

Reduced Price! \$7.5MM



For Sale | For Lease

196,414 SF Space Available

16077 Industrial Pky.,
Middlefield, Ohio 44062

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

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

Property Overview:

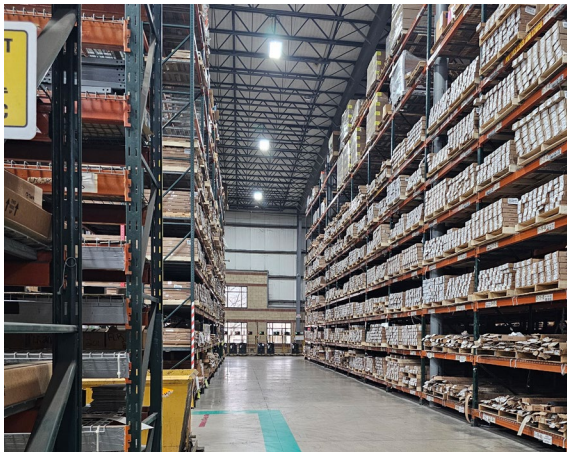
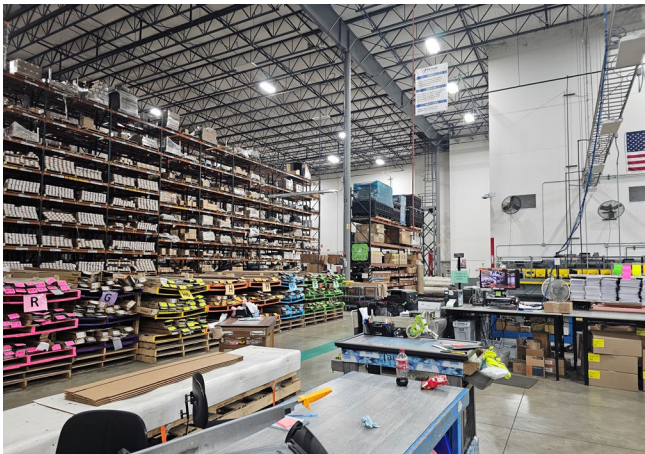
Address:	16077 Industrial Pkwy
City:	Middlefield
State:	Ohio
Zip:	44062
County:	Geauga
School District:	Cardinal LSD
Parcel #'s:	19-080852
Acres:	10.93

Taxes (2023):	\$0.88
Zoning:	I-Industrial
Total SF:	196,414
Office SF:	15,000
Warehouse SF:	181,414
Year Built:	2006
Clear Height:	33' to 35'
Docks:	Fourteen (14), 8'x8'; Two (2), 8'x9'
Drive-Ins:	Two (2) 12'x14'
Column Spacing:	50'x57'
Power:	800 Amps, 480V 3-Phase
Office HVAC:	Five (5) RTUs (2 replaced in 2023)
Warehouse Heat:	Cambridge gas-fired forced air units.
Fire Suppression:	ESFR
Lighting:	LED (Motion-sensing)

Utility Providers	
Electric:	The Illuminating Company
Gas:	Dominion
Water:	Village of Middlefield
Sewer:	Village of Middlefield

Asking Rate:

Sale Price:	\$7,500,000
Lease Rate:	Withheld

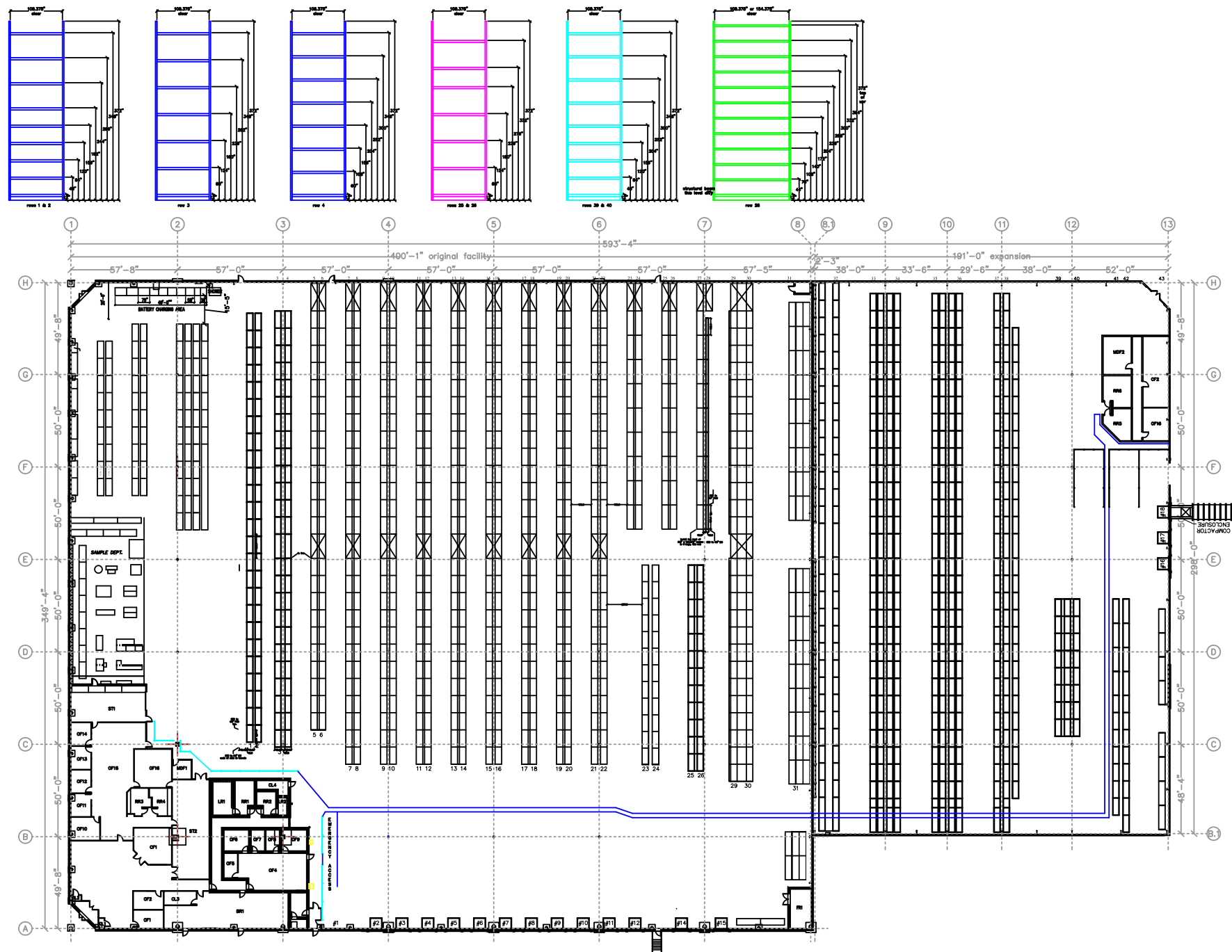


Property Highlights:

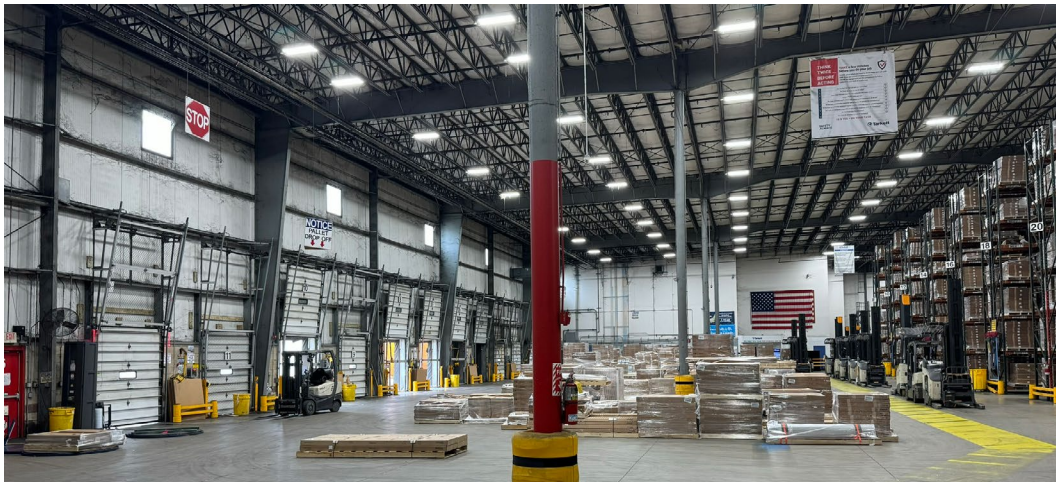
- Sale Price: \$7,500,000 (\$38.18/SF)
- MHE Charging Station
- Heated gutters/downspouts
- Generators
- Server Room
- Interior roof access
- Recent Concrete Repairs (2023 & 2024)
- Median age of 35.2 within a 3-mile radius
- 42.9% Blue collar workers within a 3-mile radius



Building Plan

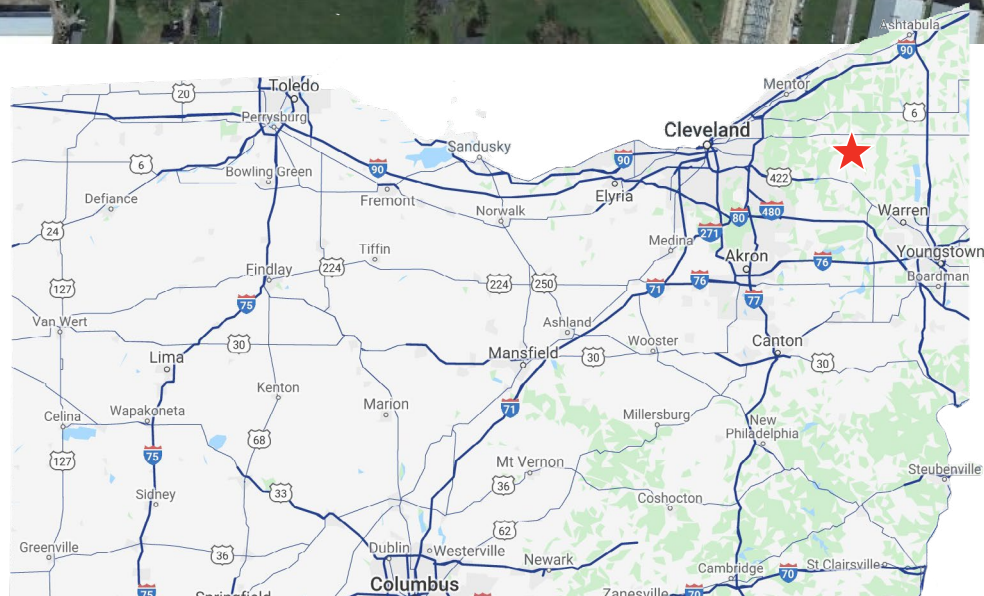


16077 Industrial Parkway





View the
Market



Distance to Highways

Rt 87: 0.8 Miles

SR 422: 6 Miles

I-90: 20 Miles

I-80 (Turnpike): 21 Miles



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

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



Colliers
200 Public Square, Suite 1050
Cleveland, OH 44114
colliers.com/cleveland

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). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. AWS Commercial LLC