

# 19537 Lake Road • Rocky River, Ohio 44116

29,200 SF Flex Industrial / Office | For Sale or Lease



This property offers a rare industrial-flex opportunity in one of Greater Cleveland's most desirable west-side communities. With exceptional ceiling heights, a dramatic multi-story high bay, nearly 30,000 square feet of adaptable space, and flexible zoning, the building supports a wide range of industrial, manufacturing, R&D, and creative production uses. Its prominent Lake Road location provides unmatched visibility and access within a high-income, talent-rich corridor.

## PROPERTY OVERVIEW

- Total Building Size: 29,200 SF
- Office: ~12,600 SF (approx. 40%)
- Warehouse / Production: ~16,600 SF (approx. 60%)
- Ownership: Privately owned; open to either a sale or a long-term lease with the right user.
- Zoning: LB + R5. 60+ years of continuous industrial/production use — a proven platform for modern light manufacturing, technology, R&D, robotics, printing, packaging, and flex operations.
- Site Size: .77 acres (approx.)
- Stories: 3
- **Availability: Immediate**

### Ownership & Leasing Flexibility

The building can support multiple tenants or a single owner-user, offering flexible configuration options for a wide range of business needs. Existing individual submetering enhances operational efficiency and makes the property suitable for both multi-tenant and owner-occupied use.

## BUILDING SPECIFICATIONS

### Office, Industrial, & Warehouse Space

One of the defining characteristics of the building is its exceptional verticality, allowing for a wide range of functional uses—including creative office, R&D, light industrial, manufacturing support, production, and specialized workspace configurations.

- Open office floors + private offices
- Conference rooms / training rooms
- Warehouse / Industrial Area
- Restrooms: First-floor private restrooms; second-floor common restrooms, with one upper-level suite offering a dedicated private restroom.
- HVAC: Central air; forced-air heating
- Ceiling Heights:

**1st Floor Ceiling Height:** 9', with exception at East bay (16'); High bay section with 20'–31'5" clear heights

**2nd Floor Ceiling Height:** 9'

**3rd Floor Ceiling Height:** 14' at apex

- Column Spacing: 15 feet
- Drive-In Door: 1 oversized drive-in door (existing), suitable for van and box-truck access
- Suitable for small-box truck circulation and daily semi-truck deliveries; trucks can back directly to the building with straightforward pull-out access (no full circulation loop).
- Floor Load Capacity: Standard commercial load (vendor verification available upon request)
- Sprinkler System: None currently installed (building configuration allows for future installation)

### Construction & Condition

- Year built: 1920s
- Renovations/improvements: 2017
- Roof age/type: 12 years. Hybrid roofing system with pitched asphalt shingle sections and flat commercial membrane areas, providing durability and ease of maintenance.
- Construction Type: Heavy timber and masonry, built-to-last industrial structure with exposed beams and steel supports.
- Overall Condition: Turnkey, well-maintained structure with modern improvements and immediate occupancy capability.

### Parking

- Private on-site parking lot with 40+ dedicated spaces and future expansion potential following the 2031 ODOT ramp removal.

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## LOCATION & PROXIMITY BENEFITS

The building occupies a highly visible position along prestigious Lake Road at the eastern entrance to Rocky River, one of Greater Cleveland's most desirable west-side communities. Its location offers exceptional access, visibility, and workforce convenience.

**Key proximity advantages include:**

- Minutes from I-90, Cleveland Metroparks, and the Cleveland Yachting Club.
- Walking distance to local restaurants, a brewery, coffee shops, Whole Foods, PNC, and boutique retail.
- Situated within a high-income, talent-rich residential community.
- Safe, affluent, business-friendly suburb — a rare setting for industrial or flex users.
- Approximately 15 minutes to Downtown Cleveland and 20 minutes to Hopkins International Airport.
- Located on a prestige arterial (Lake Road) with approximately 8,000 vehicles per day, providing excellent visibility and commuter access.

The site's location supports strong workforce attraction, employer visibility, and long-term locational strength for a wide range of business operations. Drive-time workforce map available upon request.

## IDEAL USES

Companies needing combined office + warehouse or HQ + production functions, including:

- Advanced manufacturing
- Light industrial operations
- Robotics & automation
- Printing, packaging, labeling, and graphics production
- Tech or engineering firms requiring fabrication or assembly space
- Trade schools, vocational training, or workforce development centers
- E-commerce fulfillment or specialty distribution
- Creative studios with fabrication capability
- Assembly and production-support functions
- Medical device or biotech light production
- R&D, prototyping, and engineering labs

## UTILITIES

- Power/Electrical: **Dual 400A, 480V, 3-phase electrical service • Approx. 664 kW total capacity**
- Gas: Dominion Energy Ohio
- Water: City of Cleveland / Sewer: City of Rocky River
- Internet/Fiber: Cox and AT&T service to the building; existing Wi-Fi infrastructure in place for multiple tenants. High-speed business internet available with optional fiber upgrades through local carriers.
- Supports automation, robotics, light manufacturing, and equipment with higher electrical demand

## WHY THIS ASSET IS RARE

Opportunities with this combination of scale, character, and location are exceptionally uncommon in Rocky River. The property uniquely offers:

- Historic significance
- Authentic architectural character
- Nearly 30,000 SF of functional scale
- Exceptional ceiling heights, including a multi-story high bay
- Flexible zoning
- Exceptional visibility along prestigious Lake Road
- Proximity to urban amenities and the Lake Erie waterfront

Together, these attributes create a distinctive environment rarely available to companies seeking a west-side location with strong identity, operational flexibility, and long-term value.

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## **STRATEGIC ADVANTAGES**

### **Rare West Side Flex Inventory**

- Balanced office + industrial space ideal for corporate HQ with light manufacturing, production, R&D, light assembly, printing, packaging, training centers, robotics, or tech-focused industrial operations.
- One of the very few industrial-flex buildings of this scale in Rocky River, with extremely limited comparable options on the west side.

### **Adjacent 4-Acre Future Expansion Potential (ODOT)**

The property is directly adjacent to approximately four acres of ODOT-owned land scheduled to be vacated in 2031. This rare availability along Lake Road enhances the site's long-term strategic value, offering companies optional future expansion potential while preserving immediate functionality for current operations.

- Unique adjacency to ~4 acres of future developable land, offering rare optional expansion potential along Lake Rd.
- Rare Lake Road frontage creates visibility and branding advantages
- Allows for a Phase 1 occupancy within the existing building and optional Phase 2 growth footprint

### **Excellent Branding Visibility**

- Prominent Lake Road location in a high-income west-side suburb.
- Daily traffic and a prestigious address support corporate identity and workforce attraction.
- Exclusive naming and signage rights offer a rare branding opportunity for an owner-user or anchor tenant seeking long-term visibility along Lake Road.

### **Talent & Workforce Access**

- Located within one of Northeast Ohio's most desirable residential communities.
- Access to a high-quality labor pool, including professional services, healthcare, engineering, design, skilled trades, and advanced manufacturing.

### **Historical Significance & Architectural Character**

Constructed at the turn of the century, the building originally served as the Rocky River Basket Factory, manufacturing shipping crates that distributed local produce nationwide by rail — contributing to the early commercial and industrial development of Rocky River (1920-1950). Many original architectural elements remain intact, offering a distinctive environment for companies seeking a blend of authenticity and modern functionality.

#### **Preserved features include:**

- Exposed brick walls
- Original wood plank flooring
- Restored barn-style doors
- Heavy timber beams and rafters
- Exposed HVAC and mechanicals
- Metal floor plates

This combination of scale, architectural character, and adaptability is rarely found in suburban communities and provides a unique identity for users seeking a differentiated workplace environment.

## **CONTACT INFO FOR 19537 LAKE ROAD • ROCKY RIVER, OH 44116**

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