

High-Visibility Industrial Site in Sheffield Village

COLORADO AVENUE, SHEFFIELD VILLAGE, OHIO 44054



Overview

An exceptional vacant land opportunity in the heart of Sheffield Village, OH, positioned for immediate development or strategic hold. This site offers industrial zoning, and proximity to regional infrastructure. Whether you're building your next industrial project or holding for appreciation, this parcel is well priced for investors and end users seeking longterm upside in Northeast Ohio.

Highlights

- Vacant Industrial land in Sheffield Village offering an excellent value for development opportunity.
- Minutes from major highways, retail corridors, and regional employers—ideal for residential or industrial users.
- Perfect for owner-user, speculative flex space, or land-bank investment.
- With high visibility, and growth in the surrounding Lorain County trade area make this a value-add play.
- Electric and Gas are available at the street.

Property Details



Sales Price
\$840,000



Lot Size
28.0 Acres



Zoning
I-1 (Industrial)

Rev: October 21, 2025

Our Network Is Your Edge

All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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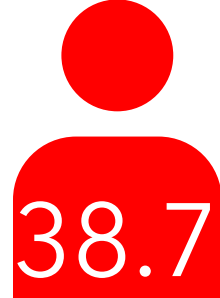
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DEMOGRAPHICS



37,187
Population



38.7
Median Age



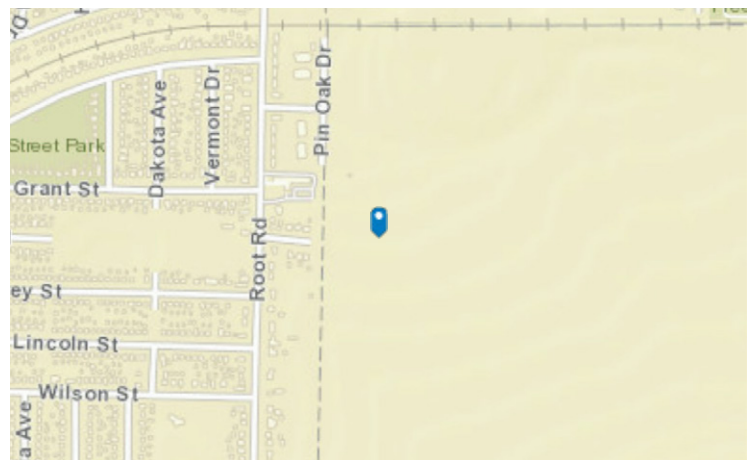
2.5
Average
Household Size



\$50,583
Median Household
Income

TRAFFIC COUNT

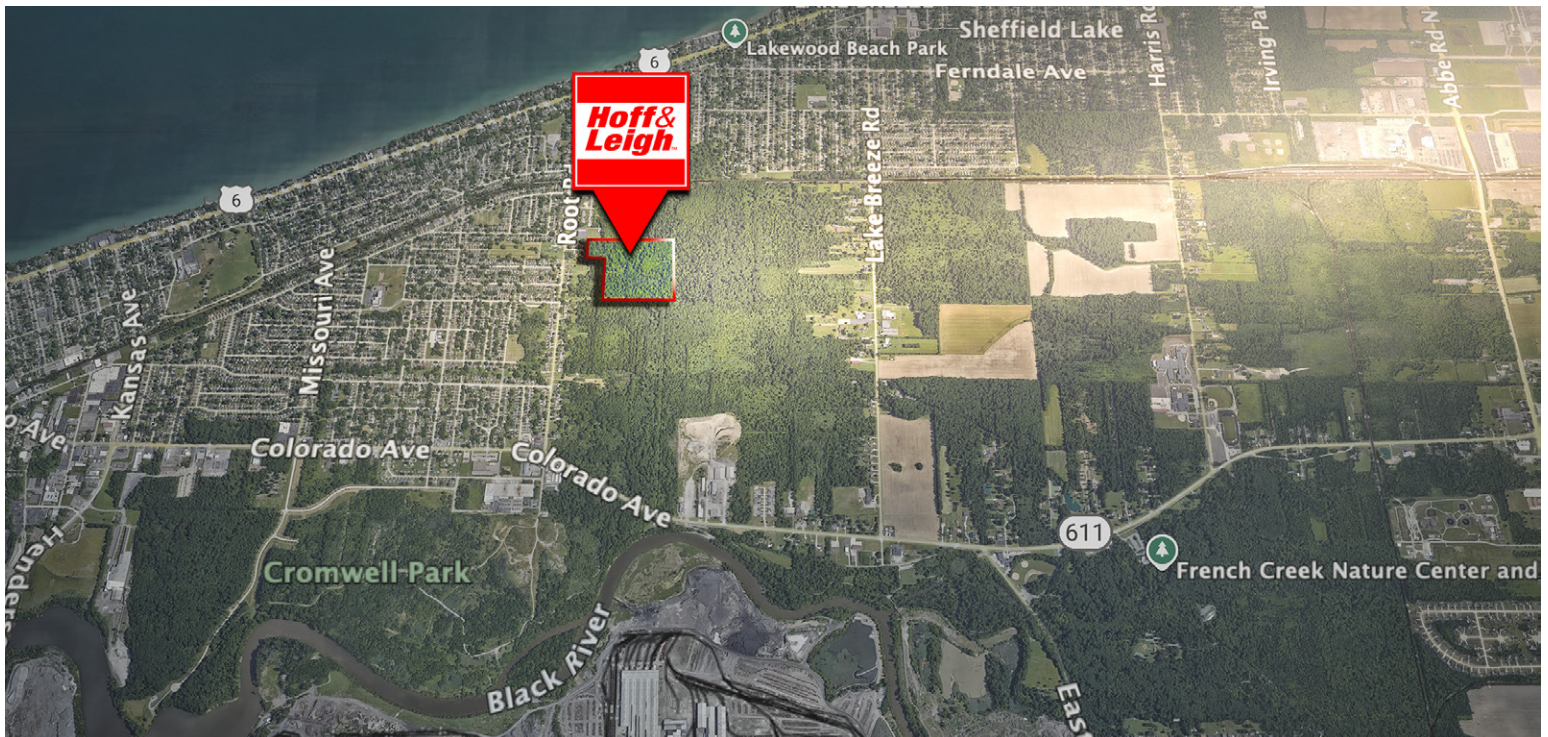
Nearest Cross Street	VPD	Distance (mi)
Garfield Blvd	2,050	0.4
Abbotsford Dr	8,340	0.7
Maple Dr	12,890	0.7
Colorado Ave	2,300	0.8
Nebraska Ave	9,550	0.8



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