



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                     |

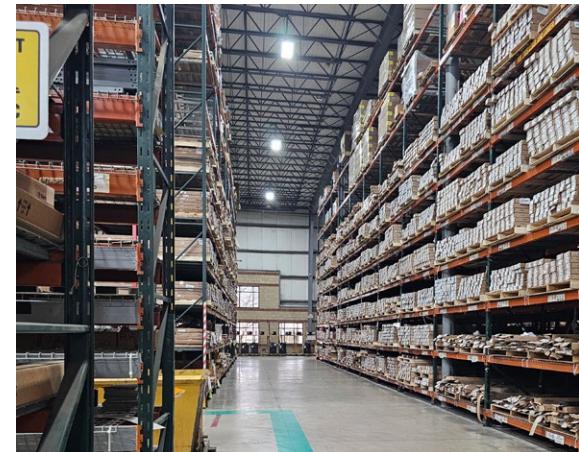
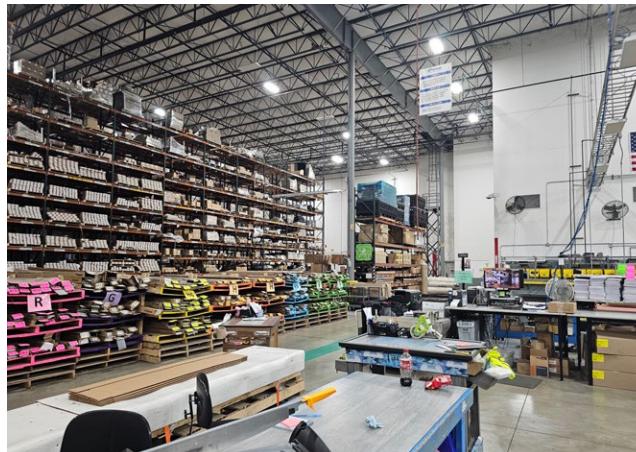
|                   |                                       |
|-------------------|---------------------------------------|
| Taxes (2023):     | \$0.88                                |
| Zoning:           | I-Industrial                          |
| Total SF:         | 196,414                               |
| 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    |

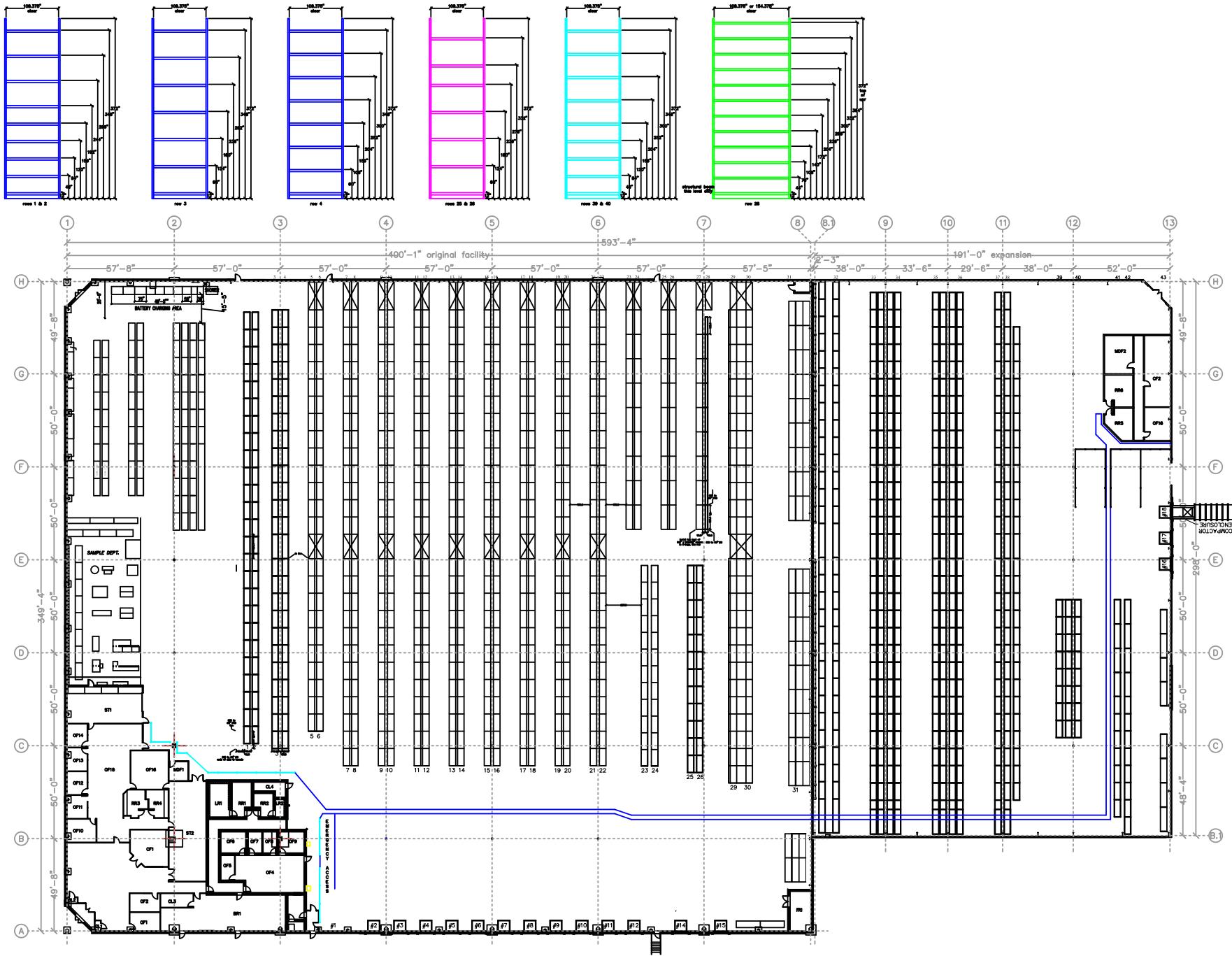


## Property Highlights:

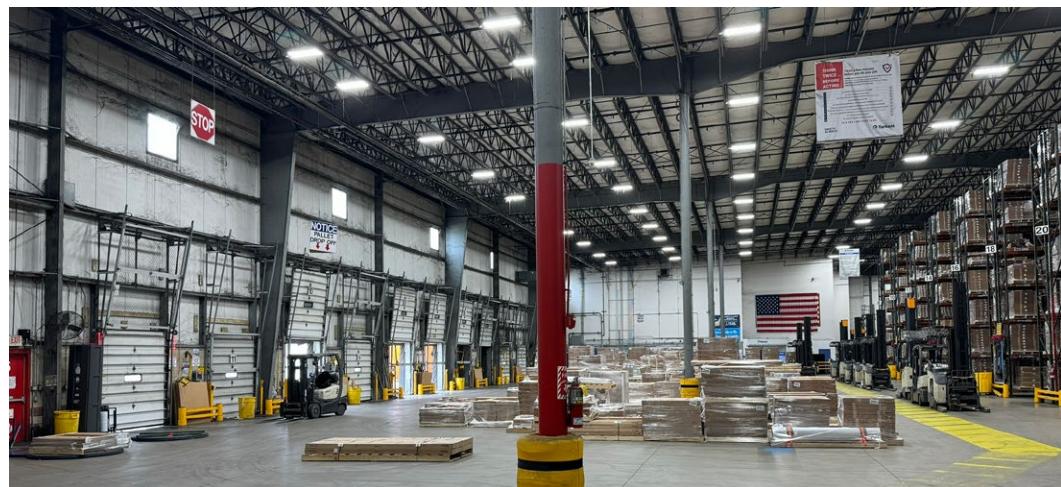
- Sale Price: \$7,500,000 (\$38.18/SF)
- MHE Charging Station
- Heated gutters/downspouts
- Generators
- Server Room
- Interior roof access
- Recent Concrete Repairs (2023 & 2024)
- Median age of 35.2 within a 3-mile radius
- 42.9% Blue collar workers within a 3-mile radius



# Building Plan

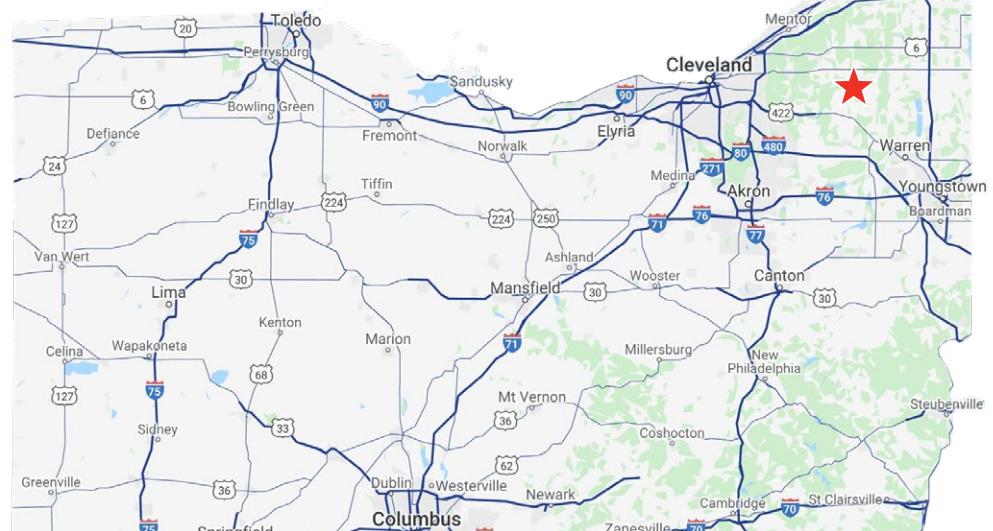


# 16077 Industrial Parkway





View the Market



Distance to Highways  
**Rt 87: 0.8 Miles**  
**SR 422: 6 Miles**  
**I-90: 20 Miles**  
**I-80 (Turnpike): 21 Miles**



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