



LORAIN
PORT AND FINANCE
AUTHORITY

BLACK RIVER WHARF

ACRES

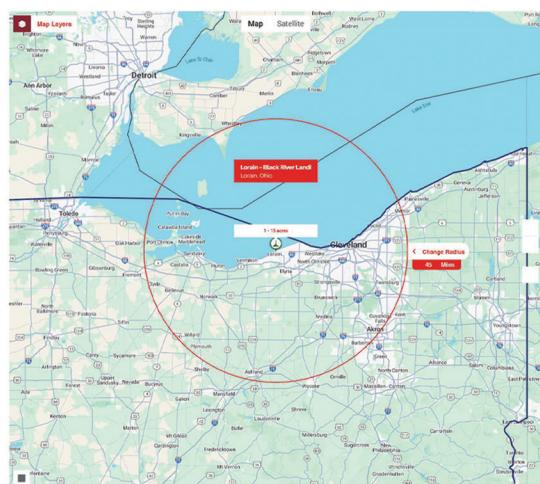
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1355 BROADWAY LORAIN, OH 44052

INDUSTRIAL DEVELOPMENT OPPORTUNITY

► DEMOGRAPHICS (45 MILE RADIUS)

POPULATION	2,557,793
MEDIAN AGE	41.5
LABOR FORCE	1,282,490
HOUSEHOLDS	1,110,713
HOUSEHOLD INCOME 75K+	46%
HIGH SCHOOL EDUCATION	92%
COLLEGE EDUCATION	64%





BLACK RIVER WHARF

42
Acres

44052
Zipcode

VACANT
Land Type

YES
Divisible

YES
Opportunity
Zone

.20 MILES
Nearest Highway

► Utilities

ELECTRIC PROVIDER	YES FIRST ENERGY
NEAREST LINE	.3 MILES
ADDITIONAL	12.5 KV LINE, 69 KV LINE 1,500 FEET TO SOUTH
GAS PROVIDER	YES COLUMBIA GAS
NEAREST LINE	14,000FT, SIZE 12 IN
ADDITIONAL	LOCATED SOUTEAST END OF SITE
WATER PROVIDER	YES CITY OF LORAIN
NEAREST LINE	OFT, SIZE 12 IN
EXCESS CAPACITY	1,080,000 GPD
SEWER PROVIDER	YES CITY OF LORAIN
CAPACITY	70,000,000 GPD
EXCESS CAPACITY	3,000,000 GPD
LINE SIZE	54IN

► TRANSPORTATION

NEAREST HIGHWAY (4 LANE)	SR 611
DISTANCE TO	.20 MILES
SECOND NEAREST HIGHWAY	SR 57
DISTANCE TO	.20 MILES
NEAREST AIRPORT	CLEVELAND HOPKINS
DISTANCE TO	24 MILES
NEAREST PORT	PORT OF LORAIN
DISTANCE TO	0 MILES

► PROPERTY HISTORY

THIS PROPERTY HAS PREVIOUSLY BEEN USED AS A BOAT LAUNCH, BUT FUTURE INTENDED USE WOULD BE FOR INDUSTRIAL/MARITIME RELATED ACTIVITIES.

► AVAILABILITY

FOR SALE	YES
SALE PRICE	\$3,157,500
SALE TERMS	\$75,000/AC
OWNERSHIP	CITY OF LORAIN PORT AUTHORITY

► HIGH-TRAFFIC GROWTH ZONE

