

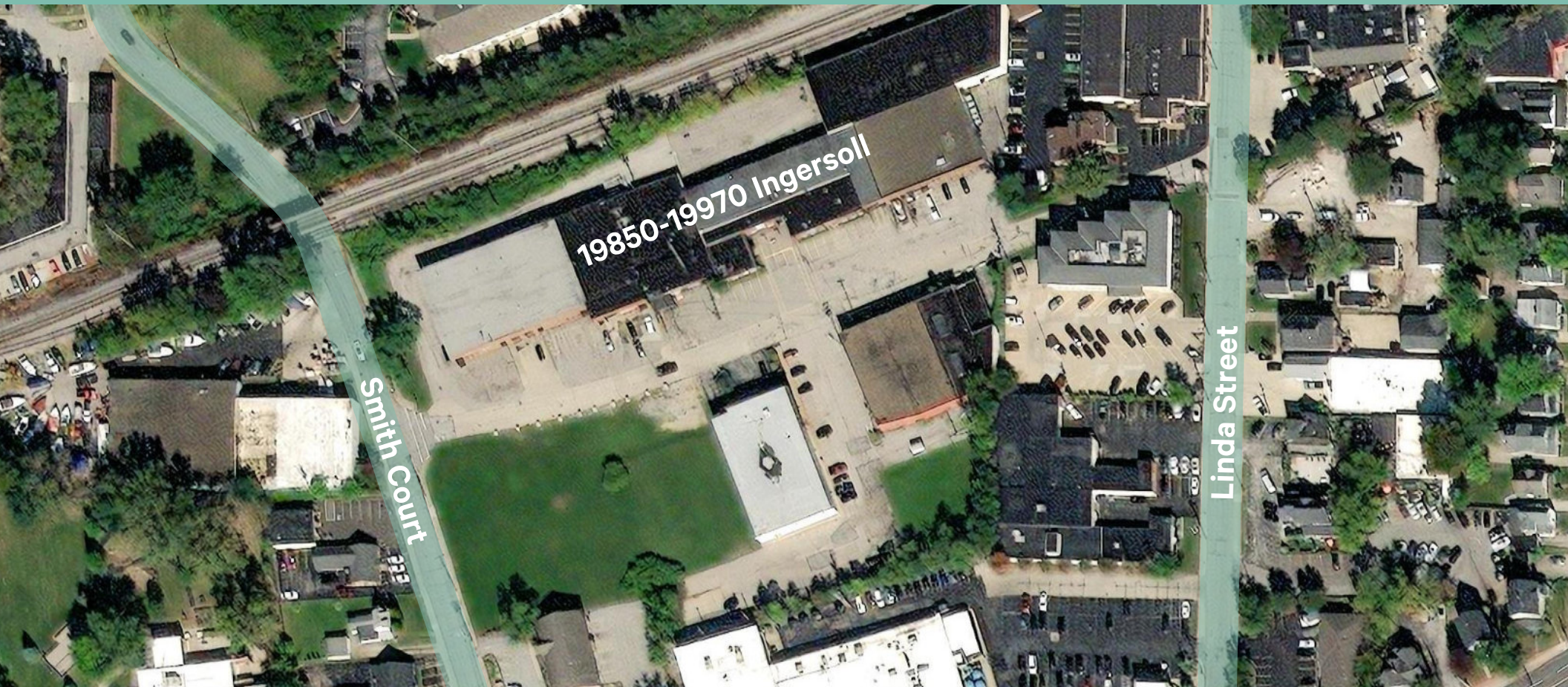
For Lease

CBRE

Warehouse Available for Sublease

19850-19970 Ingersoll Drive
Rocky River, OH 44116
www.cbre.us/cleveland

11,903 SF Space with Updated Office & Restrooms



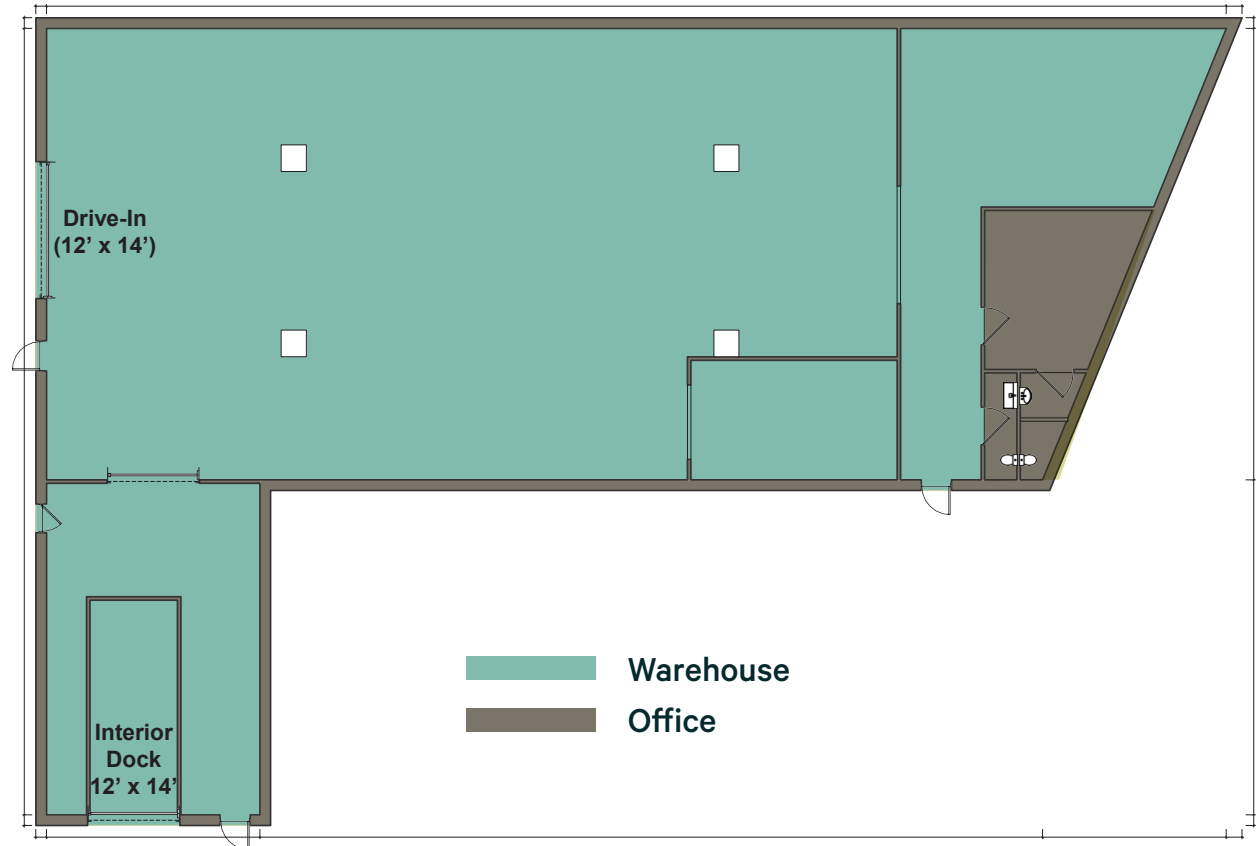
Ingersoll Industrial Park

19850-19970 Ingersoll Drive | Rocky River, OH 44116

For Lease

Property Summary

- + **Address:** 19954 Ingersoll Drive, Rocky River, OH
- + **Available SF:** 11,903 SF
 - + **Office SF:** 750 SF
 - + **Warehouse SF:** 11,153 SF
- + **Clear Height:** 19'
- + **Loading Dock:** 1
- + **Drive-In:** 1
- + Updated Office & Restrooms
- + Available for Sublease through 9/30/2025
- + Currently built-out for baseball training (can easily be converted back to traditional warehouse)



*Note: Drawing not to scale

Ingersoll Industrial Park

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For Lease

Property Photos

Sublease | 19954 Ingersoll Drive | 11,903 SF

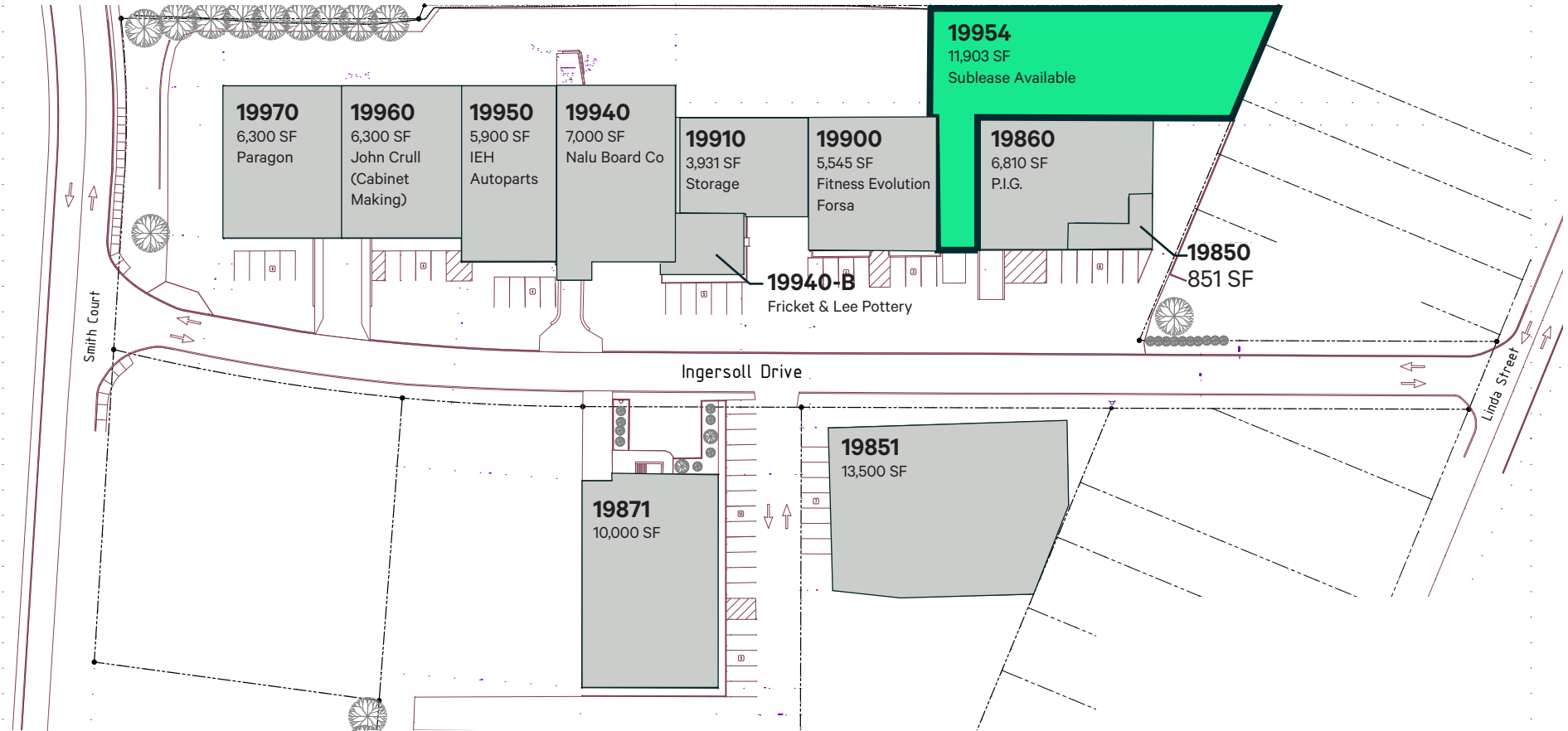


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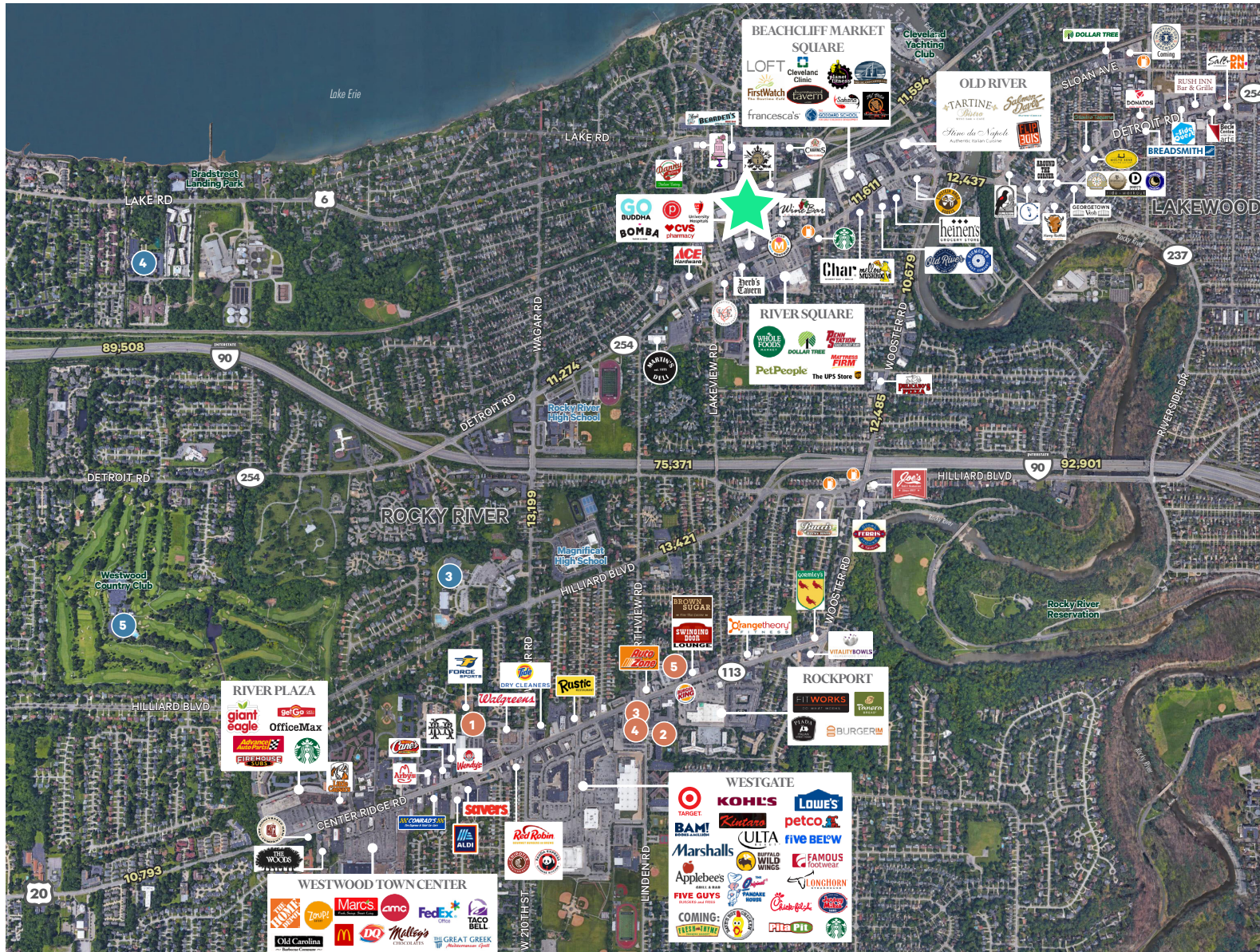
Site Plan



Ingersoll Industrial Park

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For Lease



Rocky River- Westgate RETAIL TRADE AREA

TRADE AREA INFO

Center Ridge Road & W 210th Street
(3 Miles)

- Population: 99,258
- Daytime Population: 90,233
- Total Households - 44,867
- Average HH Income: \$90,557
- Total Businesses: 3,179
- Total Employees: 36,310

MAJOR OFFICE BLDGS

699,000 Total SF (3 Miles)

1. Force Sports - 114,520 SF
2. Westgate Plaza - 89,000 SF
3. Westgate Tower - 84,000 SF
4. Park West Building - 64,345 SF
5. Plaza West - 60,000 SF
6. Suburban West - 50,400 SF

HOTELS

None

MAJOR EMPLOYERS

Off Map

1. Fairview Hospital - ±2,000
2. Fairview Park Appliance Repair - 600
3. Rocky River Rec Dept - 300
4. Normandy Healthcare - 200
5. Westwood Country Club - 185

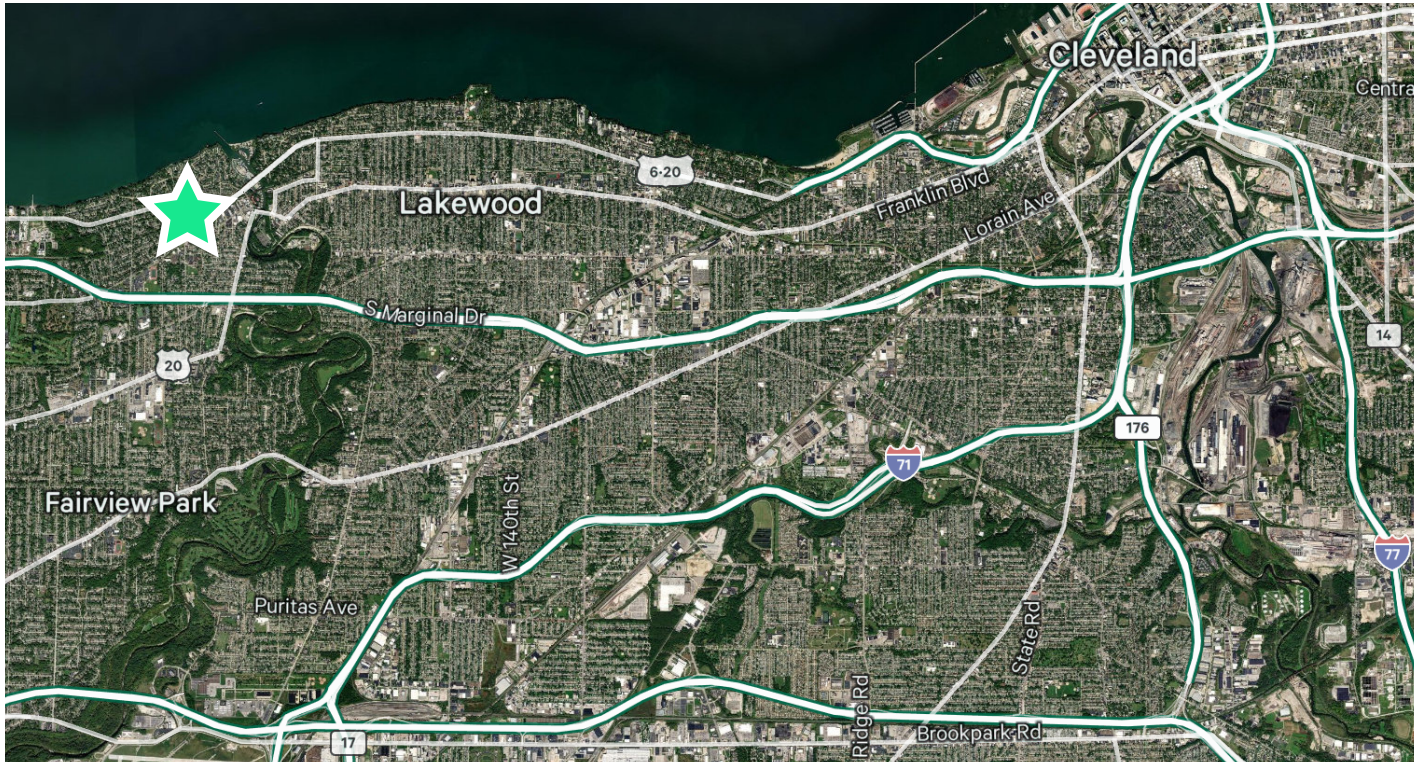
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For Lease

Location Map



Demographics

3 MILE RADIUS



Population
87,173



Daytime Population
70,721



Avg. HH Income
\$106,998



Households
41,908



Employees
33,841

Contact Us

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