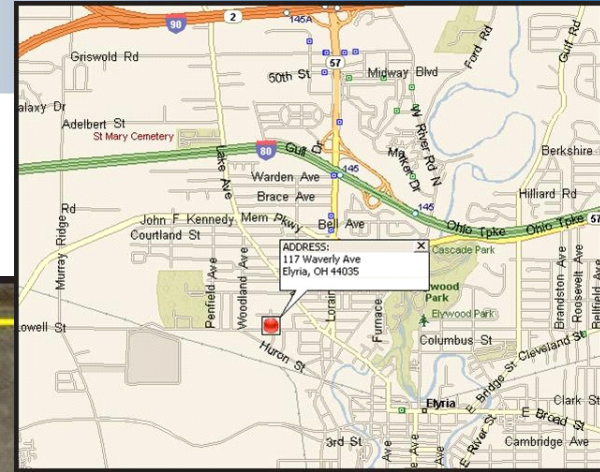


## 117 Waverly Street Elyria, Ohio 44035



Address	Acres	SF	Office	Warehouse	Drive-In	Ceiling	Price
Lot 1-3	5.54	14,238 SF	756 SF	13,482 SF	Eleven (11)	12'-16'	\$475,000
401 Lowell (Lot 1)	1.92	6,808 SF	756 SF	6,052 SF	Three (3) 10x10-1; 16x14-2	15'	\$185,000
234 Rush (Lot 2)	1.43	2,630 SF	-0-	2,630 SF	Four (4) 14x12-2; 8x10-2	12'-16'	\$145,000
117 Waverly (Lot 3)	2.19	4,800 SF	-0-	4,800 SF	Four (4) 12x14	16'	\$205,000

### Comments:

Three warehouse buildings with outdoor storage. Lots can be sold separately or as one whole lot up to 5.5 acres available.

### For more information please contact:

**George J. Pofok, CCIM, SIOR**  
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**Paul DiVincenzo**  
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Information herein is not guaranteed. It is obtained from reliable sources and is subject to errors, omissions, changes and withdrawal without notice.

11/28/2012

Profile 1 of 1

**Summary (27338)**



**117 WAVERLY STREET**  
**117 Waverly St. Unit**  
**Lot 1-3**  
**Elyria, OH 44035**

**Market:** NW-Z3  
**Sub Market:** Lorain County Area  
**Land Size (Acres):** 5.4 Acres  
**Available SF:** 14,238 SF  
**Building SF:** 14,238 SF  
**Warehouse SF:** 13,482 SF  
**Office SF:** 756 SF

**Building**

**Primary Use:** Industrial  
**ConstructionType:** Metal  
**Roof Type:** Metal  
**Lighting Type:** Fluorescent  
**Sprinkler:** No  
**Heat:** Overhead Gas  
**Ceiling Ht:** 12' (Min) 16' (Max)

**Utilities**

**Water:** City  
**Sewer:** City  
**Power:** 200 a 3 p

**Site**

**Land SF:** 235,224 SF  
**Parcel Number:** 06-24-085-102-001 to 017; 06-24-085-102-027,028  
**Primary Use:** Industrial  
**Zoning:** Heavy Industrial

**Crane**

**General Listing/Transaction Information**

**Asking Price:** \$475,000.00 \$33.361Per SF  
**Min Avail SF:** 2,630 SF  
**Max Contig SF:** 14,238 SF  
**Transaction Type:** Sale

**Parking**

**Parking Comments:** Ample

**Loading & Doors**

**# GL/DID:** 11  
**Total Doors:** 11

**Contacts**

**Listing Broker(s)** George J. Pofok, CCIM, SIOR  
 Cresco Real Estate  
 216.525.1469  
 gpofok@crescorealestate.com  
 Paul DiVincenzo  
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**Comments**

**Listing Comments:** Three (3) warehouse buildings with outdoor storage. Lots can be sold separately or as one whole lot up to 5.5 acres available.

11/28/2012

Profile 1 of 1

## Summary (27377)



**117 Waverly Street**  
**401 Lowell Street Unit**  
**Lot 1**  
**Elyria, OH 44035**

**Market:** NW-Z3  
**Sub Market:** Lorain County Area  
**Land Size (Acres):** 1.92 Acres  
**Available SF:** 6,808 SF  
**Building SF:** 6,808 SF  
**Warehouse SF:** 6,052 SF  
**Office SF:** 756 SF

### General Listing/Transaction Information

**Asking Price:** \$185,000.00 \$27.174Per SF  
**Transaction Type:** Sale

### Parking

**Parking Comments:** Ample

### Loading & Doors

**# GL/DID:** 3  
**Total Doors:** 3  
**Loading & Doors Comments:** 10'x10' - 1; 16'x14' - 2

### Contacts

**Listing Broker(s)**  
 George J. Pofok, CCIM, SIOR  
 Cresco Real Estate  
 216.525.1469  
 gpofok@crescorealestate.com  
 Paul DiVincenzo  
 Cresco Real Estate  
 216.525.1470  
 pdivincenzo@crescorealestate.com

### Building

**Construction Status:** Existing  
**Primary Use:** Industrial  
**ConstructionType:** Metal  
**Roof Type:** Metal  
**Lighting Type:** Fluorescent  
**Sprinkler:** No  
**Heat:** Overhead Gas  
**Ceiling Ht:** 15' (Max)

### Utilities

**Water:** City  
**Sewer:** City  
**Power:** 200 a 3 p

### Site

**Land SF:** 83,635 SF  
**Primary Use:** Industrial  
**Zoning:** Heavy Industrial  
**Access:** Lowell Street  
**Rail:** Possible

### Crane

### Comments

**Listing Comments:** 401 Lowell Street can be sold individually or as part of a three (3) Lot portfolio totaling 14,238 SF on 5.4 acres.

11/27/2012

Profile 1 of 1

**Summary (27391)**



**117 WAVERLY STREET**  
**234 Rush St. Unit Lot 2**  
**Elyria, OH 44035**

**County:** Lorain  
**Market:** NW-Z3  
**Sub Market:** Lorain County Area  
**Land Size (Acres):** 1.43 Acres  
**Available SF:** 2,630 SF  
**Building SF:** 2,630 SF  
**Warehouse SF:** 2,630 SF

**General Listing/Transaction Information**

**Asking Price:** \$145,000.00 \$55.133Per SF  
**Transaction Type:** Sale

**Parking**

**Parking Comments:** Ample

**Loading & Doors**

**# GL/DID:** 4  
**Total Doors:** 4  
**Loading & Doors Comments:** 14'x12'-2, 8'x10'-2

**Contacts**

**Listing Broker(s)** George J. Pofok, CCIM, SIOR  
 Cresco Real Estate  
 216.525.1469  
 gpofok@crescorealestate.com  
 Paul DiVincenzo  
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 216.525.1470  
 pdivincenzo@crescorealestate.com

**Building**

**Construction Status:** Existing  
**Primary Use:** Industrial  
**ConstructionType:** Metal  
**Roof Type:** Metal  
**Lighting Type:** Fluorescent  
**Sprinkler:** No  
**Heat:** Overhead Gas  
**Ceiling Ht:** 12' (Min) 16' (Max)

**Utilities**

**Water:** City  
**Sewer:** City  
**Power:** 200 a 3 p

**Site**

**Land SF:** 62,291 SF  
**Primary Use:** Industrial  
**Zoning:** Heavy Industrial  
**Access:** Rush Street

**Crane**

**Comments**

**Listing Comments:** 234 Rush Street can be sold individually or as part of a three (3) lot portfolio totaling 14,238 SF on 5.4 acres.

11/28/2012

Profile 1 of 1

## Summary (27393)



**117 WAVERLY STREET**  
**117 Waverly St. Unit**  
**Lot 3**  
**Elyria, OH 44035**

**County:** Lorain  
**Market:** NW-Z3  
**Sub Market:** Lorain County Area  
**Land Size (Acres):** 2.19 Acres  
**Available SF:** 4,800 SF  
**Building SF:** 4,800 SF  
**Warehouse SF:** 4,800 SF

### Building

**Construction Status:** Existing  
**Primary Use:** Industrial  
**ConstructionType:** Metal  
**Roof Type:** Metal  
**Lighting Type:** Fluorescent  
**Sprinkler:** No  
**Heat:** Overhead Gas  
**Ceiling Ht:** 16' (Max)

### Utilities

**Water:** City  
**Sewer:** City  
**Power:** 200 a 3 p

### Site

**Land SF:** 95,396 SF  
**Primary Use:** Industrial  
**Zoning:** Heavy Industrial  
**Access:** Waverly Street

### Crane

### General Listing/Transaction Information

**Asking Price:** \$205,000.00 \$42.708Per SF  
**Transaction Type:** Sale

### Parking

**Parking Comments:** Ample

### Loading & Doors

**# GL/DID:** 4  
**GL/DID Dim. (H x W)** 12'x14'  
**Total Doors:** 4

### Contacts

**Listing Broker(s)** George J. Pofok, CCIM, SIOR  
 Cresco Real Estate  
 216.525.1469  
 gpofok@crescorealestate.com  
 Paul DiVincenzo  
 Cresco Real Estate  
 216.525.1470  
 pdivincenzo@crescorealestate.com

### Comments

**Listing Comments:** 117 Waverly Street can be sold individually or as part of a three (3) lot portfolio totaling 14,238 SF on 5.4 acres.