

FOR SALE

**2117 E. 28th Street**

Lorain, Ohio 44055



CUSHMAN &  
WAKEFIELD



**4,800 SF FREESTANDING INDUSTRIAL BUILDING**

Excellent Access to I-90



# PROPERTY FEATURES



**4,800 SF**

TOTAL BUILDING SF

**0.71 AC**

TOTAL LAND SIZE

**1,800 SF**

AVAILABLE OFFICE SF

**3,000 SF**

AVAILABLE WHSE SF

**\$250,000**

SALE PRICE

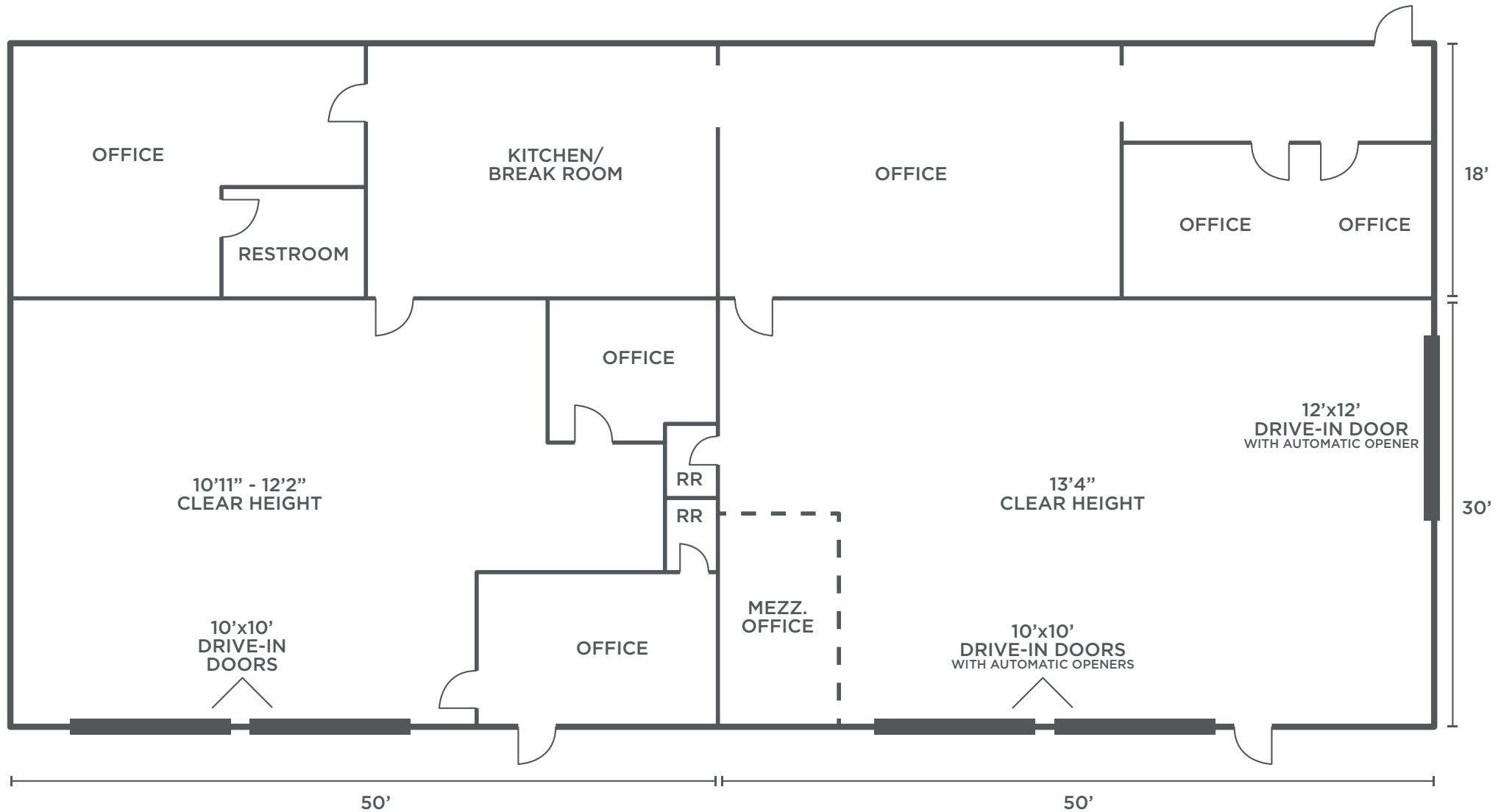
## COMMENTS

- Freestanding industrial building for sale: perfect for your growing business!
- Property includes a fenced-in lot with an automatic gate
- Building can be divided into three separate units to lease out for passive income
- Located along the high-traffic E 28th Street which sees approximately 13,000 vehicles per day
- Low taxes in Lorain County
- Well-maintained with excellent signage opportunities
- Partially air conditioned

## PROPERTY SPECIFICATIONS

CONSTRUCTED:	1959
CONSTRUCTION:	Wood Frame
ROOF:	Shingle
HEAT:	Forced Air
AIR CONDITIONED:	HVAC - Office
LIGHTING:	LED
CEILING HEIGHT:	10'11" - 13'4"
DRIVE-IN DOORS:	Four (4) 10'x10' One (1) 12'x12'
POWER:	200A / 240V / 3P
ZONING:	I1 - Light Industrial

# FLOOR PLAN



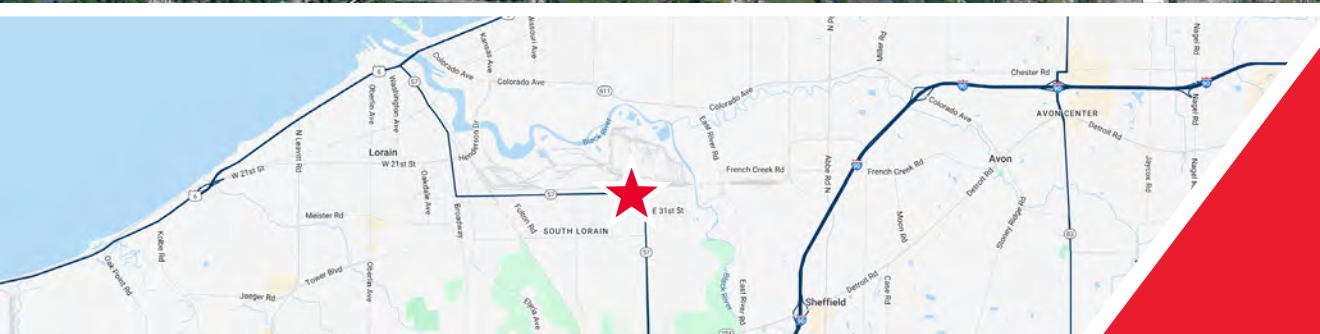


# PROPERTY PHOTOS



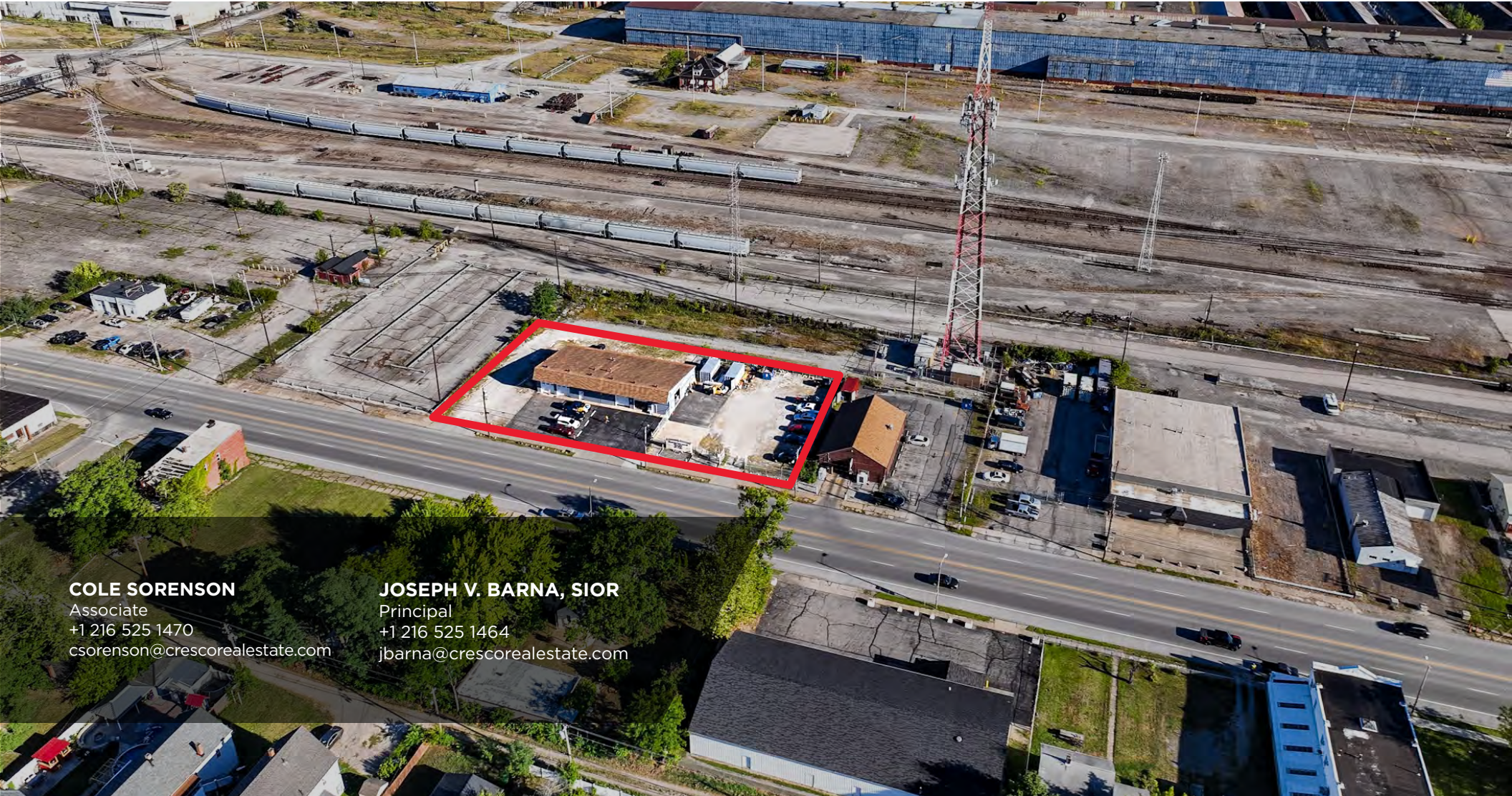


# PROPERTY AERIAL MAP



Easy Access  
to I-90



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