



21600 Drake Road, Strongsville, Ohio 44149



For lease
61,431 s.f. on 7.4 acres

PROPERTY SUMMARY

21600 Drake Road, Strongsville, Ohio (PP # 394-04-006) is located in Cuyahoga County, a suburb in the southwest submarket. The property was formerly utilized as a chemical mixing and distribution center.

Lease Rate: \$8.25/ SF NNN

Sale Price: Contact brokers for pricing

Annual taxes are \$55,821.42 (\$1.11/sf)

Building Specification

Total Size 61,431 s.f. on 7.4 acres

Office Area Freestanding 8,349 s.f. building

53,082 s.f.

Shop Area

- 25,949 s.f. unheated warehouse building
- 21,034 s.f. unheated covered storage
- 6,099 s.f. heated mixing/equipment building

Construction Brick exterior walls with flat composite roof

Roof New roof installed over Industrial area (2025)

Year Built 1979

Power

2 separate feeds:
Shop - 600 amp 480/277v 3 phase, with one step down transformer to 208, 3-phase
Office - 200 amp, 3 phase, step down to 208, 120

Clear Height 17' clear in warehouse building
14.5' clear in covered storage area

Truck Delivery Spots 25+ (including 8 levelers)

Grade Level Doors 1 ramp

Office Parking 25 spots

Rail ± 550 lineal feet, back of site, serviced by CSX

Zoning General Industrial



SHOP AREA SUMMARY

Total Size – 61,431 s.f. (not including covered pump station)

Warehouse Building – Unheated

Size	25,949 s.f.
Clear Height	17' clear
Rail Doors	Two – 10' x 10'
Roll Up Doors	Two – 10' x 10'. access to dock area
Power	600 amp, 480/277 3 phase feed
Amenities	<ul style="list-style-type: none">• "Hot" room• "Warm" room• Heated break room• Two heated restrooms• Boiler room

Covered Storage – Unheated

Size	21,034 s.f.
Clear Height	14.5' clear



Mixing/equipment Building - Heated

Size	6,099 s.f.
Clear Height	14.5' clear
Roll Up Doors	Three total, 10' x 10' <ul style="list-style-type: none">• Two - access to west dock platform• One - access to covered storage area
Power	600 amp, 480/277 3 phase feed, step down transformer to 208v, 3 phase
Amenities	<ul style="list-style-type: none">• Mixing station• Compressor Room (1 - 30 hp compressor)• 55 gallon container rollers to access covered storage area• Boiler room - 30 mm BTU, 1989
Covered Tanker Pump Station	<ul style="list-style-type: none">• Adjacent to tank farm• 5,040 s.f. (not included in total square footage) 18' Clear• Scale• Pumping stations for 4 tankers
Pump stations	3 pump stations along rail line

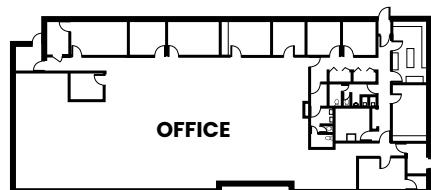
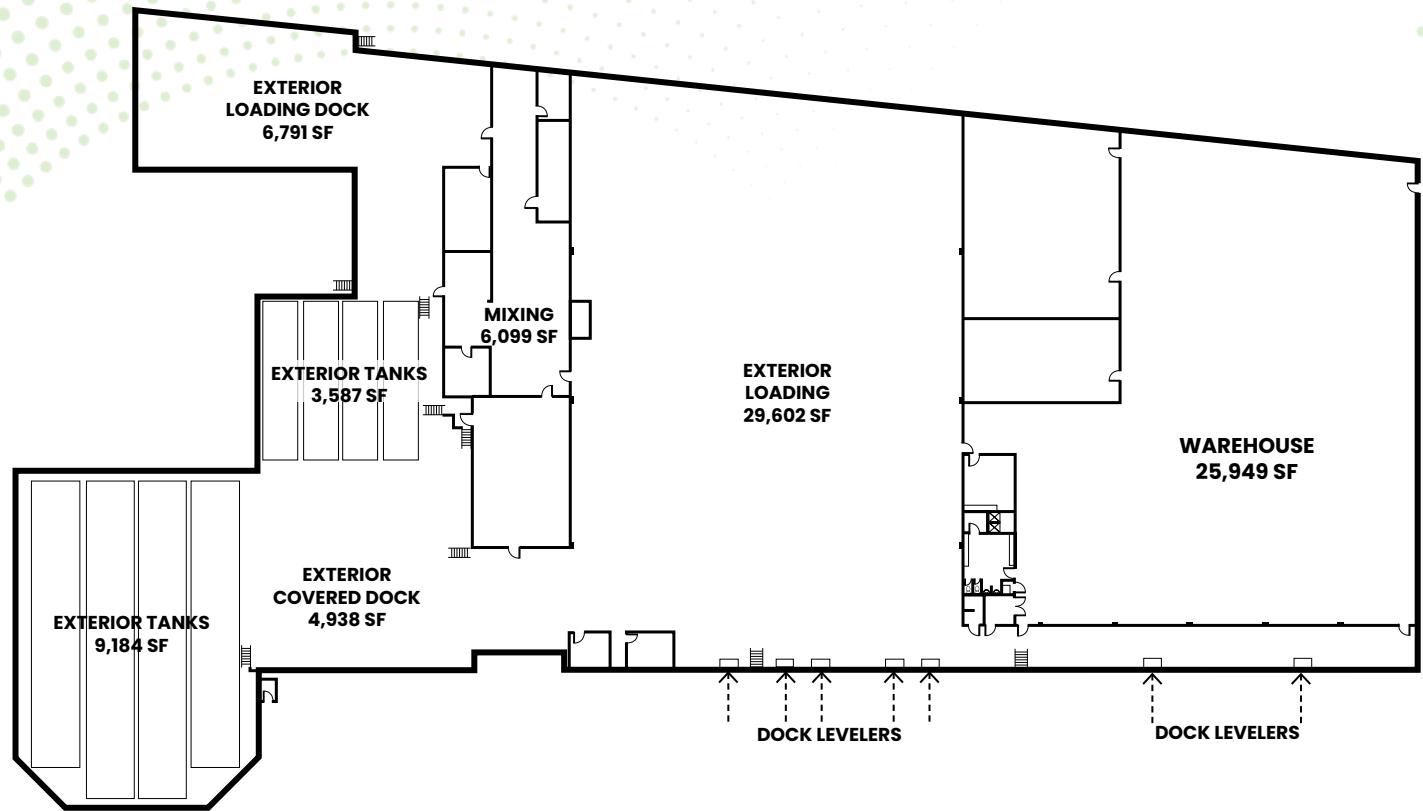
Additional Property Information

- Truck scale on property
- 1 air compressor in place (might come with building)
- Can easily be reactivated as chemical mixing and distribution center
- All tanks emptied, cleaned and sprayed with inhibitor Pumps and mixing equipment in place
- Fenced lot with two gates

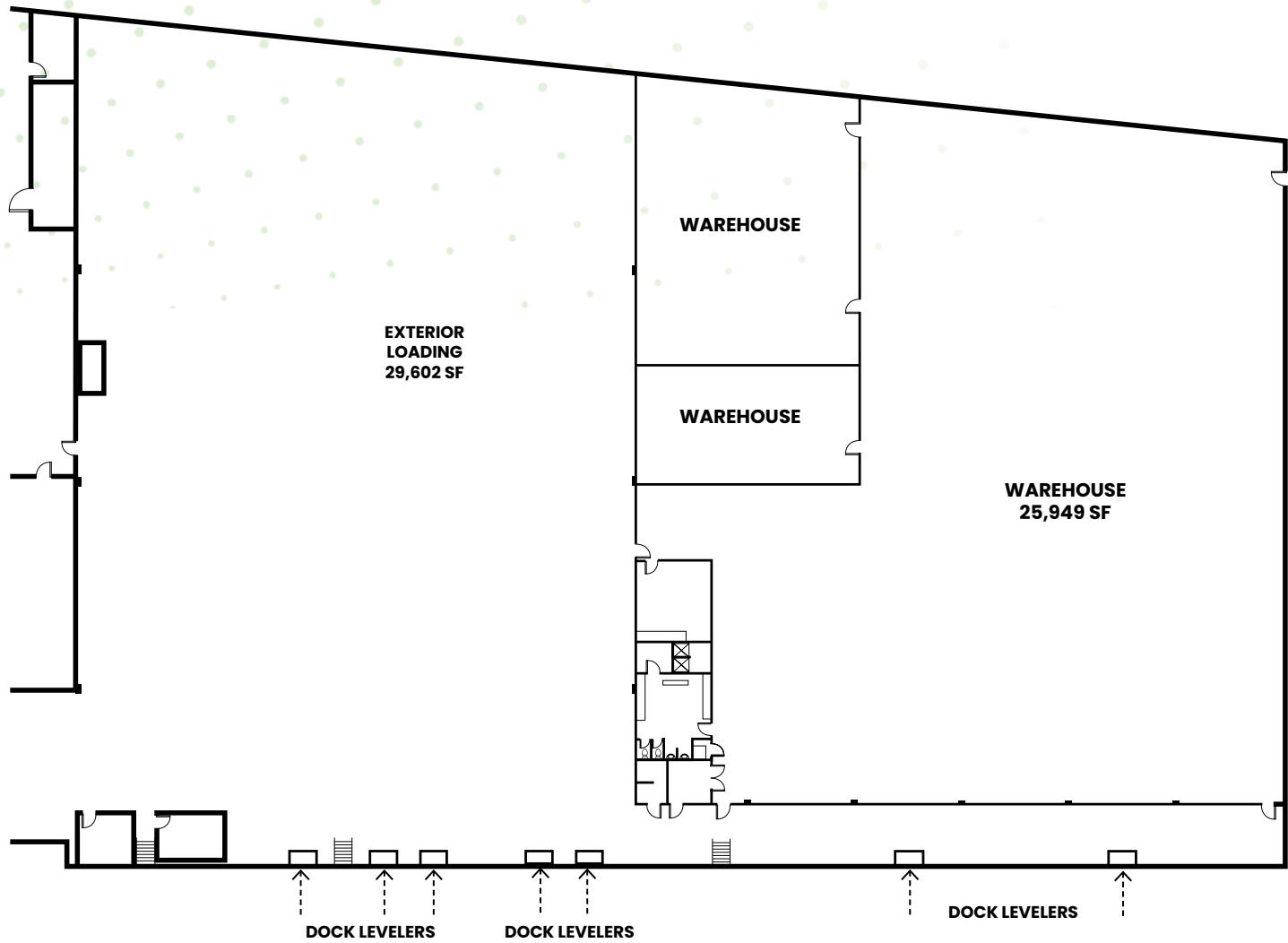
Additional Office Information

- Office building is 8,349 SF – mix of private offices, cubicle areas and lab space
- New A/C system for offices installed Spring 2025
- Office roof features a new Carlyle membrane with 20 year warranty, placed Dec. 2023
- Backup generator on site, covers parts of the office area and server

SITE PLAN



FLOOR PLAN



LOCAL ACCESS

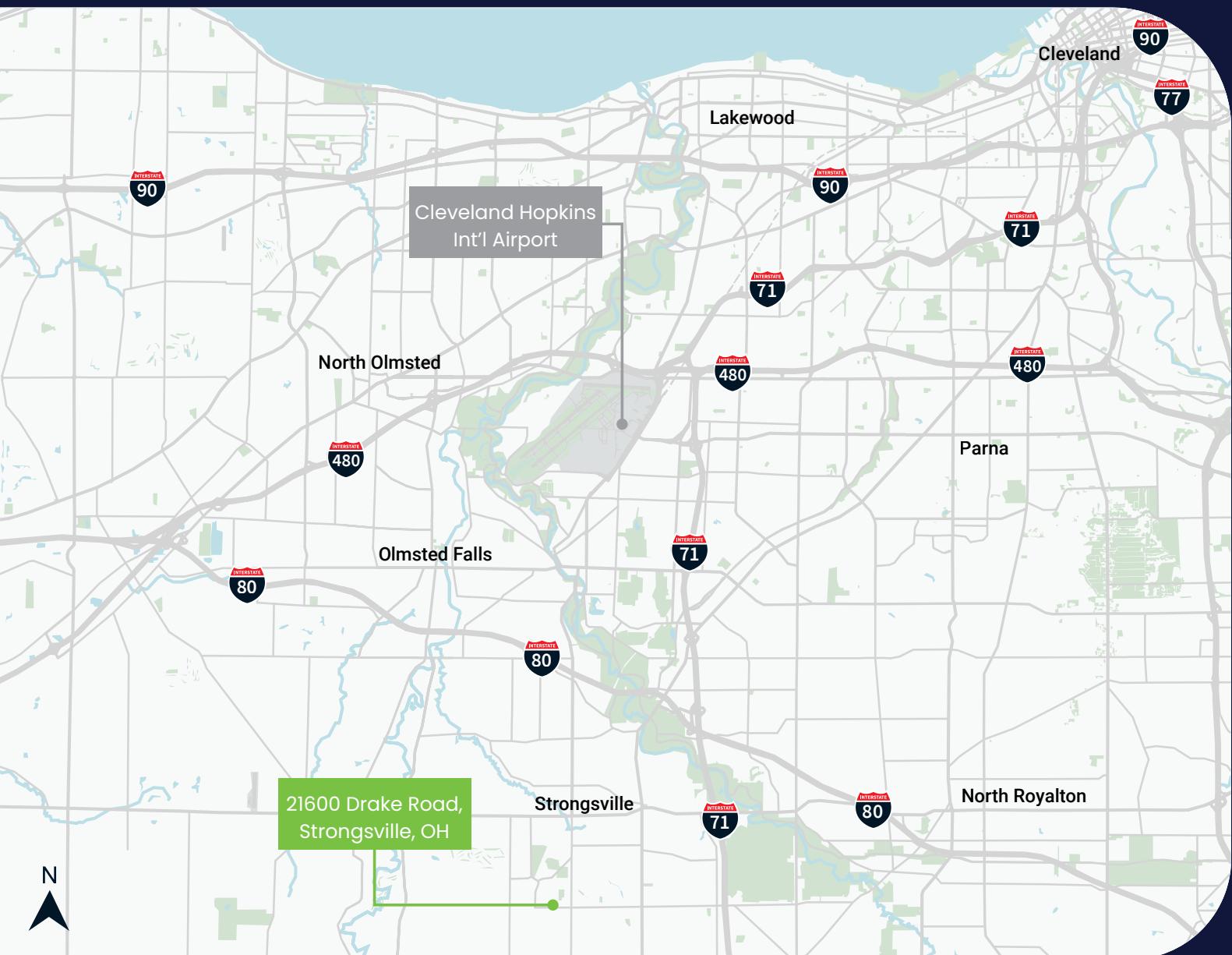
Ohio Turnpike (I-80)
16 minutes

Cleveland Hopkins
Int'l Airport
21 minutes

I-71
11 minutes

Downtown
Cleveland
32 minutes

Downtown
Columbus
1 hr 55
mins





21600 Drake Road, Strongsville, Ohio 44149

Don Bain Jr., SIOR
Executive Vice President
don.bainjr@jll.com
+1 216 937 4377

Sam Everson
Associate
samuel.everson@jll.com
+1 216 912 4509

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