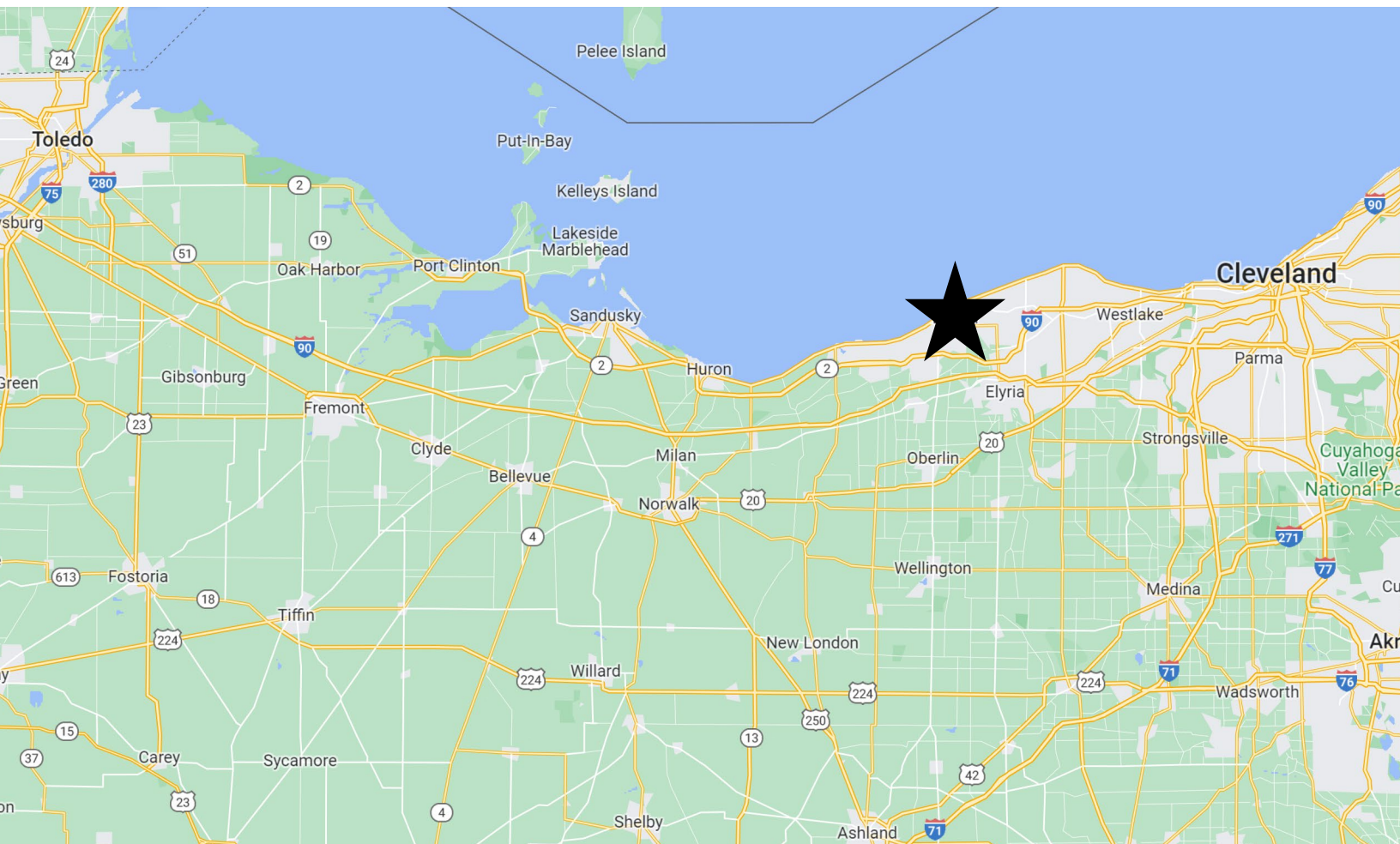
FEMA map 2021

For more information, contact:

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1 minute
to food and gas



5 minutes
to Lorain Port

**1820 Iowa Ave.
Lorain, OH 44052**



13 minutes
to I-90/ SR 2 Interchange



14 minutes
to Ohio Turnpike



33 minutes
to Cleveland Hopkins Airport

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