

**186**

Commerce Drive  
LaGrange, OH

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Drone Video



**47,576 SF**

Modern Industrial/Flex  
Building In a Growing  
LaGrange Business Corridor

**FOR SALE  
OR LEASE**

**NEWMARK**

*Terry* **COYNE**.com

# PROPERTY HIGHLIGHTS



## Sale Price

\$4,063,000

## Lease Rate

\$8.50 /SF



## Building Size

47,576 SF total



## Year Built

1996



## Acreage

3.06 acre site



## Ceiling Height

16'-18'5"



## Docks/Drive-ins

- 2 docks (9'x10')
- 1 drive-in door (14'x14')



## Cranes

- 1 2-ton crane
- 2 1/2 ton jib cranes



## Power

- 1600 amp electrical power
- 7 bus ducts w/ 130 bus plugs: all drops are SOW cord and will remain with the building



## Floors

8" reinforced concrete



## Parking

70 automobile spaces



## Potential Uses

Ideal for distribution, heavy manufacturing, warehousing, or service industries



## Location

Easy access to State Route 20/I-480

# PROPERTY **UPGRADES**

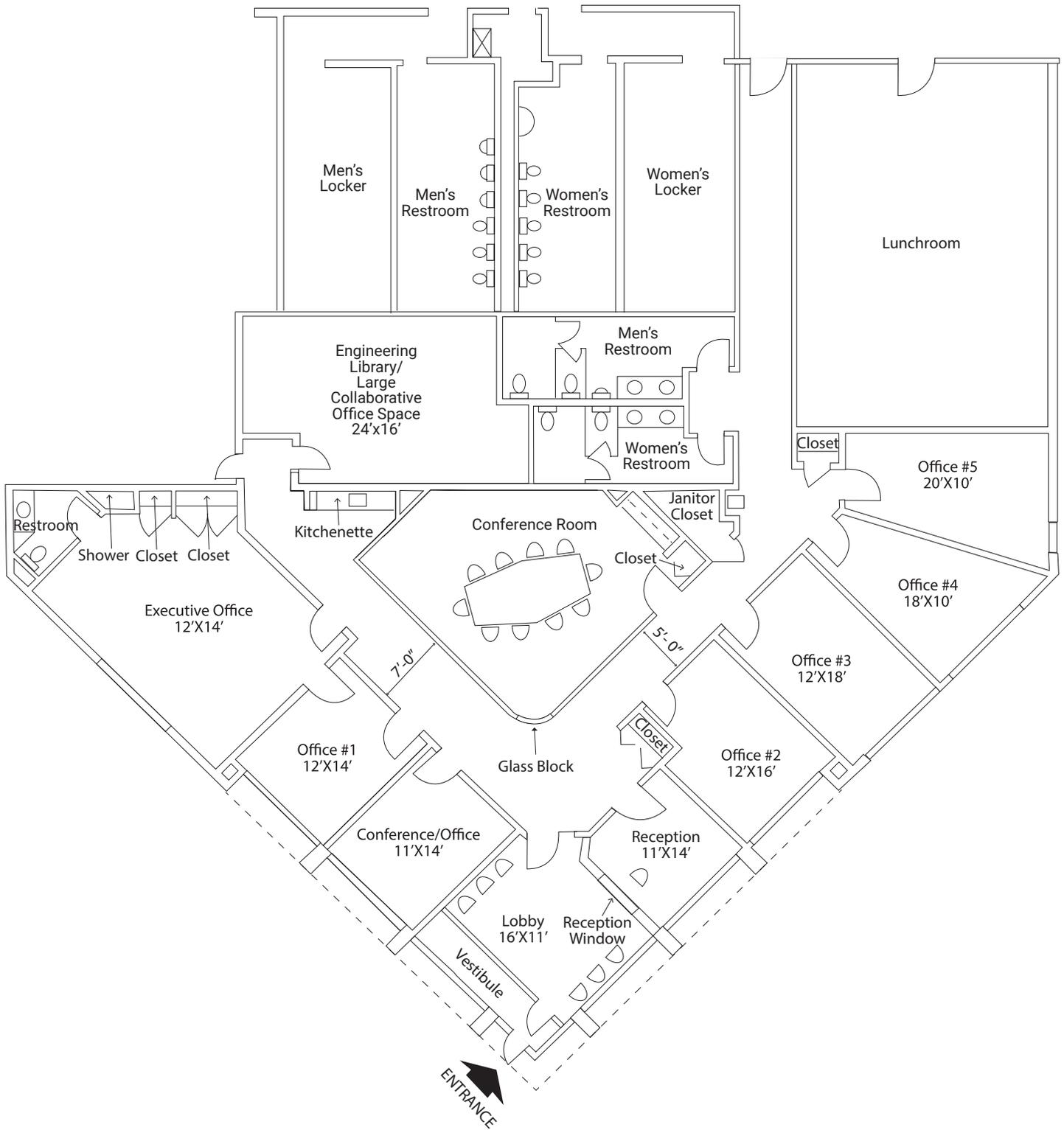
- ✔ Full exterior reconditioning: new paint & landscaping
- ✔ New 8" reinforced concrete & asphalt in parking lot
- ✔ Full office suite interior renovation: paint, luxury carpet & vinyl tile, ceiling tiles
- ✔ Brand new LED lighting throughout entire building including the shop
- ✔ Full interior shop area restoration
- ✔ Eight (8) brand new roof-mounted HVAC units
- ✔ New dock shelters & bumpers
- ✔ 125 HP rotary screw air compressor
- ✔ Refinished dock doors
- ✔ Two (2) new man doors
- ✔ New security & emergency exit lights
- ✔ New sprinkler-monitoring system & panel

# SITE PLAN

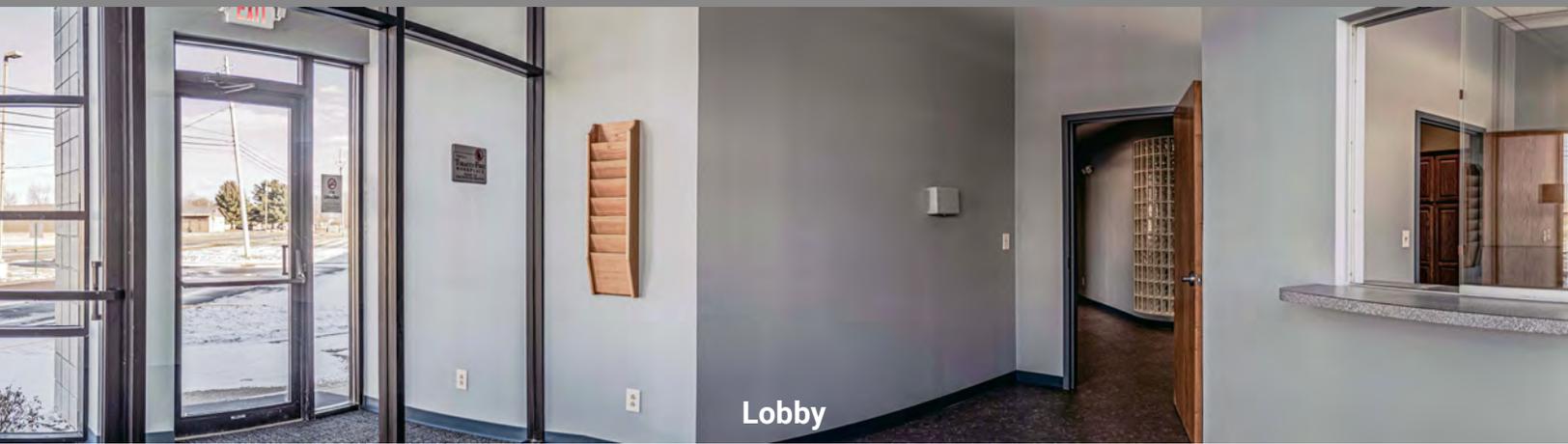


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# OFFICE FLOOR PLAN



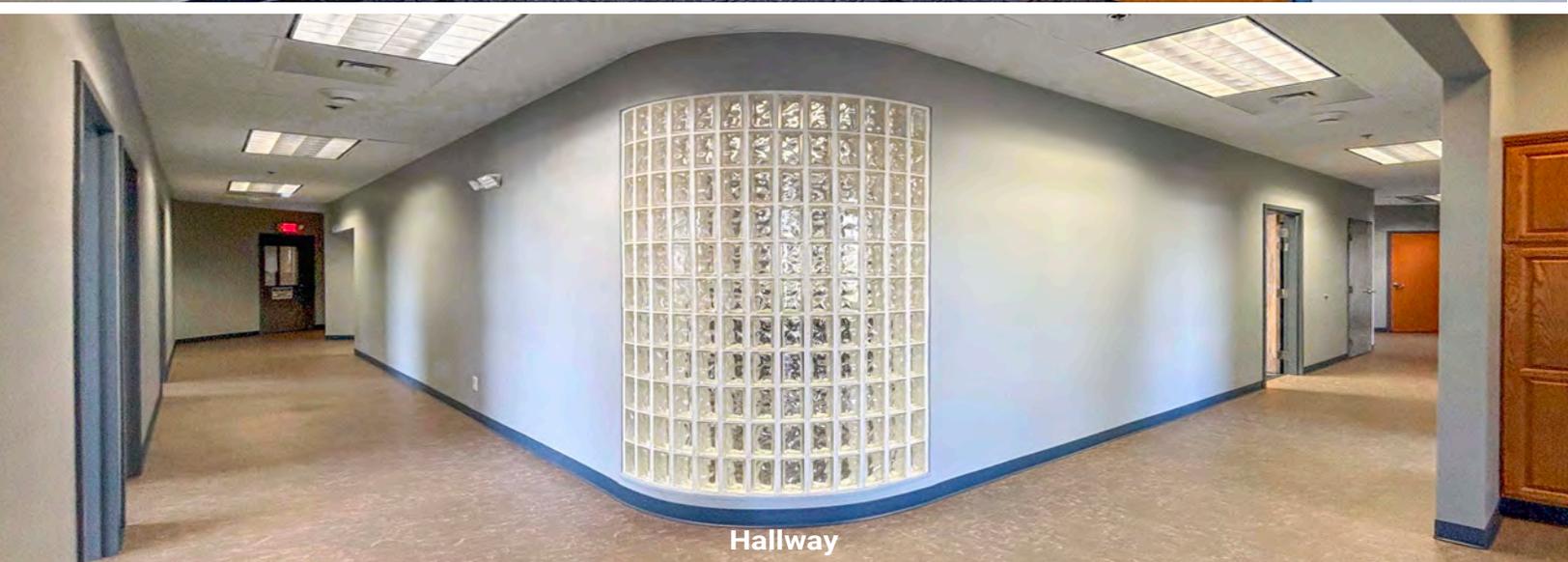
# INTERIOR PHOTOS



Lobby

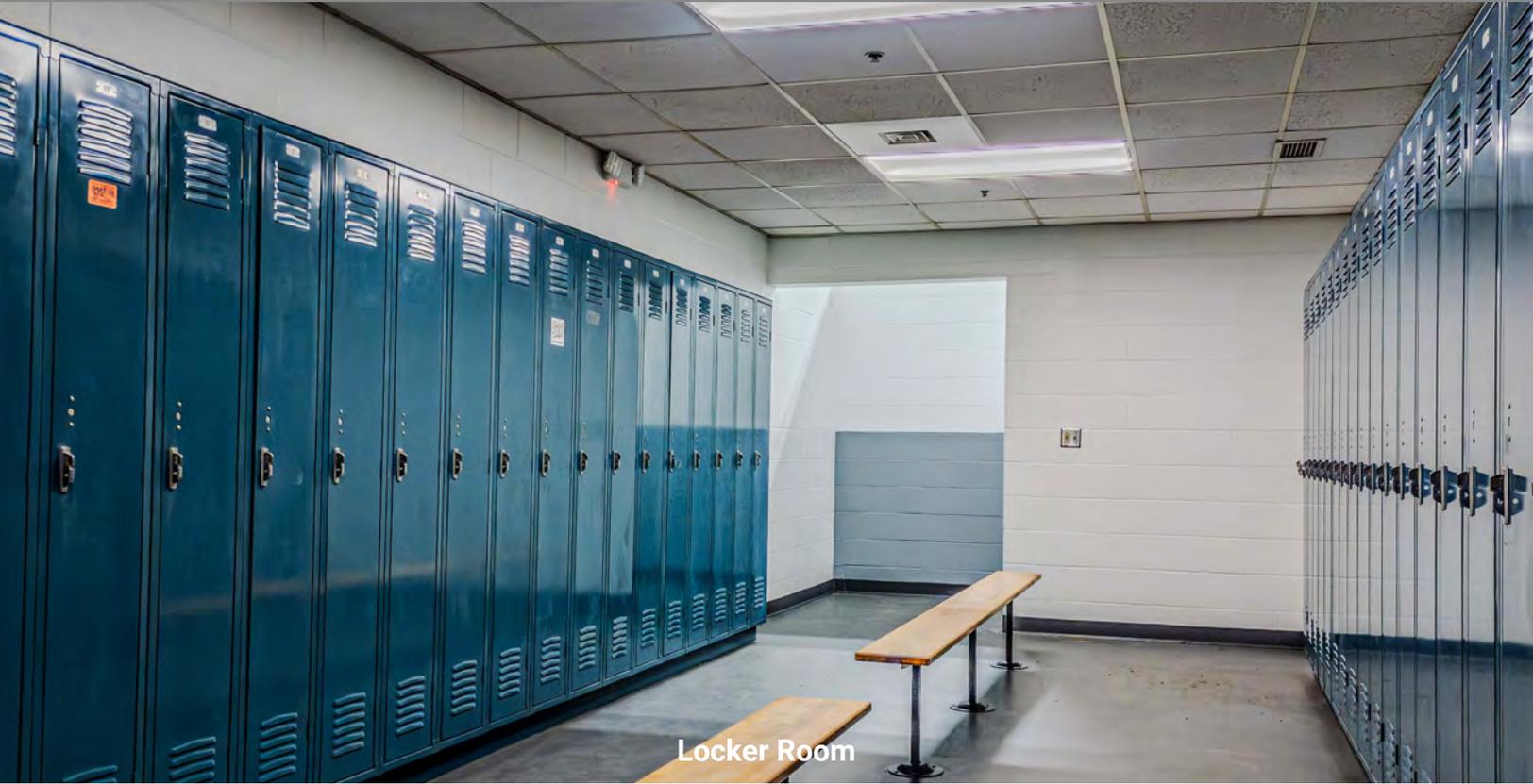


Reception



Hallway

# INTERIOR PHOTOS



Locker Room



Locker Room

# INTERIOR PHOTOS



Executive Office



Office

# INTERIOR **PHOTOS**



Conference Room

# INTERIOR PHOTOS



Conference/Office

# INTERIOR PHOTOS



Kitchenette



Lunchroom

# INTERIOR PHOTOS



Quality Control Lab



Engineering Library/Large Collaborative Office Space

# INTERIOR PHOTOS



Warehouse

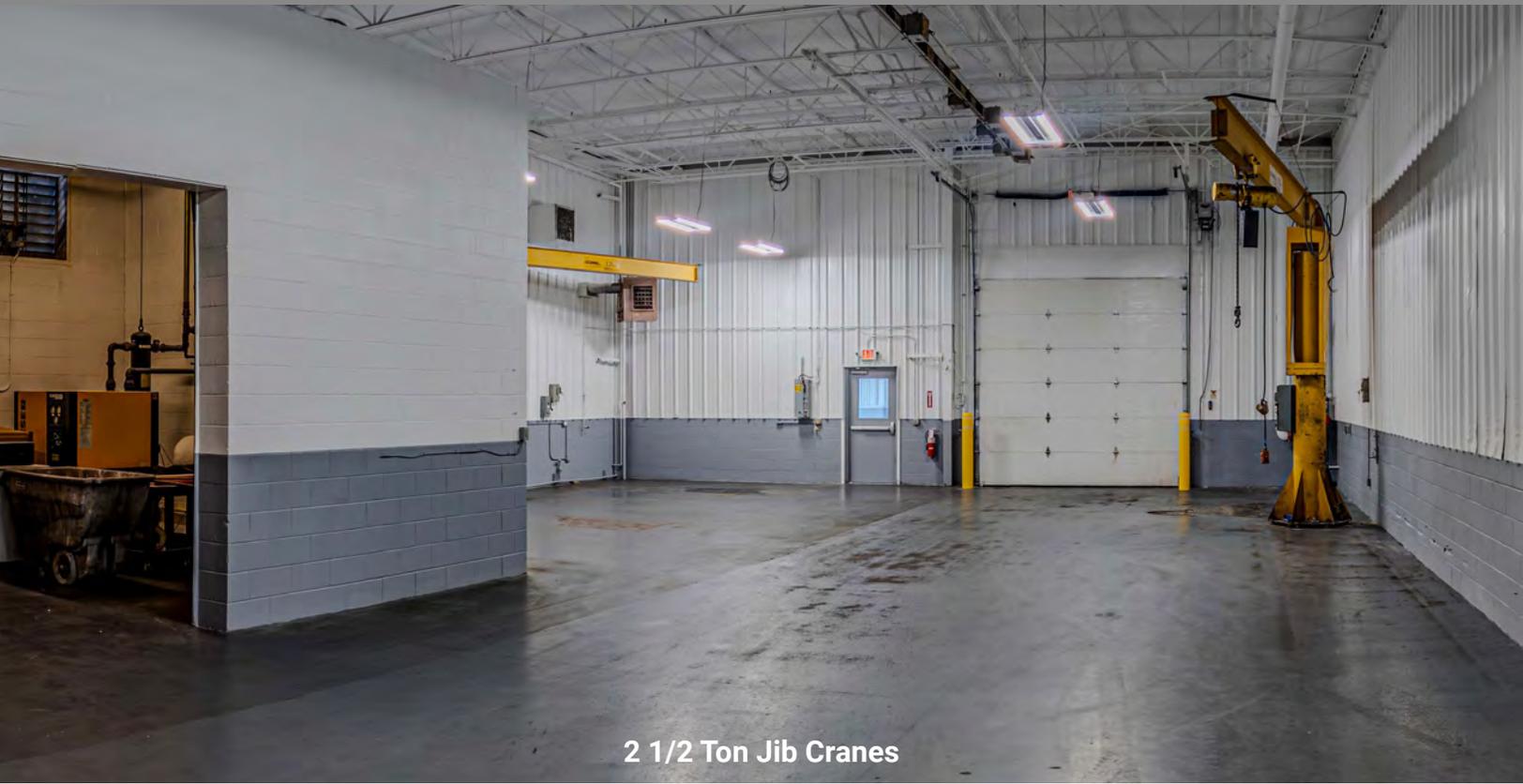


Warehouse



Warehouse

# INTERIOR PHOTOS



2 1/2 Ton Jib Cranes



2 1/2 Ton Jib Cranes

# INTERIOR PHOTOS



# EXTERIOR PHOTOS



# AERIAL PHOTOS



# INDUSTRY AERIAL



# EMPLOYMENT OVERVIEW

(15-mile radius)

KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 <p><b>311,515</b> Population</p>	 <p><b>27.7%</b> High School Diploma</p>	 <p><b>\$80,606</b> Median Household Income</p>	 <p><b>59.0%</b> White Collar</p>	 <p><b>16.7%</b> Services</p>
 <p><b>43.6</b> Median Age</p>	 <p><b>31.7%</b> Some College</p>	 <p><b>\$43,050</b> Per Capita Income</p>	 <p><b>24.3%</b> Blue Collar</p>	 <p><b>3.0%</b> Unemployment Rate</p>
 <p><b>126,850</b> Households</p>	 <p><b>28.8%</b> Bachelors/ Graduate/ Professional Degree</p>	COMMUTERS	BUSINESS	
 <p><b>\$66,406</b> Median Disposable Income</p>		 <p><b>15.2%</b> Spend 7+ hours commuting to and from work per week</p>	 <p><b>8,977</b> Total Businesses</p>	 <p><b>108,884</b> Total Employees</p>

# LOCATION MAPS





**186**  
Commerce Drive  
LaGrange, OH

186 Commerce Drive is strategically situated in the heart of the LaGrange Business Corridor, offering exceptional access and visibility for industrial, office, or flex users. The property's location supports business growth through its advantageous logistics, workforce accessibility, and proximity to both local and regional transportation routes.

**Prime Accessibility:** Situated off State Route 301, the site offers direct connectivity to State Route 10/20 and is within a short drive of I-480. This makes it ideal for businesses requiring regional distribution or easy daily commutes.

**Business-Friendly Environment:** Located amidst a number of successful commercial and industrial firms, 186 Commerce Drive benefits from a professional atmosphere within a planned business park setting.

**Proximity to Greater Cleveland:** LaGrange is less than 35 miles southwest of Cleveland, enabling convenient access to Northeast Ohio's largest metropolitan area for business expansion opportunities.

With its combination of logistical convenience, professional business park setting, and growing local economy, 186 W Commerce Drive is a standout location for firms seeking to establish or expand operations in Northeast Ohio.

CONTACT



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