

186

Commerce Drive
LaGrange, OH



47,576 SF

Modern Industrial/Flex
Building In a Growing
LaGrange Business Corridor

**FOR SALE
OR LEASE**

NEWMARK

Terry **COYNE**.com

PROPERTY HIGHLIGHTS



Sale Price
\$4,063,000



Building Size
47,576 SF total

Lease Rate
\$8.50 /SF



Year Built
1996



Acreage
3.06 acre site



Ceiling Height
16'-18'5"



Docks/Drive-ins
• 2 docks (9'x10')
• 1 drive-in door (14'x14')



Cranes
• 1 2-ton crane
• 2 1/2 ton jib cranes



Power
• 1600 amp electrical power
• 7 bus ducts w/ 130 bus plugs:
all drops are SOW cord and
will remain with the building



Floors
8" reinforced concrete



Parking
70 automobile spaces



Potential Uses
Ideal for distribution, heavy
manufacturing, warehousing,
or service industries



Location
Easy access to State Route
20/ I-480

PROPERTY **UPGRADES**

- Full exterior reconditioning: new paint & landscaping
- New 8" reinforced concrete & asphalt in parking lot
- Full office suite interior renovation: paint, luxury carpet & vinyl tile, ceiling tiles
- Brand new LED lighting throughout entire building including the shop
- Full interior shop area restoration
- Eight (8) brand new roof-mounted HVAC units
- New dock shelters & bumpers
- 125 HP rotary screw air compressor
- Refinished dock doors
- Two (2) new man doors
- New security & emergency exit lights
- New sprinkler-monitoring system & panel

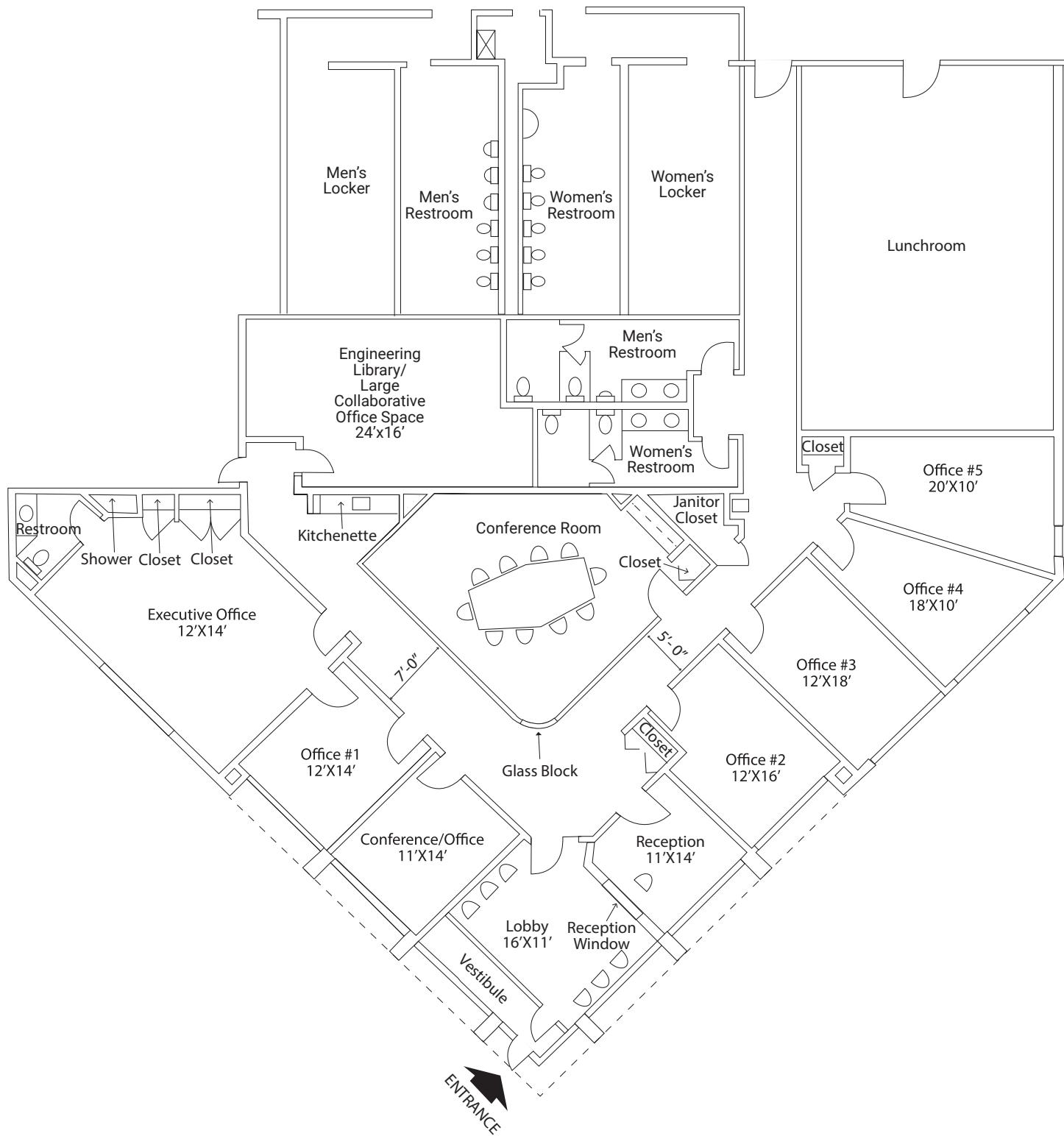
SITE PLAN



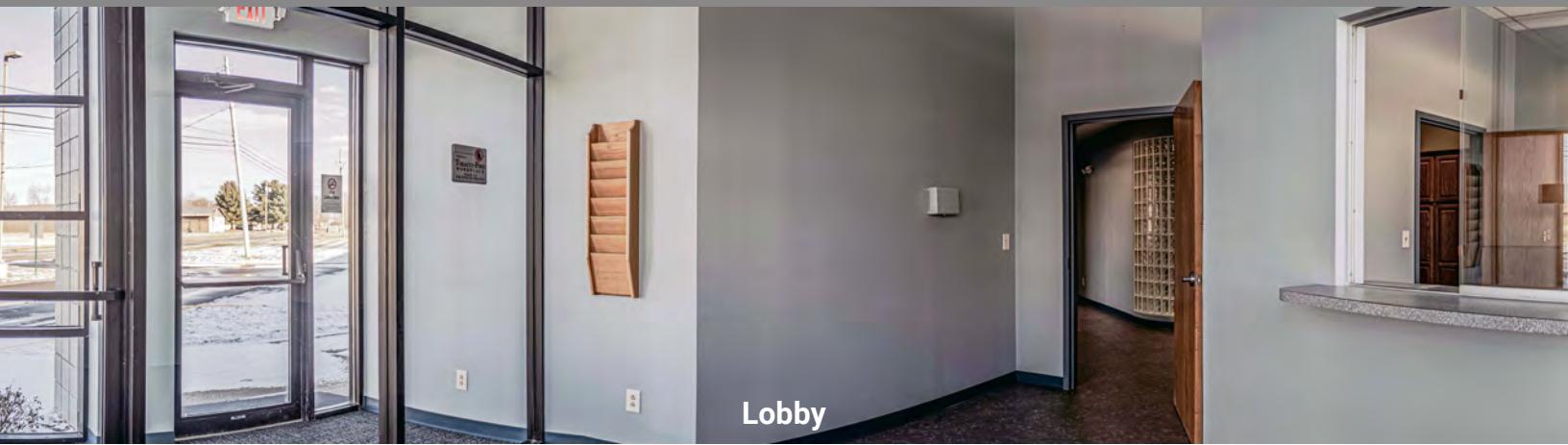
186

W Commerce Drive
LaGrange, OH

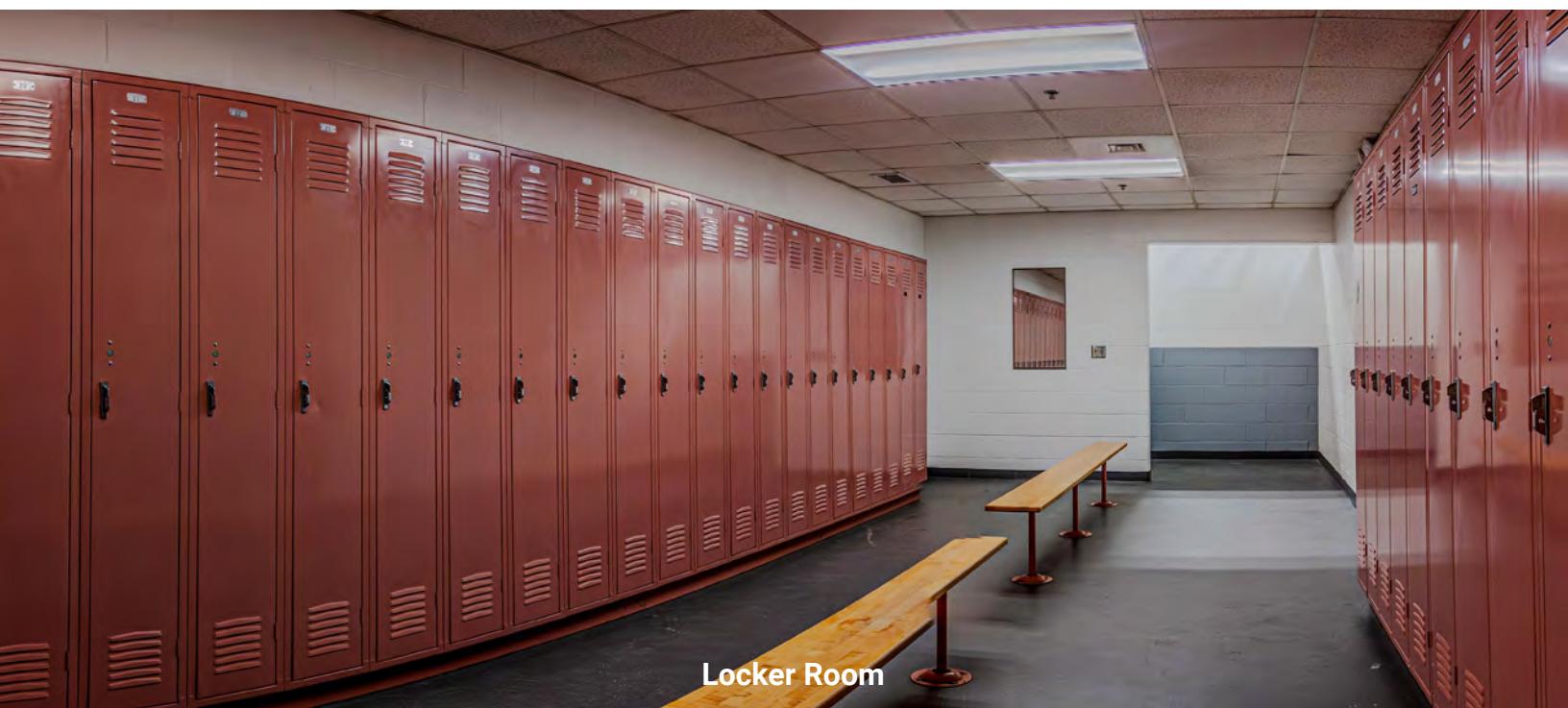
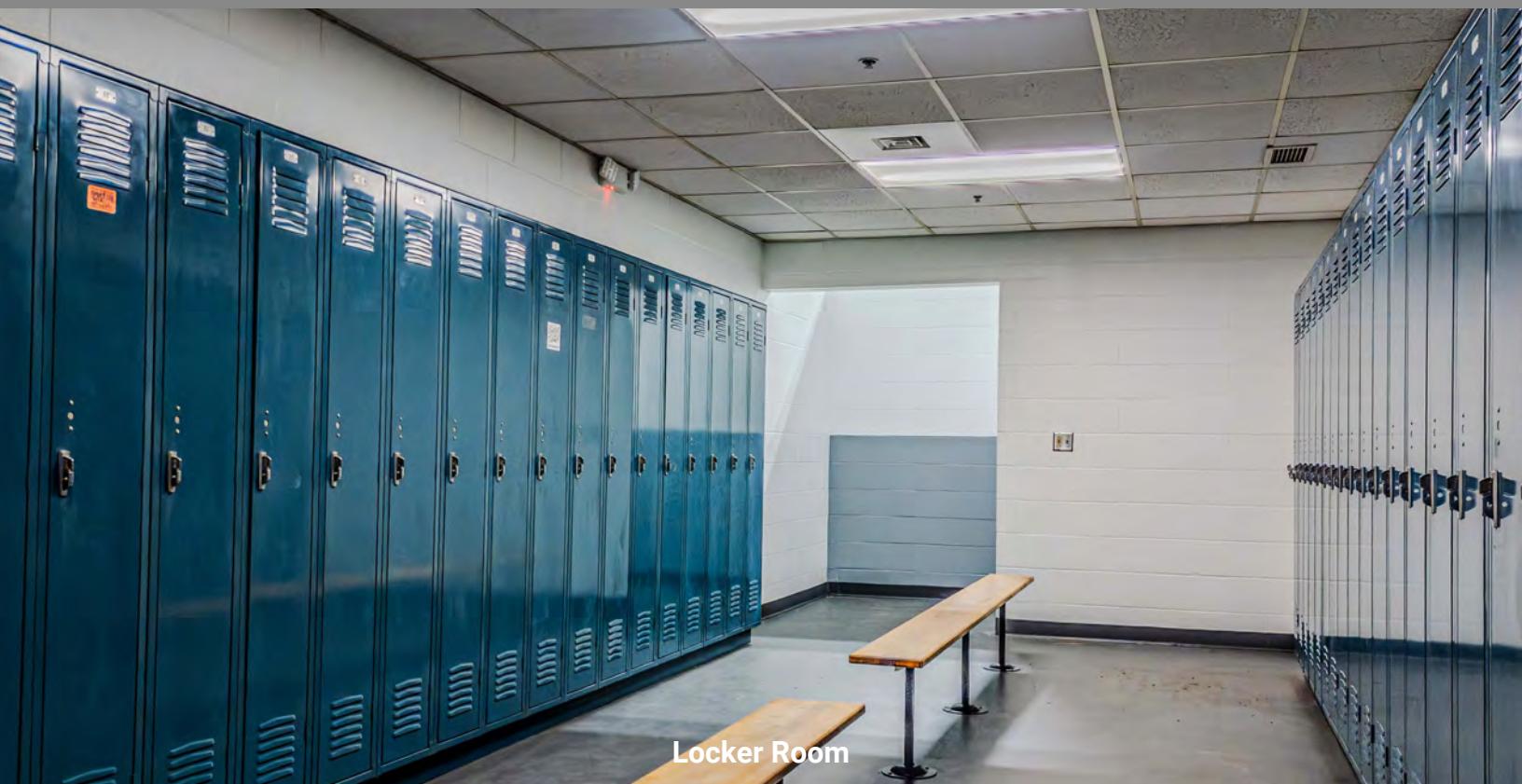
OFFICE FLOOR PLAN



— INTERIOR PHOTOS



— INTERIOR PHOTOS



— INTERIOR PHOTOS



Executive Office



Office

— INTERIOR PHOTOS



— INTERIOR PHOTOS



Conference/Office

— INTERIOR PHOTOS



Kitchenette



Lunchroom

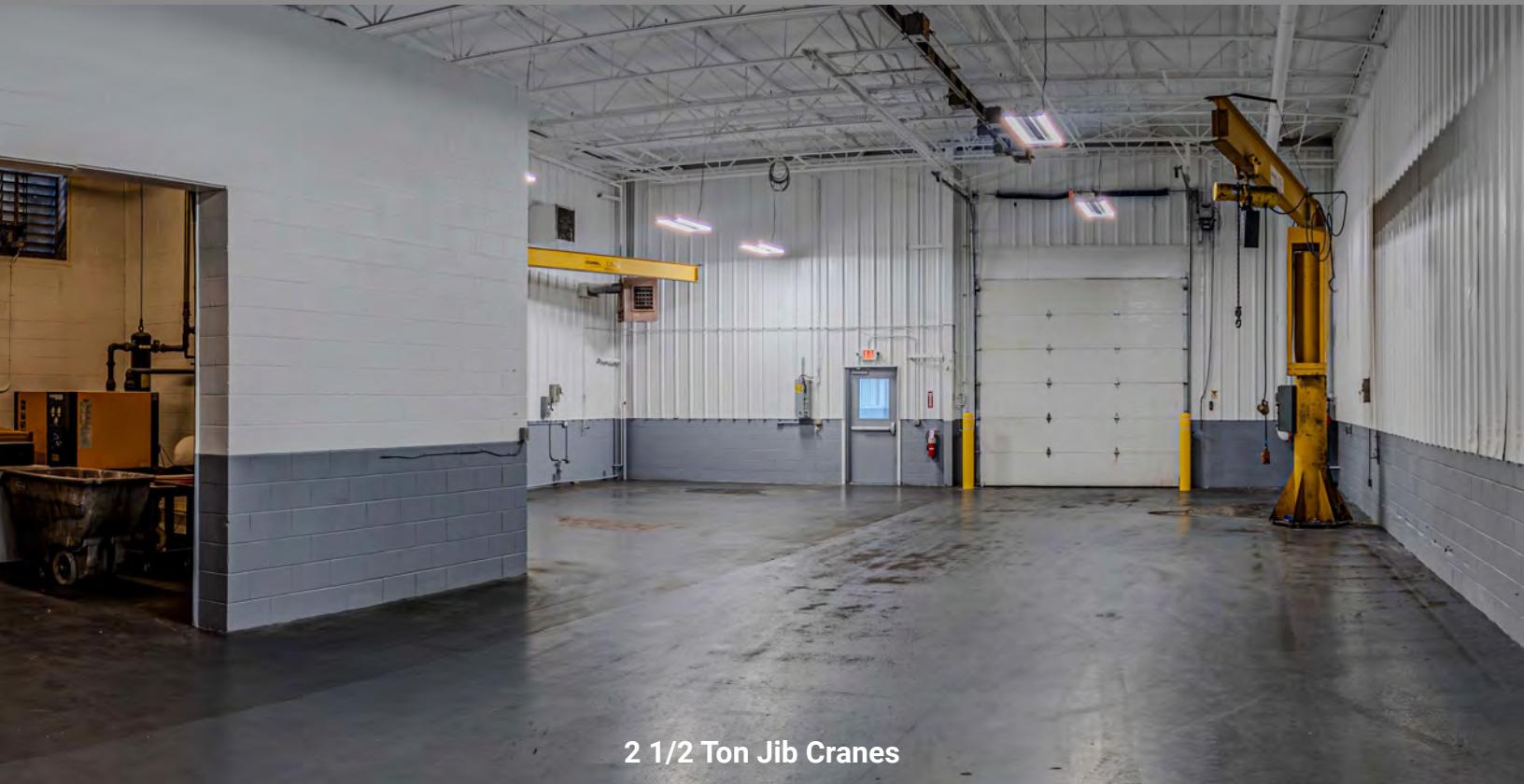
— INTERIOR PHOTOS



— INTERIOR PHOTOS



INTERIOR PHOTOS



2 1/2 Ton Jib Cranes



2 1/2 Ton Jib Cranes

INTERIOR PHOTOS



EXTERIOR PHOTOS



— AERIAL PHOTOS



INDUSTRY AERIAL



EMPLOYMENT OVERVIEW

(15-mile radius)

| KEY FACTS | EDUCATION | INCOME | EMPLOYMENT | |
|--|---|---|---|--|
|  311,515 Population |  27.7% High School Diploma |  \$80,606 Median Household Income |  59.0% White Collar |  16.7% Services |
|  43.6 Median Age |  31.7% Some College |  \$43,050 Per Capita Income |  24.3% Blue Collar |  3.0% Unemployment Rate |
|  126,850 Households |  28.8% Bachelors/ Graduate/ Professional Degree | COMMUTERS | | BUSINESS |
|  \$66,406 Median Disposable Income | |  15.2% Spend 7+ hours commuting to and from work per week |  8,977 Total Businesses |  108,884 Total Employees |

LOCATION MAPS





186

Commerce Drive
LaGrange, OH

186 Commerce Drive is strategically situated in the heart of the LaGrange Business Corridor, offering exceptional access and visibility for industrial, office, or flex users. The property's location supports business growth through its advantageous logistics, workforce accessibility, and proximity to both local and regional transportation routes.

Prime Accessibility: Situated off State Route 301, the site offers direct connectivity to State Route 10/20 and is within a short drive of I-480. This makes it ideal for businesses requiring regional distribution or easy daily commutes.

Business-Friendly Environment: Located amidst a number of successful commercial and industrial firms, 186 Commerce Drive benefits from a professional atmosphere within a planned business park setting.

Proximity to Greater Cleveland: LaGrange is less than 35 miles southwest of Cleveland, enabling convenient access to Northeast Ohio's largest metropolitan area for business expansion opportunities.

With its combination of logistical convenience, professional business park setting, and growing local economy, 186 W Commerce Drive is a standout location for firms seeking to establish or expand operations in Northeast Ohio.

CONTACT



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