



FOR SALE

100 Nordson Dr | Amherst, OH

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Parcel Aerial

100 Nordson Drive | Amherst, OH



Property Description



100 Nordson Drive | Amherst, OH

Built in 1996, this ±71,500 SF industrial facility sits on 12.28 acres in Amherst, Ohio. The building features ±48,100 SF of warehouse space and ±23,400 SF of office, with 18' clear height, one dock, and one drive-in door. With heavy power, 30' column spacing, gas heat and wet sprinklers, the property is well-equipped for light manufacturing or distribution.

Property Amenities:

- Campus-like setting
- Well-maintained corporate facility
- Signage available
- Significant R&D space with corresponding amenities
- Blue Aluminum updated air distribution system
- On-site substation
- 67 kVa power line
- Convenient access to turnpike
- Private road access to the campus

Distance to Highways

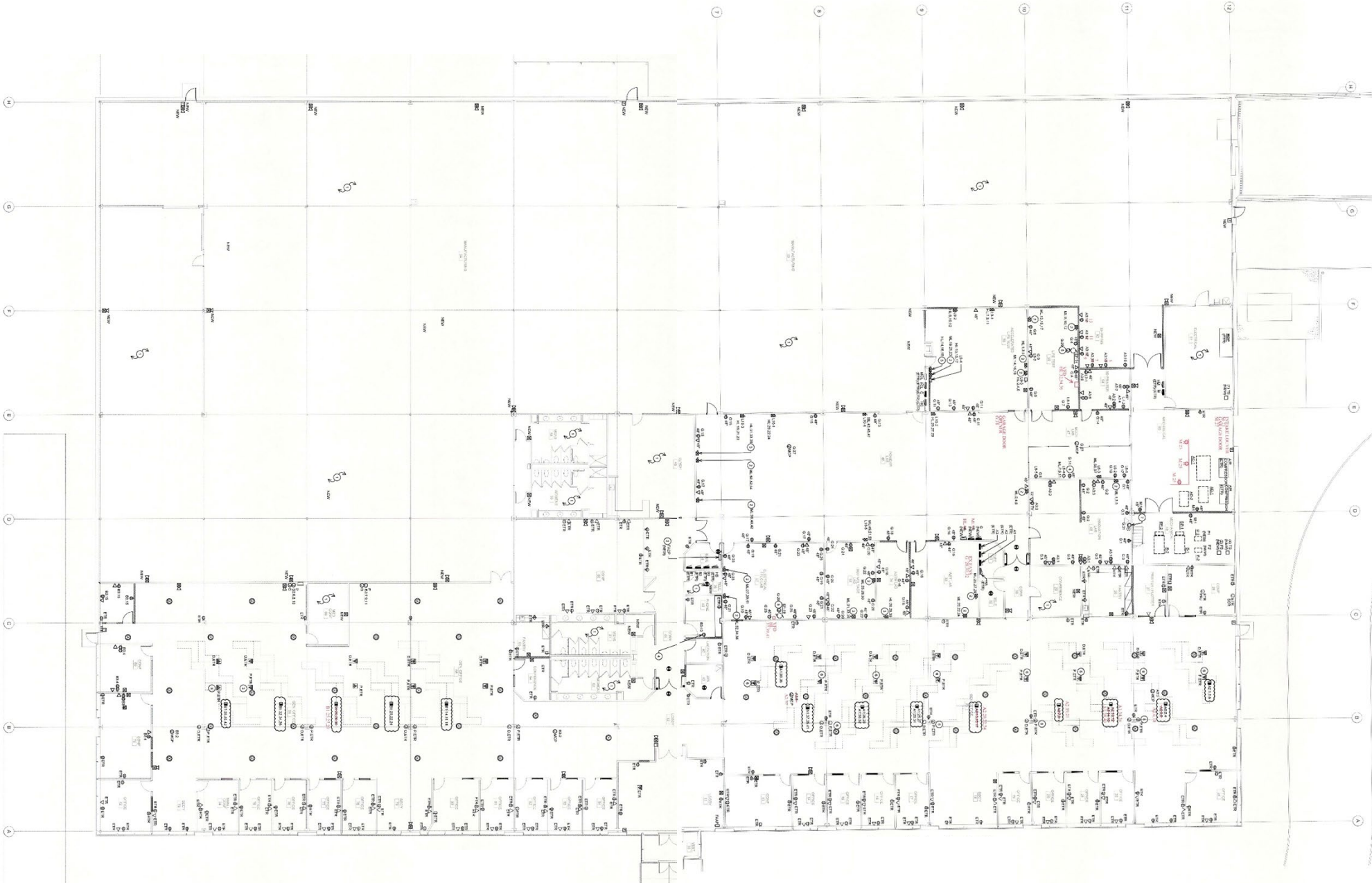
- SR 58 – 0.42 Miles
- I-90 / I-80 – 1.2 Miles
- Route 2 – 2.1 Miles

Property Detail

Address:	100 Nordson Dr
City:	Amherst
State:	Ohio
Zip:	44001
County:	Lorain
School District:	Amherst CSD
Parcel #'s:	05-00-037-115-053
Acres:	12.28
Zoning:	I1 - Industrial
Total SF:	71,500
Office SF:	23,400
Warehouse SF:	48,100
Year Built:	1996
Clear Height:	18'
Docks:	1 (+1)
Drive-Ins:	1 (11'x14'9")
Column Spacing:	30'x30'
Power:	3000 Amps 3-Phase 480V
Office HVAC:	Yes
Warehouse HVAC:	Yes
Sprinklers:	Wet
Utility Providers	
Electric	Ohio Edison
Gas	Columbia Gas
Water	City of Amherst
Sewer	City of Amherst

Property Floor Plan

100 Nordson Drive | Amherst, OH



Note: these two plans were adjusted to fit together to approximate one clean floor plan.

Subject Properties

📍 100 Nordson Dr | Amherst, OH

Distance to Rt 2

📏 5 min. (2.1 miles)

Distance to I-80 / I-90:

📏 4 min. (1.8 miles)

Dist. to I-90



Interactive Map for 100 Nordson Dr in Amherst, OH



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