

AVAILABLE



745 Industrial Parkway Elyria, Ohio

Building:	634,965 SF
Lot Size:	62.94 Acres
Warehouse Space:	572,415 SF
Office:	62,550 SF
Minimum Divisible:	2,700 SF
Drive-in Doors:	19
Truck Docks:	24
Ceiling Height:	12'-42'
Sprinklers:	Wet and Dry
Power:	2500 KV/4,160 KVA 480/277/120 3 Phase 4 Wire Service
Lighting:	Metal Halide, Sodium Vapor and Fluorescent
Heating:	Overhead Gas
Cooling:	Roof Top Units - Office Only
Parking:	775 +/- Spaces

For More Information:

J. Tyler Newman, CCIM
Vice President
216.525.1470
tnewman@crescorealestate.com

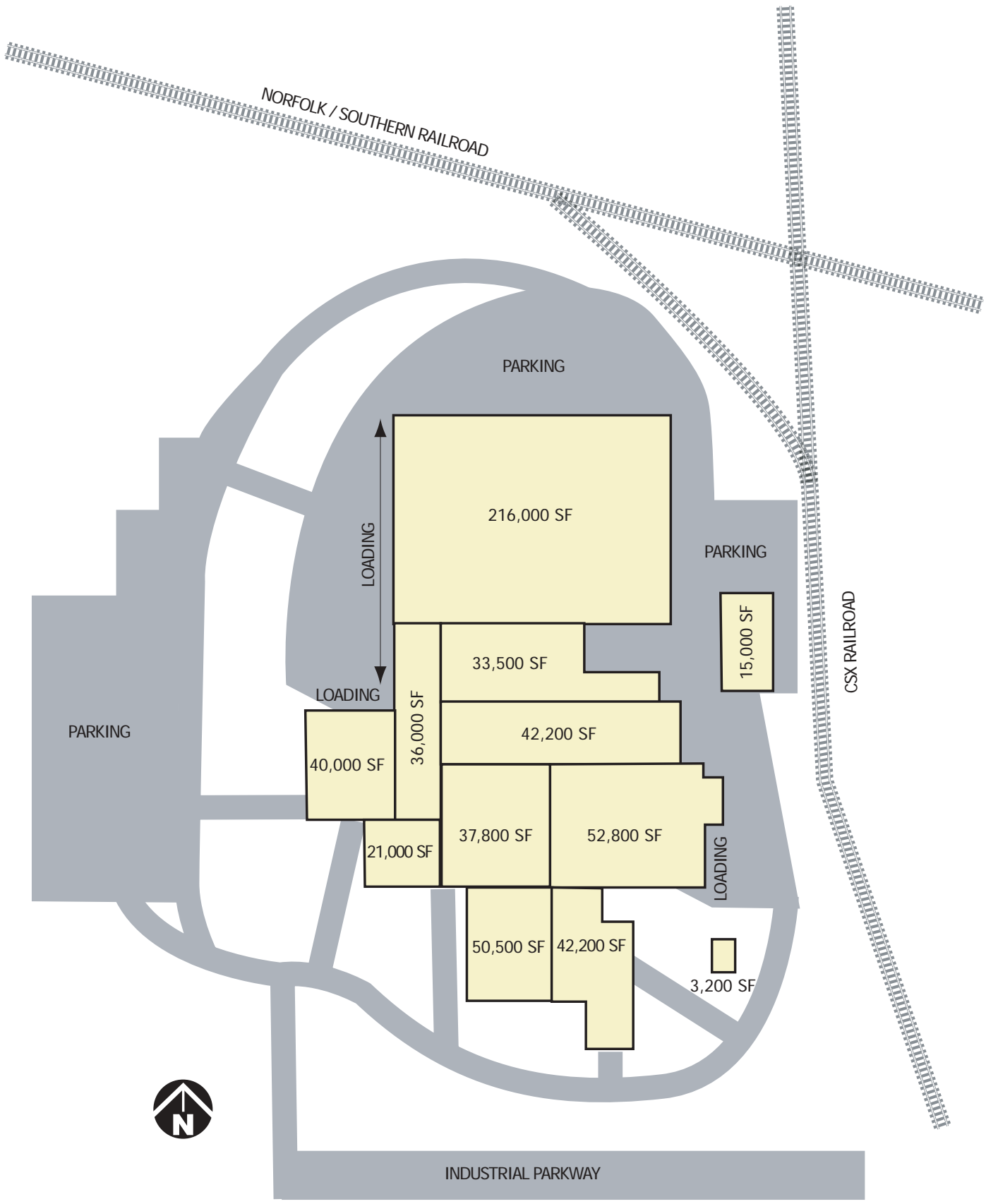
George J. Pofok
Sr. Sales Associate
216.525.1469
gpofok@crescorealestate.com

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3 Summit Park Drive • Suite 200 • Cleveland, Ohio 44131
216.520.1200 • Fax: 216.520.1828 • www.crescorealestate.com

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NORFOLK / SOUTHERN RAILROAD

PARKING

216,000 SF

LOADING

PARKING

15,000 SF

33,500 SF

LOADING

42,200 SF

PARKING

40,000 SF

36,000 SF

37,800 SF

52,800 SF

LOADING

21,000 SF

50,500 SF

42,200 SF

3,200 SF

CSX RAILROAD



INDUSTRIAL PARKWAY

CRESCO

CORFAC INTERNATIONAL

Prepared By: George Pofok
216-525-1469

4697

GATEWAY BUSINESS PARK

745 Industrial Parkway West Total Building
Elyria OH 44035

Available SF: 634,965

Property Specifications

Gross Bldg SF:	634,965	Warehouse SF:	572,415
Acreage:	63.00	Office SF:	62,550
Avail for:	Lease	Max Contiguous SF:	634,965
Building Type:	FS/MU	Minimum Divisible SF:	2,700
Zoning:	IND	Power- Amps:	
No. of Floors:	1	Power- Volts:	4160
Docks:	24	Power- Phase:	3
Drive-ins:	19	Lighting:	M.H./S.V./Fluor.
Min Clr:	12	Heat:	Overhead Gas
Max Clr:	44	Cooling:	Forced air
Col Space:	Varies	Rail:	Possible
Roof:	Various	Parking:	775
Sprinklers:	W&D	Cranes:	0
Construction:	BCS	Crane Capacity:	0
Year Built:	1900	Crane Clear Ht:	0

Pricing Structure

Sale Price:	Lease Type: Gross	Property Expenses
Price/SF:	Rate Office:	Tax Cost:
	Rate Whse:	CAM/SF:
	Rate Blended: \$2.20	Insurance/SF:

Notes