

FOR SALE OR LEASE

300 Commerce Drive

Lagrange, Ohio 44050



47,730 SF MULTI-BUILDING, MIXED-USE INDUSTRIAL FACILITY ON 6.55 AC FOR SALE OR LEASE

PROPERTY FEATURES



47,730 SF

TOTAL BUILDING SF

±2,000 SF

TOTAL OFFICE SF

45,000 SF

TOTAL WAREHOUSE SF

6.55 AC

TOTAL SITE SIZE

\$4.75/SF

LEASE RATE

\$2,325,000

SALE PRICE

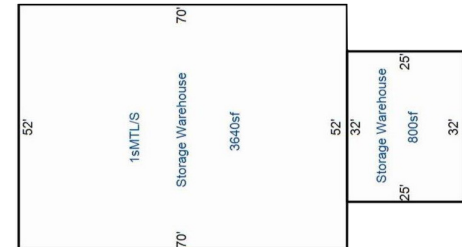
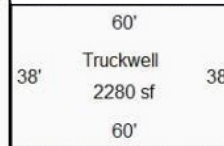
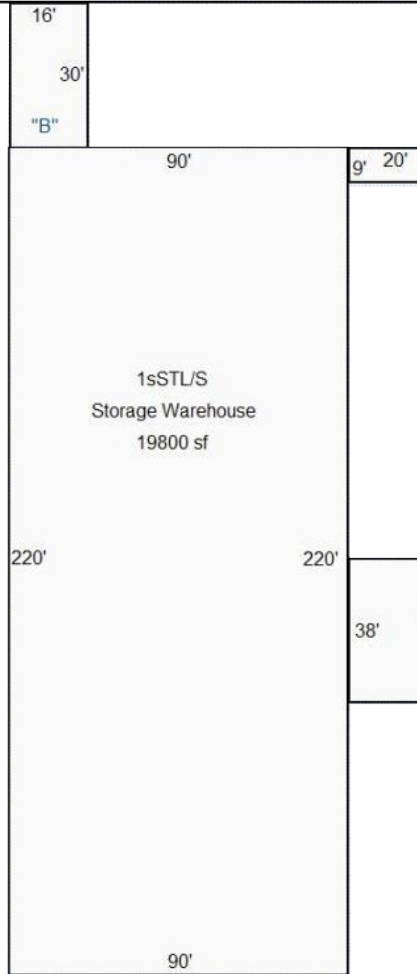
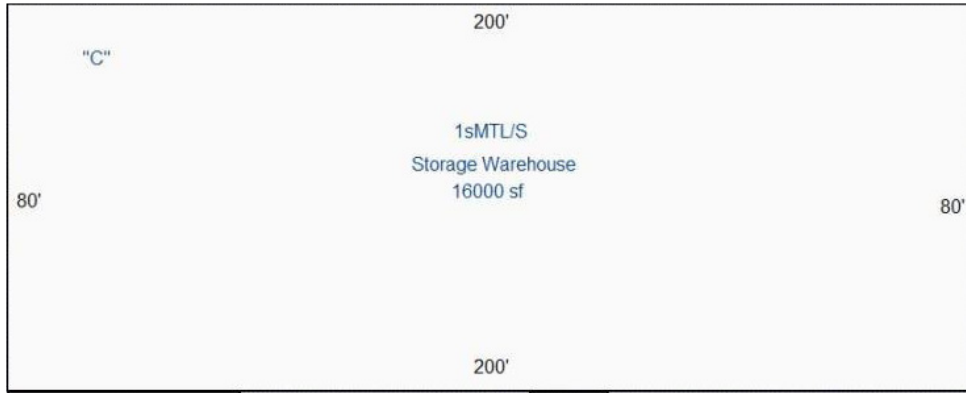
PROPERTY SPECIFICATIONS

CONSTRUCTION:	Concrete/Metal
ROOF:	Flat
LIGHTING:	LED
HEAT:	Gas/Radiant Tube
A/C:	Rooftop/Office
SPRINKLER	100% Wet
CEILING HEIGHT:	16'-25'
DOCKS:	Seven (7)
DRIVE-IN DOORS:	Three (3) 13'x9'
POWER:	Meter A: 200A, 120/208V Meter B: 400A, 120/208V 3-phase Meter C: 200A, 120/208V 3-phase Pump Meter: 400A, 120/208V CT Meter: 1200A, switch. 120/208V 3-phase, 400amp disconnect and 800amp disconnect, 277/480V 3-phase

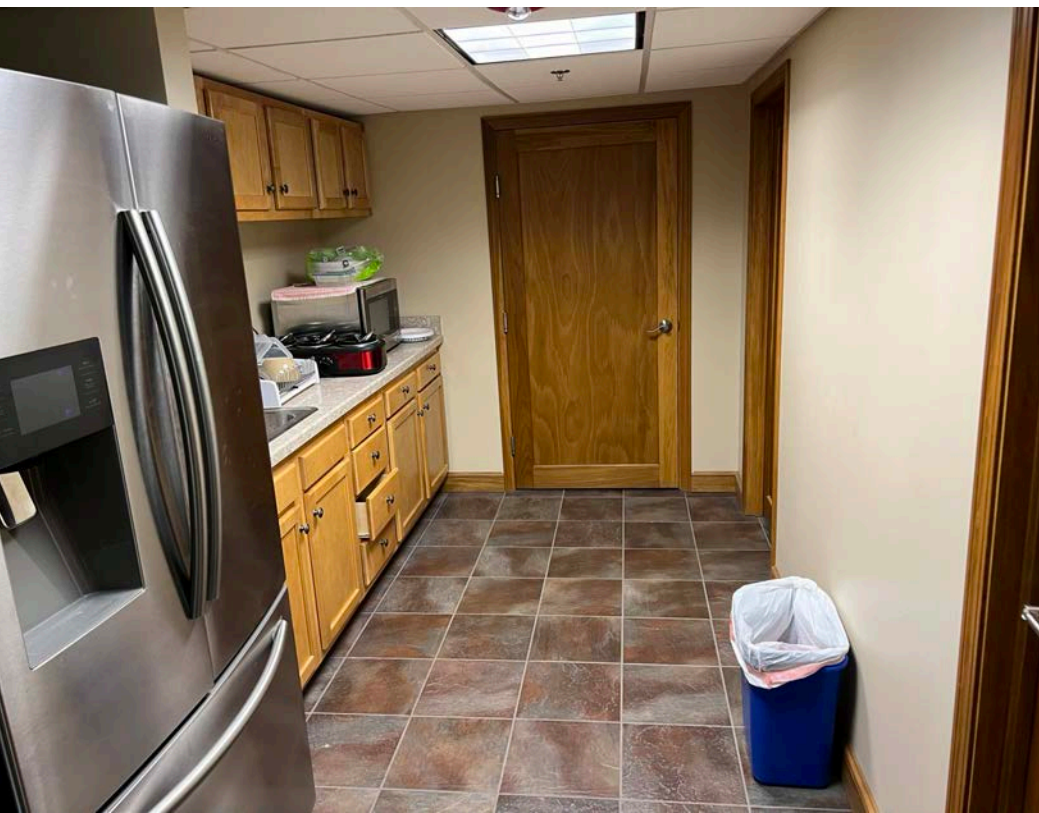
COMMENTS

- Great manufacturing facility with heavy power and air lines
- Multiple dock and drive-in doors throughout the facility
- Additional land for expansion
- Gated driveway
- Easy access to Route 10 & Route 303
- 3,600 SF out building with two oversized drive-in doors

SITE PLAN



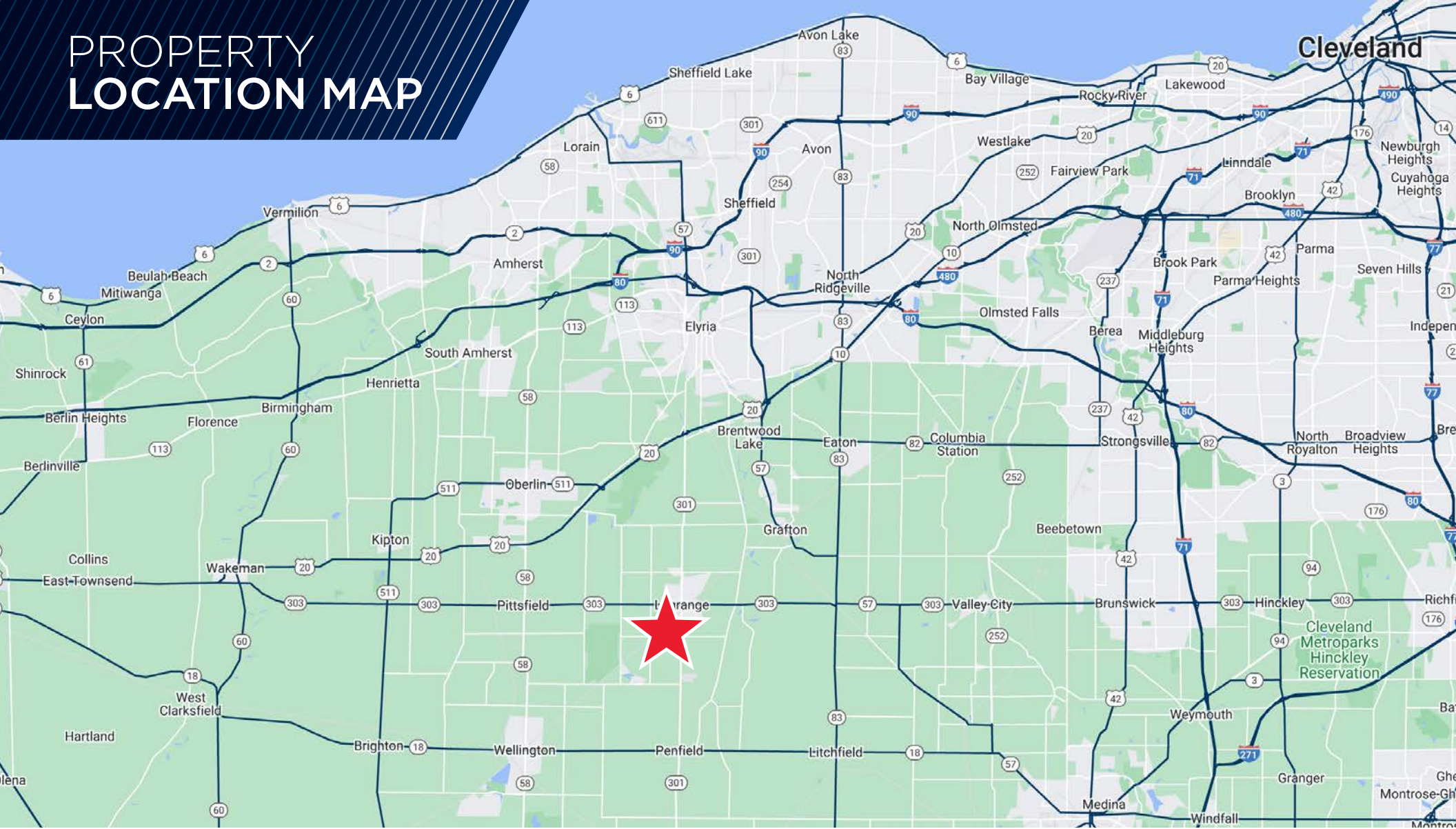
OFFICE PHOTOS



WAREHOUSE PHOTOS



PROPERTY LOCATION MAP



Easy access to
Route 10 & Route 303



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