

FOR SALE

Macy's Data & Office Center

219 Sheffield Center

Lorain, OH 44055



**VIEW IN
GOOGLE MAPS**



**DRONE FOOTAGE
AVAILABLE**



FOR MORE INFORMATION CONTACT:

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PROPERTY OVERVIEW

- Macy's former technology and office center comprised of 200,000 SF, 5,000 SF service building, and located on 17.44 acre campus.
- 2 truck docks, basement, 4,000 lbs. freight elevator, passenger elevators and 1,100 car parking lot
- 1.25 MW electric source with ability to expand to 1.75 MW
- Security system
- 9,100 SF data center with expansion and includes CAT backup generator of 2.5MW and 6,500 gallon diesel belly tank (See data center specifications on page 3)
- Approximately \$12,000,000 invested in data center
- Two fiber sources
- Abundant water supply

INVESTMENT SUMMARY	
ASKING PRICE	\$2,900,000
EAST BUILDING	120,000 SF/3 FLOORS
WEST BUILDING	80,000 SF/2 FLOORS
OUTDOOR SERVICE GARAGE	5,000 SF
LAND SIZE	17.44 ACRES
OWNERSHIP	FEE SIMPLE
TAXING DISTRICT	SHEFFIELD TOWNSHIP





DATA CENTER INFORMATION

- Square Footage – 9,100 sq ft
- Raised Floor – 18 inches
- Dock Access – Yes (Freight elevator in the building – 4,000 lbs)
- Leak Detection – Yes
- Power Monitoring – Yes
- Fire Protection – Vesda monitoring with wet sprinkler system
- Backup Power – UPS / Generator

Generator:

- Vendor – CAT
- Capacity – 2,500 kw
- Installed – 2015
- Belly Diesel tank – 6,500 gallons

UPS:

- Vendor – Eaton
- Qty-4
 - 2-9395 – 550 kva–installed 2013
Batteries last replaced 2018
 - 2-9395 – 750 kva–installed 2015
Batteries installed 2015

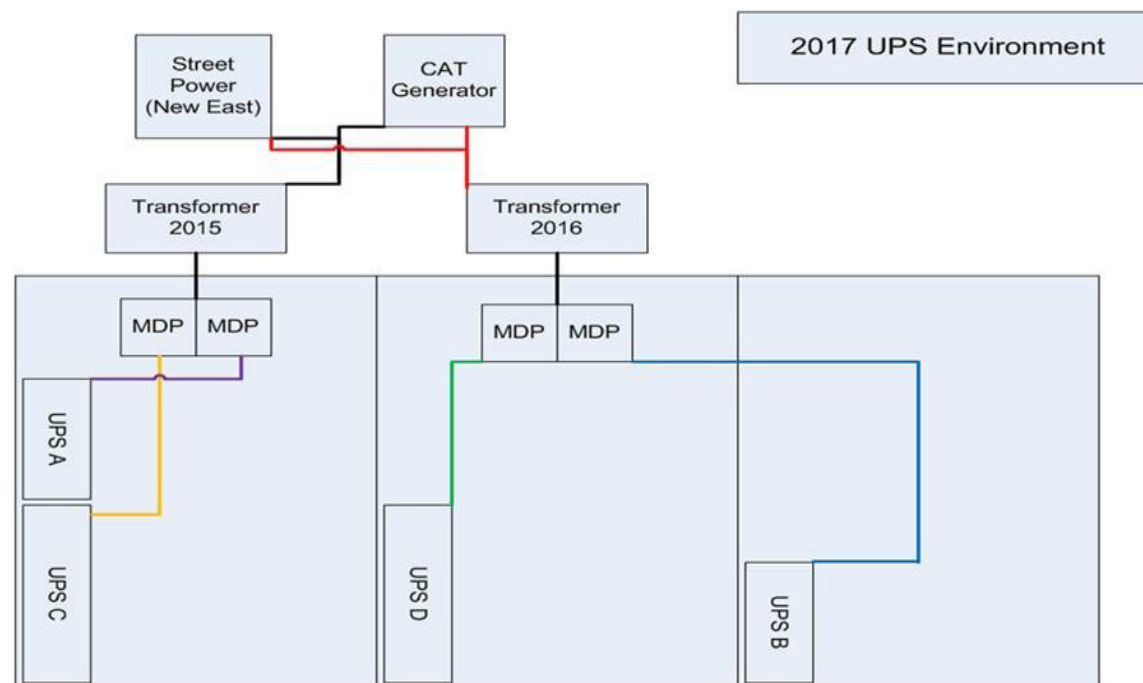
PDUs:

- Vendor – Eaton
- Qty-12
 - 4 – 125 kva – installed 2018
 - 4 – 125 kva – installed 2013/2015
 - 4 – 125 kva – installed 2016–2018

HVAC:

- Vendor – Liebert
- Cooling capacity-230 tons
- Qty-7
 - 5 – 30 ton units – installed 2013–2015
 - 2 – 40 ton units – installed 2016

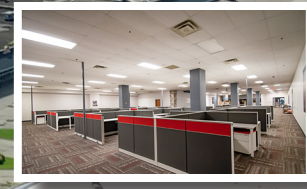
POWER REDUNDANCY



**EAST BUILDING
120,000 SF**



**WEST BUILDING
80,000 SF**



**2 Truck Docks
(Four Bays)**



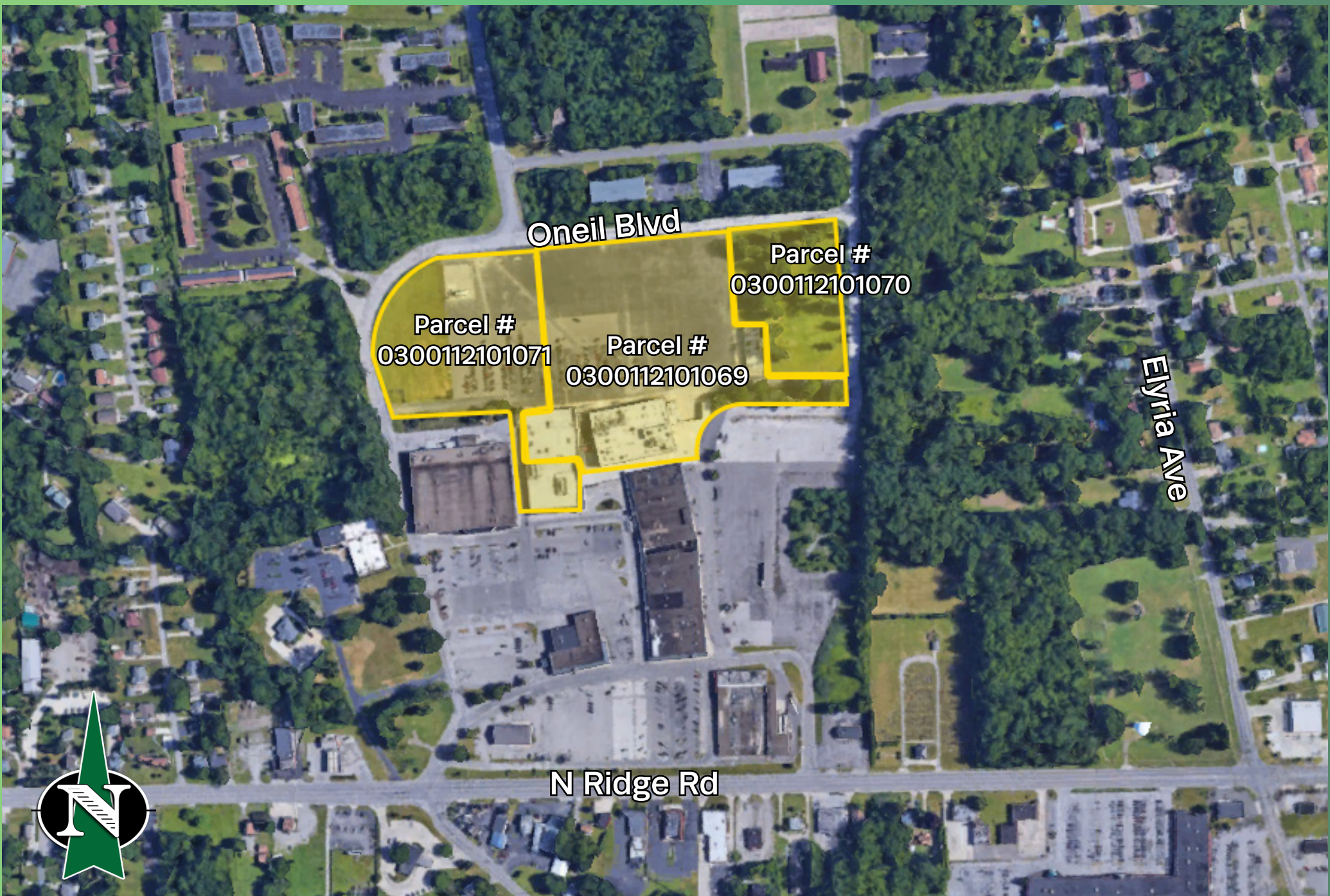
**GARAGE MAINTENANCE BUILDING
5,000 SF**

**Parking
Lot**

**GENERATOR & BELLY DIESEL
FUEL STORAGE**



Oneil Blvd



Oneil Blvd

Parcel #
0300112101070

Parcel #
0300112101071

Parcel #
0300112101069

Elyria Ave

N Ridge Rd

