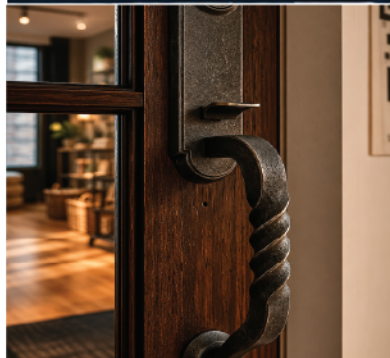


19537 LAKE ROAD

HEADQUARTERS ENVIRONMENT. OPERATIONAL CAPABILITY. BUILT FOR WHAT'S NEXT

A 29,200 SF headquarters and operations facility offering the perfect balance of character-rich workspace and industrial functionality in Rocky River.



CHARACTER



COLLABORATION



PRODUCTION



FLEXIBILITY



480V
3-PHASE
POWER



DRIVE-IN
LOADING
ACCESS



CLEAR HEIGHTS
UP TO
31 FEET



FLEXIBLE
LAYOUTS



PREMIER LOCATION
IN ROCKY RIVER
ON LAKE ROAD



19537 LAKE ROAD
ROCKY RIVER, OHIO

29,200 SF

HEADQUARTERS & OPERATIONS FACILITY



LEARN MORE
19537LAKEROAD.COM

FOR SALE OR LEASE

Opportunities Available From 9,000 SF

RICHARD KATZ REALTY LTD.

216.469.2351 | Richard@RichardKatzRealty.com

19537LakeRoad.com



OFFICE SUITE A: Flexible Open Office Space



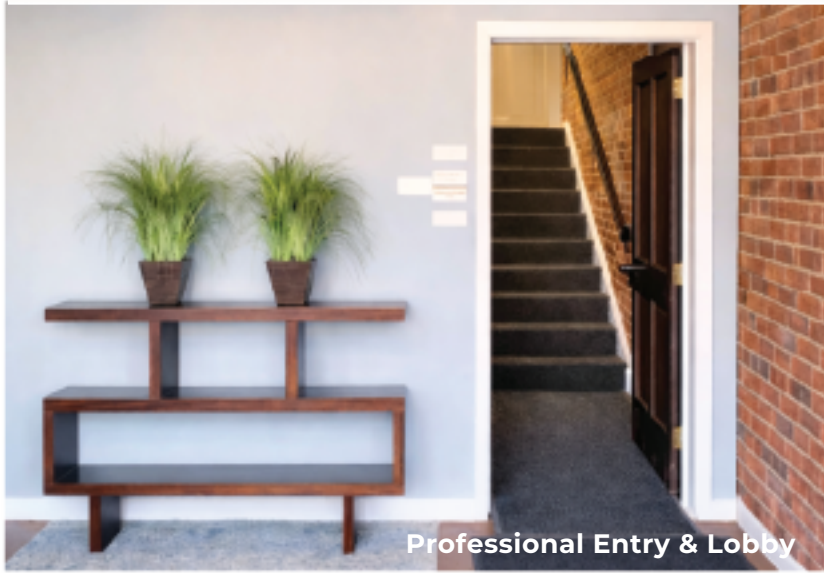
FLEX SUITE 1: Open Administrative & Office Area



Interior Circulation & Shared Access

Interior Photos

19537 LAKE ROAD
ROCKY RIVER, OH 44116



Professional Entry & Lobby



Adaptable Work Zone



Open Flex Workspace



Large-Format Flex Area



Loading Dock & Receiving



3-Story Clear-Height Bay



29,200 SF
TOTAL BUILDING



UP TO 31'
CLEAR HEIGHTS



480V
3-PHASE POWER



DRIVE-IN
LOADING ACCESS



41
PARKING SPACES

BUILDING SPECIFICATIONS



BUILDING DETAILS

- **Total:** 29,200 SF
- **Office:** ~12,600 SF
- **Warehouse/Production:** ~16,600 SF
- **Stories:** 3 stories
- **Site size:** .77 acres
- **Zoning:** LB + R5. With over 60 years of approved commercial and light industrial use. An adaptable platform suited for modern offices, creative studios, technology teams, R&D, robotics, light production, and flex operations.



MECHANICAL & UTILITIES

- **Power:** Dual 400A, 480V, 3-phase
- **Gas:** Dominion Energy Ohio
- **Water:** City of Cleveland
- **Sewer:** City of Rocky River
- **Internet/Fiber:** Cox + AT&T available



CEILING HEIGHTS

- **1st Floor Ceiling Height:** 9', with exception of the East bay (16'); High bay section with 20'-31'5" clear heights
- **2nd Floor Ceiling Height:** 9'
- **3rd Floor Ceiling Height:** 14' at apex



CONSTRUCTION

- Heavy timber + masonry
- Renovated 2017
- **Roof age:** 12 yrs
- Standard commercial floor load
- **Sprinklers:** Not installed (future installation feasible)
- **Elevator:** Existing shaft in place (future installation feasible)



PARKING

- Private on-site parking lot
- 41 dedicated spaces with the ability to re-line for 46



TRUCK / LOADING

- 1 oversized drive-in door
- Daily semi access (back-in + pull-out)
- Box truck circulational



Exterior view from Lake Road

STRATEGIC ADVANTAGES



RARE WEST SIDE FLEX INVENTORY

- Balanced office + flex space ideal for corporate HQ, creative firms, technology teams, R&D, engineering, training centers, robotics, assembly, printing, packaging, tech-focused industrial operations, and light production environments.
- Aligned with Northeast Ohio's top growth sectors — light manufacturing, robotics, and tech-enabled production.
- One of the very few industrial-flex buildings of this scale in Rocky River.



EXCELLENT BRANDING OPPORTUNITY

- 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.



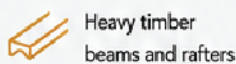
HISTORICAL SIGNIFICANCE & ARCHITECTURAL CHARACTER

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.

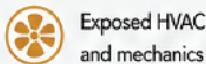
PRESERVED FEATURES INCLUDE:



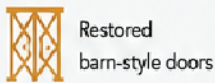
Exposed brick walls



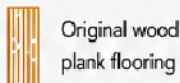
Heavy timber beams and rafters



Exposed HVAC and mechanics



Restored barn-style doors



Original wood plank flooring



Metal floor plates



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 LB/R5 zoning
- ✓ Exceptional visibility along prestigious Lake Road
- ✓ Proximity to both 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.

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, 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. *Located within a ½-mile radius:*



RESTAURANTS/BARS

Wine Bar Rocky River
Market Brewery
Starbucks
Salmon Dave's Pacific Grille
First Watch
Tartine Bistro
Mello Mushroom Pizza
Herb's Tavern
Penn Station
Erie Island Coffee Co.
Char Whiskey Bar & Grille



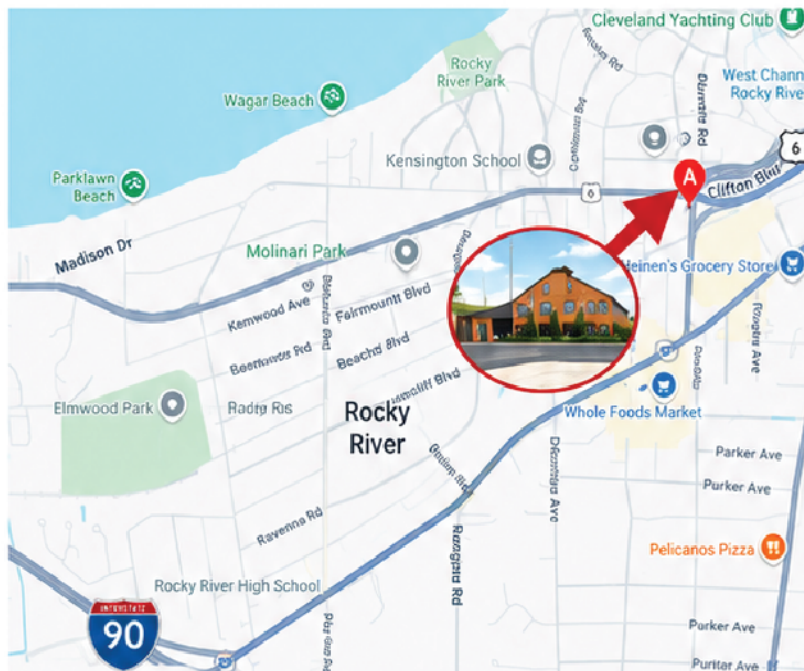
GROCERY STORES

Whole Foods
Heinen's
Lake Road Market



MEDICAL/PHARMACY

CVS Pharmacy
Cleveland Clinic
University Hospital



OFFICES

UBS
World Group
Howard Hanna
ExchangerGroup
Containerport Group
Roundstone Insurance



BANKS

PNC Bank
KeyBank



LIFESTYLE & COMMUNITY

Rocky River Park
Cleveland Metroparks
Old River Shopping Area
Cleveland Yachting Club
Beachcliff Market Square



2 MINUTES
TO I-90



5 MINUTES
TO CLEVELAND
METROPARKS



5 MINUTES
TO CLEVELAND
YACHTING CLUB



15 MINUTES
TO DOWNTOWN
CLEVELAND



20 MINUTES
TO HOPKINS
INTERNATIONAL
AIRPORT

