

**19537**  
Lake Road  
Rocky River, OH 44116

## BUILDING SPECIFICATIONS

### Building Details

**Total:** 29,200 SF  
**Office:** ~12,600 SF  
**Warehouse/Production:** ~16,600 SF  
**Stories:** 3 stories  
**Site size:** .77 acres  
**Zoning:** LB + R5. With over 60 years of approved commercial and light industrial use. An adaptable platform suited for modern offices, creative studios, technology teams, R&D, robotics, light production, and flex operations.

### Ceiling Heights

**1st Floor Ceiling Height:** 9', with exception of the East bay (16'); High bay section with 20'–31'5" clear heights  
**2nd Floor Ceiling Height:** 9'  
**3rd Floor Ceiling Height:** 14' at apex

### Parking

Private on-site parking lot  
40+ dedicated spaces  
Expansion potential after 2031 ODOT ramp removal

### Mechanical & Utilities

**Power:** Dual 400A, 480V, 3-phase  
**Gas:** Dominion Energy Ohio  
**Water:** City of Cleveland  
**Sewer:** City of Rocky River  
**Internet/Fiber:** Cox + AT&T available

### Construction

Heavy timber + masonry  
Renovated 2017  
**Roof age:** 12 yrs  
Standard commercial floor load  
**Sprinklers:** Not installed  
(future installation feasible)  
**Elevator:** Existing shaft in place  
(future installation feasible)

### Truck / Loading

1 oversized drive-in door  
Daily semi access (back-in + pull-out)  
Box truck circulational



Exterior view from Lake Road

## STRATEGIC ADVANTAGES

### Rare West Side Flex Inventory

- Balanced office + flex space ideal for corporate HQ, creative firms, technology teams, R&D, engineering, training centers, robotics, assembly, printing, packaging, tech-focused industrial operations, and light production environments.
- Aligned with Northeast Ohio's top growth sectors — including light manufacturing, robotics, and tech-enabled production.
- One of the very few industrial-flex buildings of this scale in Rocky River, with extremely limited comparable options on the west side.

### Adjacent 4-Acre Future Expansion Potential (ODOT)

The property is directly adjacent to approximately four acres of ODOT-owned land scheduled to be vacated in 2031. This rare availability along Lake Road enhances the site's long-term strategic value, offering companies optional future expansion potential while preserving immediate functionality for current operations.

- Unique adjacency to ~4 acres of future developable land, offering rare optional expansion potential along Lake Rd.
- Rare Lake Road frontage creates visibility and branding advantages
- Allows for a Phase 1 occupancy within the existing building and optional Phase 2 growth footprint

### Excellent Branding Opportunity

- Prominent Lake Road location in a high-income west-side suburb.
- Daily traffic and a prestigious address support corporate identity and workforce attraction.
- Exclusive naming and signage rights offer a rare branding opportunity for an owner-user or anchor tenant seeking long-term visibility along Lake Road.

### Talent & Workforce Access

- Located within one of Northeast Ohio's most desirable residential communities.
- Access to a high-quality labor pool, including professional services, healthcare, engineering, design, skilled trades, and advanced manufacturing.

### Historical Significance & Architectural Character

Constructed at the turn of the century, the building originally served as the Rocky River Basket Factory, manufacturing shipping crates that distributed local produce nationwide by rail — contributing to the early commercial and industrial development of Rocky River (1920-1950). Many original architectural elements remain intact, offering a distinctive environment for companies seeking a blend of authenticity and modern functionality.

#### Preserved features include:

- Exposed brick walls
- Original wood plank flooring
- Restored barn-style doors
- Heavy timber beams and rafters
- Exposed HVAC and mechanicals
- Metal floor plates

This combination of scale, architectural character, and adaptability is rarely found in suburban communities and provides a unique identity for users seeking a differentiated workplace environment.

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## LOCATION & PROXIMITY BENEFITS

The building occupies a highly visible position along prestigious Lake Road at the eastern entrance to Rocky River, one of Greater Cleveland's most desirable west-side communities. Its location offers exceptional access, visibility, and workforce convenience.

### Key proximity advantages include:

- Minutes from I-90, Cleveland Metroparks, and the Cleveland Yachting Club.
- Walking distance to local restaurants, a brewery, coffee shops, and boutique retail.
- Situated within a high-income, talent-rich residential community.
- Safe, affluent, business-friendly suburb — a rare setting for industrial or flex users.
- Approximately 15 minutes to Downtown Cleveland and 20 minutes to Hopkins International Airport.
- Located on a prestige arterial (Lake Road) with approximately 8,000 vehicles per day, providing excellent visibility and commuter access.

The site's location supports strong workforce attraction, employer visibility, and long-term locational strength for a wide range of business operations. Drive-time workforce map available upon request. *Located within a 1/2-mile radius:*

### RESTAURANTS/BARS

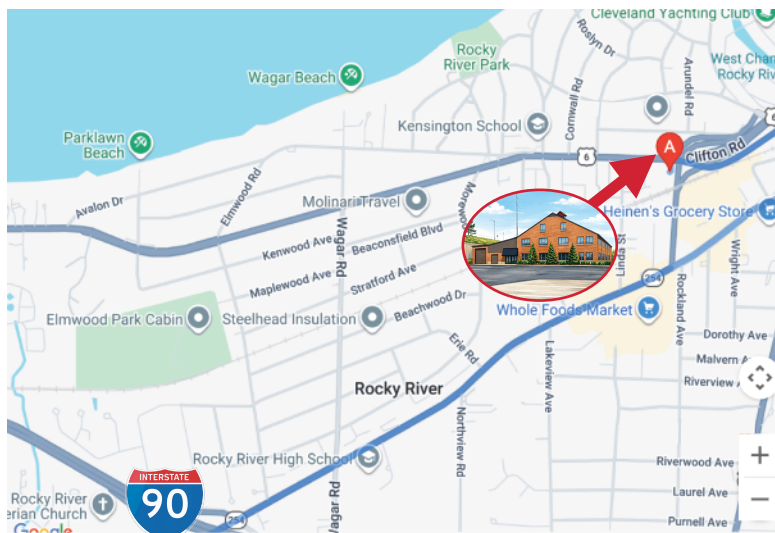
WINE BAR ROCKY RIVER  
MARKET BREWERY  
STARBUCKS  
SALMON DAVE'S PACIFIC GRILLE  
FIRST WATCH  
TARTINE BISTRO  
MELLO MUSHROOM PIZZA  
HERB'S TAVERN  
PENN STATION  
ERIE ISLAND COFFEE CO.  
CHAR WHISKEY BAR & GRILLE

### GROCERY STORES

WHOLE FOODS  
HEINEN'S  
LAKE ROAD MARKET

### MEDICAL/PHARMACY

CVS PHARMACY  
CLEVELAND CLINIC  
UNIVERSITY HOSPITAL



### OFFICES

UBS  
WORLD GROUP  
HOWARD HANNA  
EXCHANGE GROUP  
CONTAINERPORT GROUP  
ROUNDSTONE INSURANCE

### BANKS

PNC BANK  
KEYBANK

### LIFESTYLE & COMMUNITY

ROCKY RIVER PARK  
CLEVELAND METROPARKS  
OLD RIVER SHOPPING AREA  
CLEVELAND YACHTING CLUB  
BEACHCLIFF MARKET SQUARE

## WHY THIS ASSET IS RARE

Opportunities with this combination of scale, character, and location are exceptionally uncommon in Rocky River. The property uniquely offers:

- Historic significance
- Authentic architectural character
- Nearly 30,000 SF of functional scale
- Exceptional ceiling heights, including a multi-story high bay
- Flexible LB/R5 zoning
- Exceptional visibility along prestigious Lake Road
- Proximity to both urban amenities and the Lake Erie waterfront

Together, these attributes create a distinctive environment rarely available to companies seeking a west-side location with strong identity, operational flexibility, and long-term value.