

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

Lease Rate

\$8.50 /SF

**Building Size**

47,576 SF total

**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

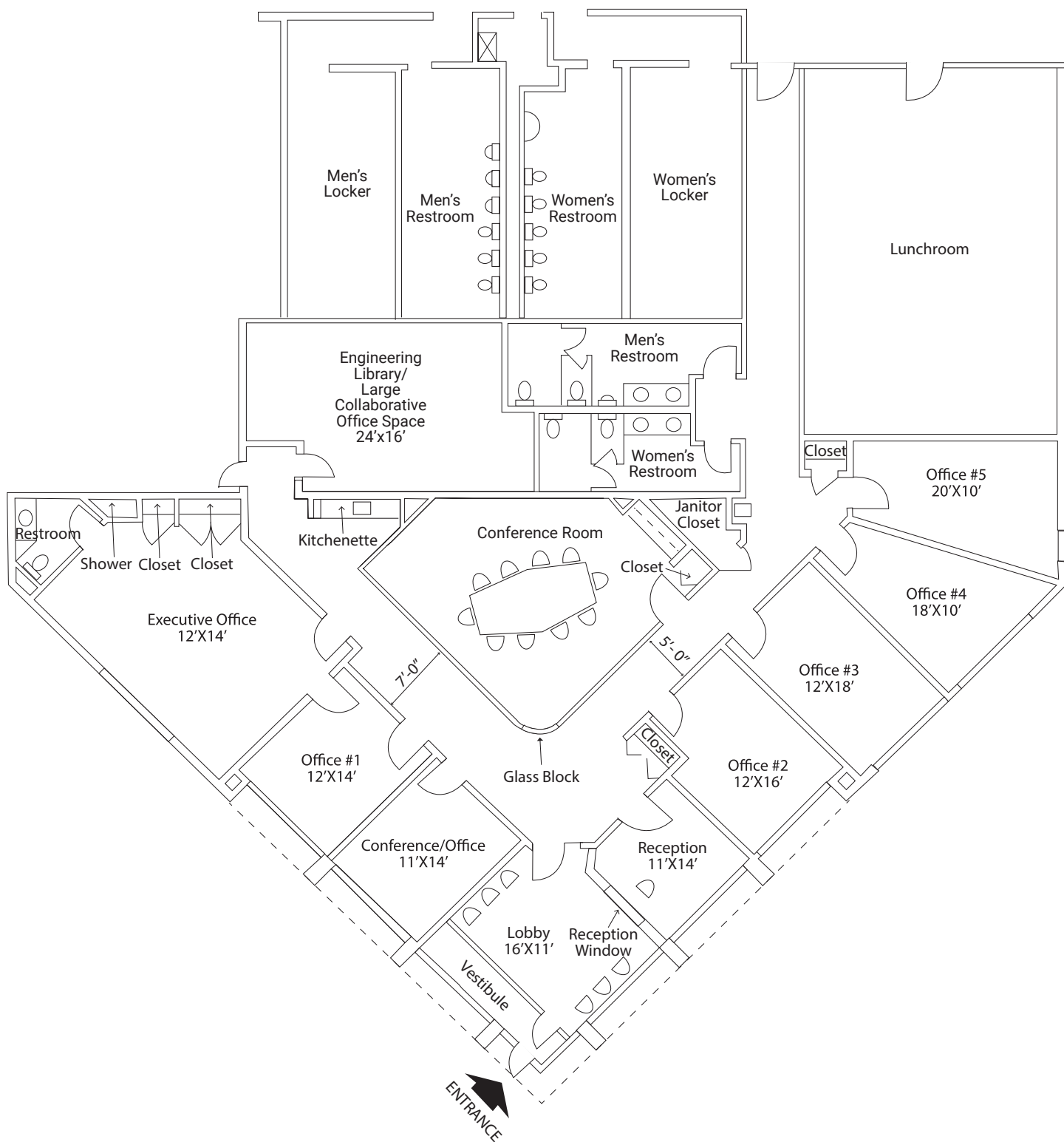
SITE PLAN



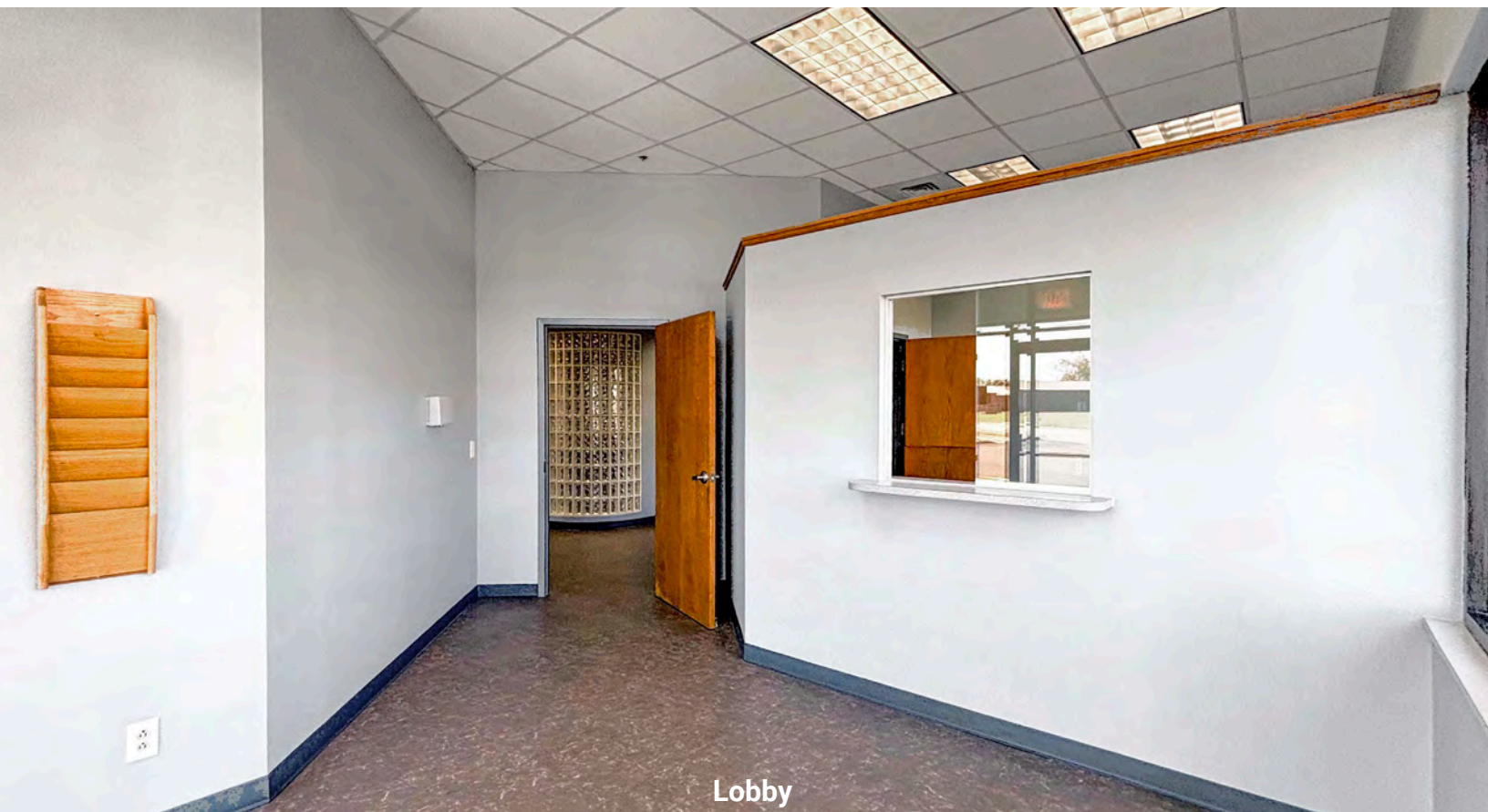
186

W Commerce Drive
LaGrange, OH

OFFICE FLOOR PLAN



INTERIOR PHOTOS



INTERIOR **PHOTOS**



Lobby



Hallway

INTERIOR **PHOTOS**



INTERIOR **PHOTOS**



Conference Room

INTERIOR **PHOTOS**



Conference/Office

INTERIOR **PHOTOS**



Lunchroom

INTERIOR **PHOTOS**



Engineering Library/Large Collaborative Office Space

INTERIOR PHOTOS



2 1/2 Ton Jib Cranes

*Photo pre-reconditioning

EXTERIOR **PHOTOS**



AERIAL PHOTOS



















INDUSTRY AERIAL

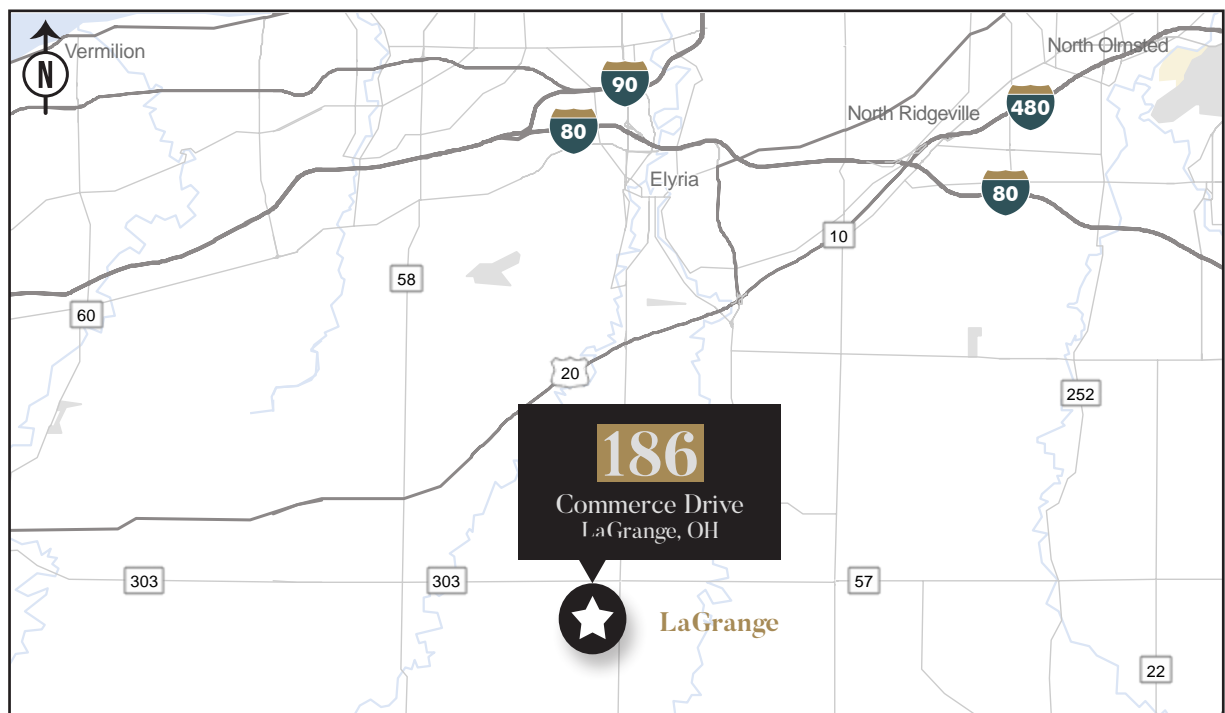


EMPLOYMENT OVERVIEW

(15-mile radius)

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

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.

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