

Reduced Price! \$7.5MM



For Sale | For Lease

196,414 SF Space Available

16077 Industrial Pky.,  
Middlefield, Ohio 44062

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# Property Overview:

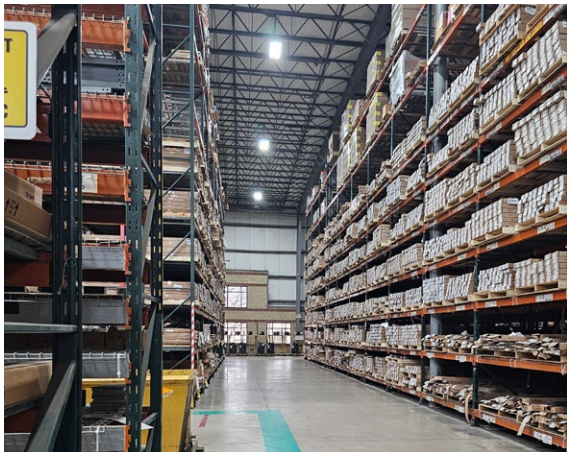
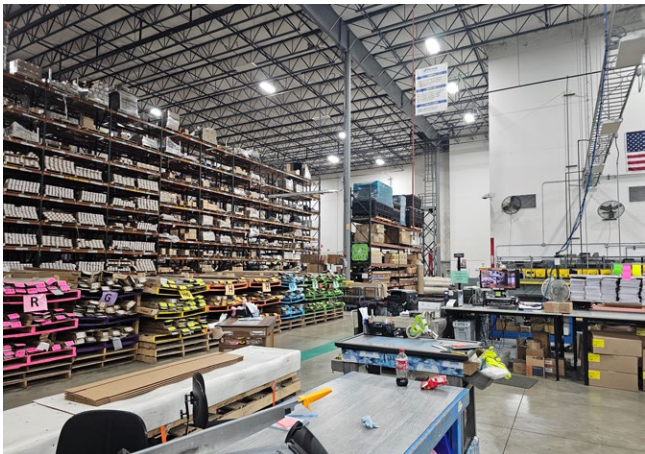
Address:	16077 Industrial Pkwy
City:	Middlefield
State:	Ohio
Zip:	44062
County:	Geauga
School District:	Cardinal LSD
Parcel #'s:	<a href="#">19-080852</a>
Acres:	10.93

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

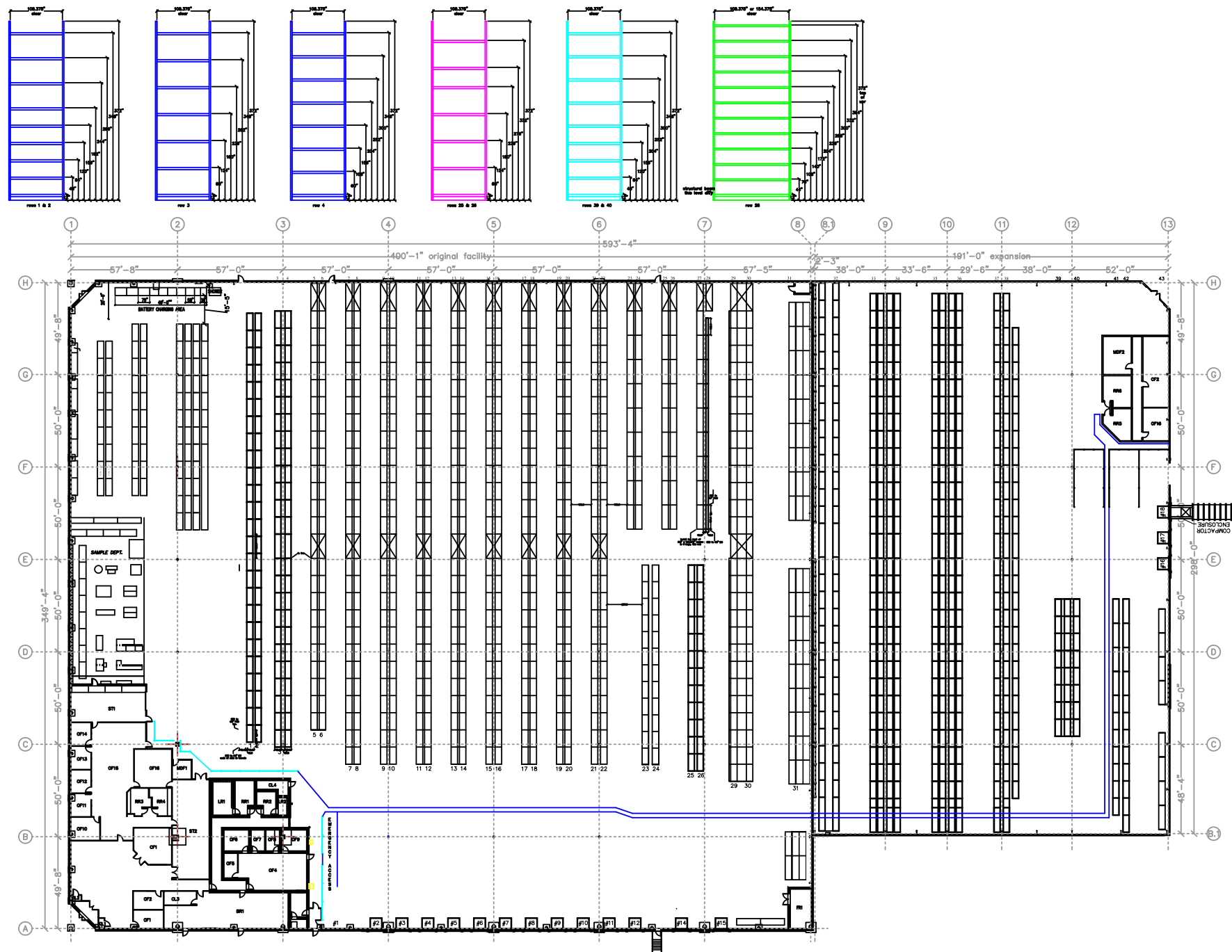


# Property Highlights:

- 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

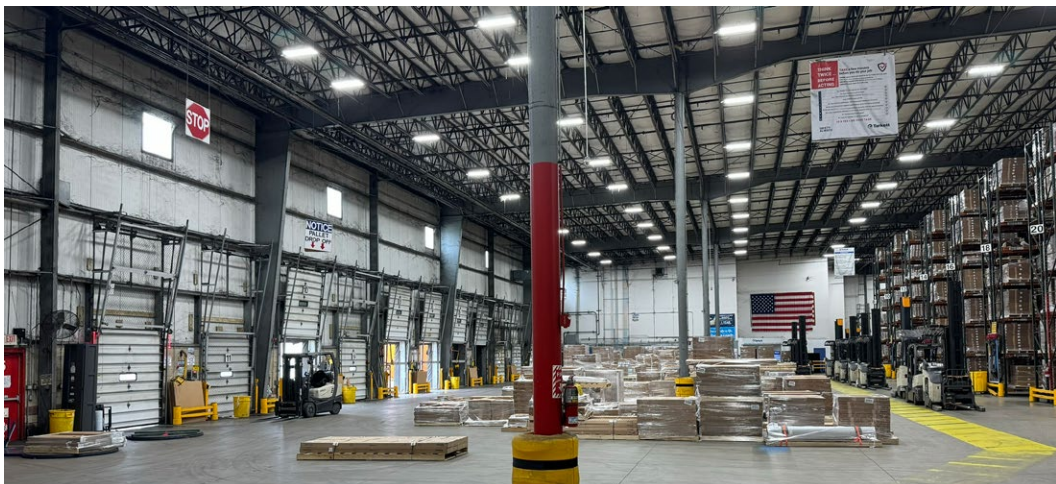


Building Plan





16077 Industrial Parkway











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