



FOR SALE

300 Nordson Dr | Amherst, OH

Tim Breckner, SIOR
Senior Vice President
+1 216 314 0687
tim.breckner@colliers.com

Conor Toomey, SIOR
Senior Vice President
+1 440 539 9649
conor.toomey@colliers.com

Katie Watts
Senior Vice President
+1 440 476 5921
Katie.watts@colliers.com

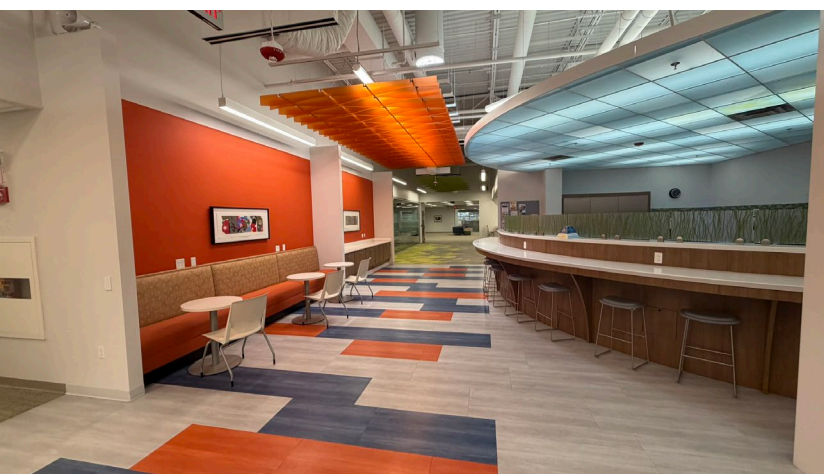


Parcel Aerial

300 Nordson Drive | Amherst, OH



Property Description



300 Nordson Drive | Amherst, OH

Located in Amherst, Ohio, 300 Nordson Drive offers 99,600 square feet of industrial space on a 12.15-acre parcel zoned I1 - Industrial. The property includes approximately 79,600 square feet of office space and roughly 20,000 square feet of lab and warehouse area, with clear heights from 14'-17'. Built in 1989 and renovated in 2018, the building features floor-to-ceiling glass offices and a large employee kitchen(s) with multiple dining areas. The facility is equipped with 3-phase, 480V power, full climate control and healthy power distribution. Situated in Lorain County this site is ideal for users seeking a versatile, well-equipped industrial opportunity.

Property Amenities:

- Campus-like setting
- Well-maintained corporate facility
- Significant R&D space with corresponding amenities
- Class 1 / Div. 1 Hazard Storage Room
- Lab space
- 2018 office renovation
- Roof Access
- Convenient access to turnpike
- Large employee kitchen & dining area

Distance to Highways

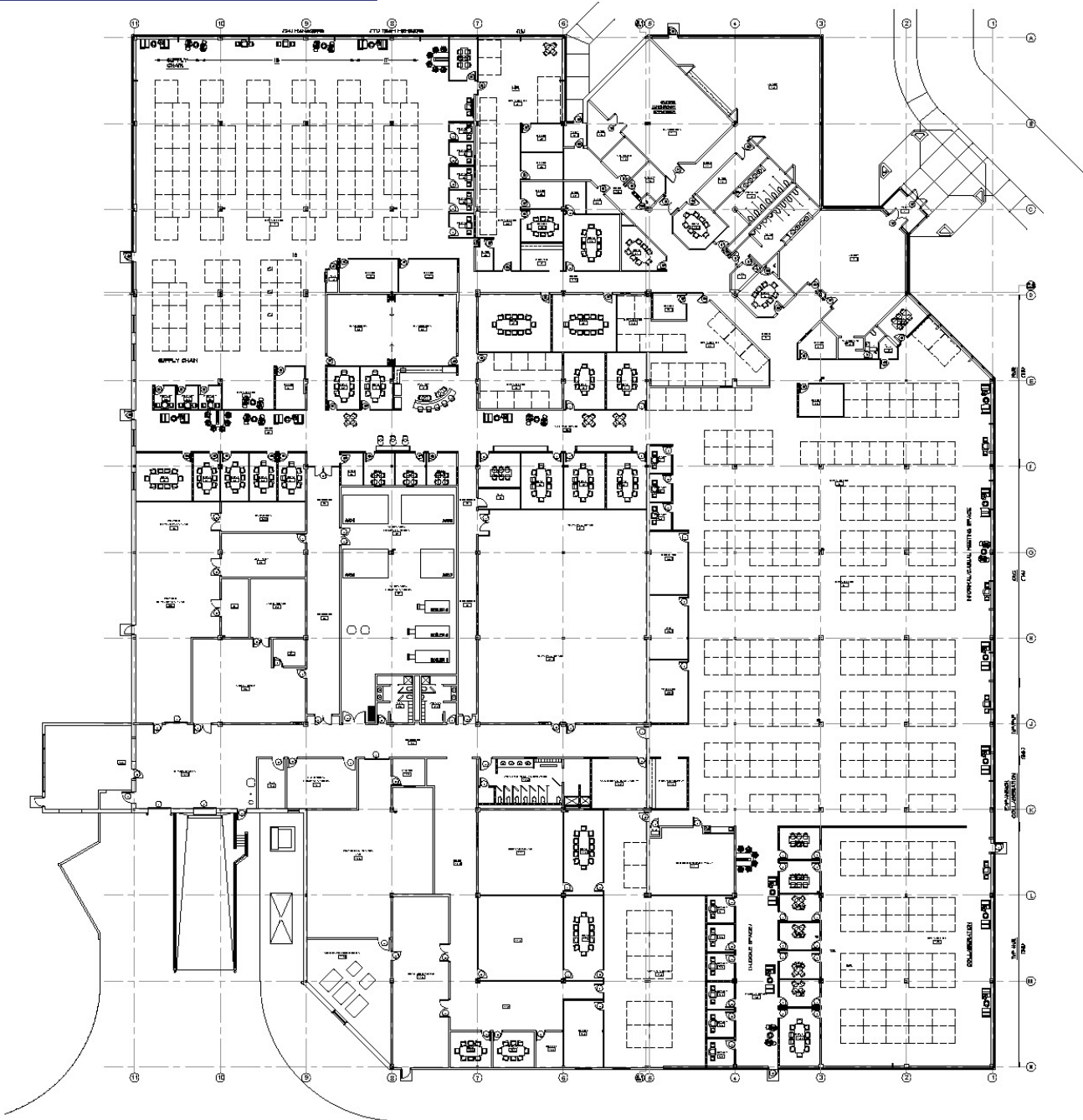
- SR 58 – 0.42 Miles
- I-90 / I-80 – 1.2 Miles
- Route 2 – 2.1 Miles

Property Detail

Address:	300 Nordson Dr
City:	Amherst
State:	Ohio
Zip:	44001
County:	Lorain
School District:	Amherst CSD
Parcel #'s:	05-00-036-104-050
Acres:	12.15
Zoning:	I1 - Industrial
Total SF:	+/- 99,600
Office SF:	+/-79,600
Warehouse/Lab SF:	+/-20,000
Year Built:	1989
Underside of Beam:	14'-17'
Docks:	1 (+1)
Drive-Ins:	1 (8'x10')
Column Spacing:	30'x30'
Power:	4000 Amps, 3-Phase 480V
Office HVAC:	Yes
Warehouse/Lab HVAC:	Yes
Sprinklers:	Wet
Lighting	LED
Utility Providers	
Electric	Ohio Edison
Gas	Columbia Gas
Water	City of Amherst
Sewer	City of Amherst

Property Floor Plan

300 Nordson Drive | Amherst, OH



Reference Plan

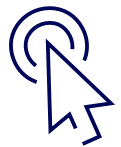
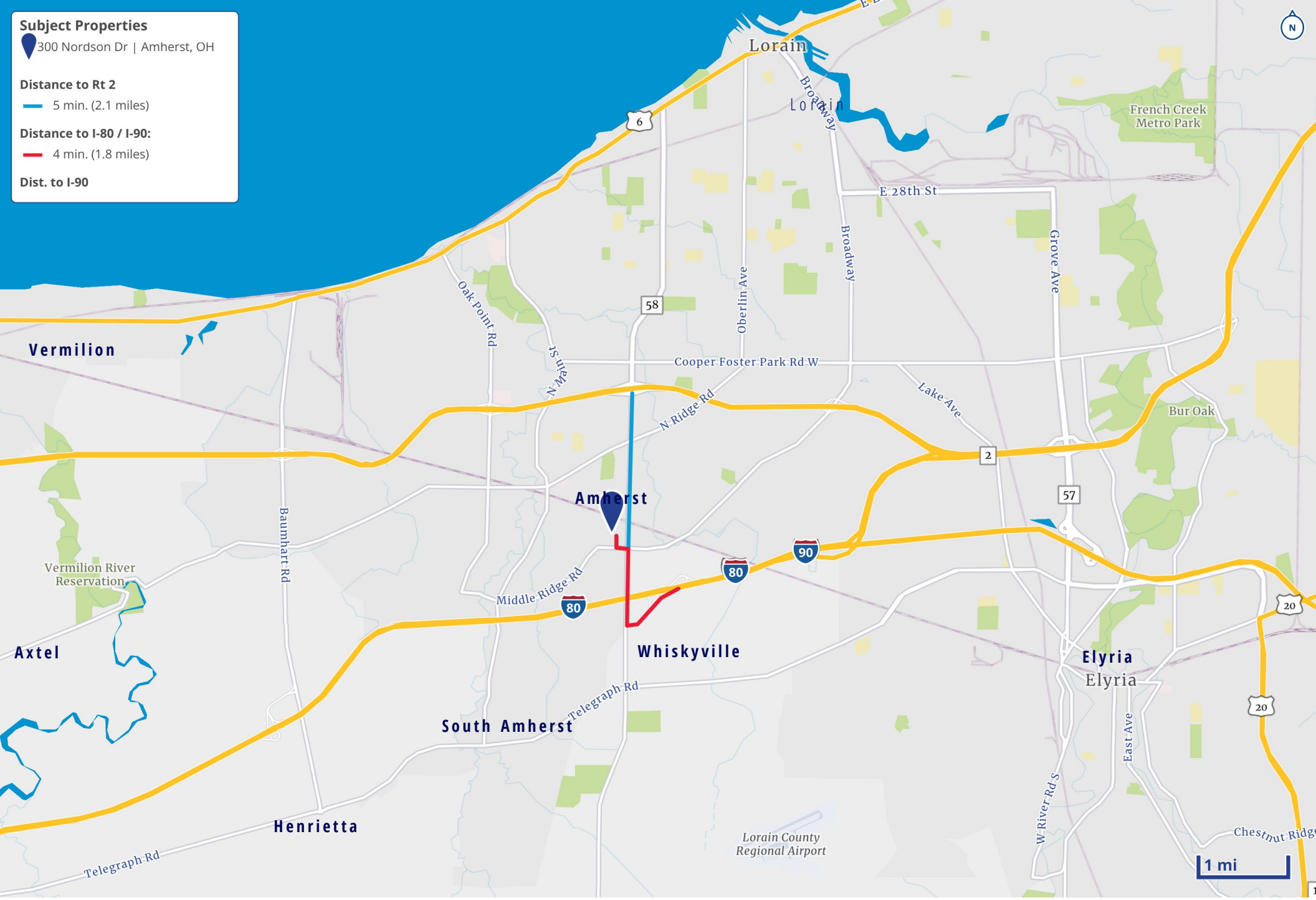


Subject Properties
 300 Nordson Dr | Amherst, OH

Distance to Rt 2
 5 min. (2.1 miles)

Distance to I-80 / I-90:
 4 min. (1.8 miles)

Dist. to I-90



Interactive Map for 300 Nordson Dr in Amherst, OH



Tim Breckner, SIOR
Senior Vice President
+1 216 314 0687
tim.breckner@colliers.com

Conor Toomey, SIOR
Senior Vice President
+1 440 539 9649
conor.toomey@colliers.com

Katie Watts
Senior Vice President
+1 440 476 5921
Katie.watts@colliers.com

Colliers
200 Public Square, Suite 1050
Cleveland, OH 44114
+1 216 239 5060
colliers.com/cleveland



Accelerating success.

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

Colliers.com/cleveland