

FOR SALE OR LEASE

**300 Commerce Drive**

Lagrange, Ohio 44050



**47,730 SF MULTI-BUILDING, MIXED-USE INDUSTRIAL FACILITY ON 6.55 AC FOR SALE OR LEASE**

# PROPERTY FEATURES



**47,730 SF**

TOTAL BUILDING SF

**17,200 SF**

TOTAL OFFICE SF

**30,530 SF**

TOTAL WAREHOUSE SF

**6.55 AC**

TOTAL SITE SIZE

**\$4.75/SF**

LEASE RATE

**\$2,325,000**

SALE PRICE

## PROPERTY SPECIFICATIONS

**CONSTRUCTION:** Concrete/Metal

**ROOF:** Flat

**LIGHTING:** LED

**HEAT:** Gas/Radiant Tube

**A/C:** Rooftop/Office

**SPRINKLER** 100% Wet

**CEILING HEIGHT:** 16'-25'

**DOCKS:** Seven (7)

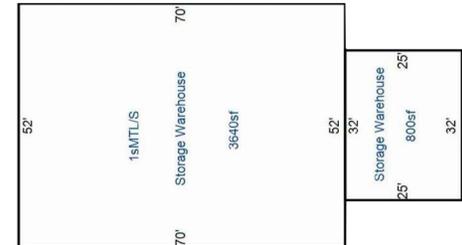
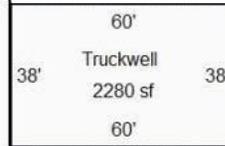
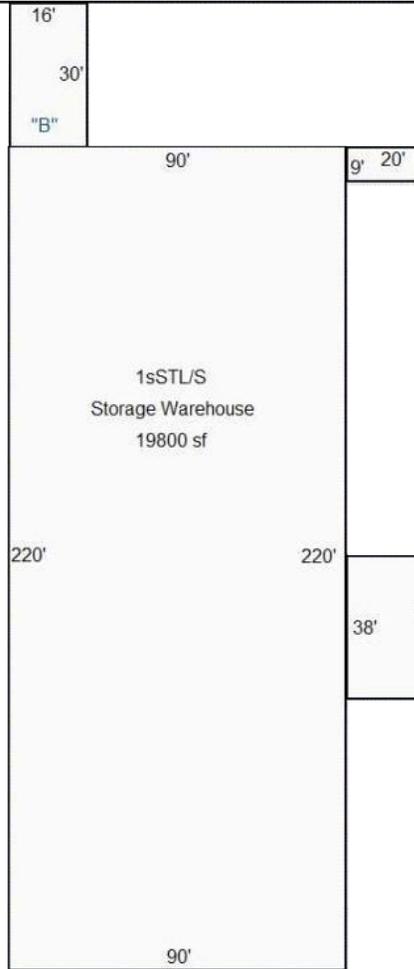
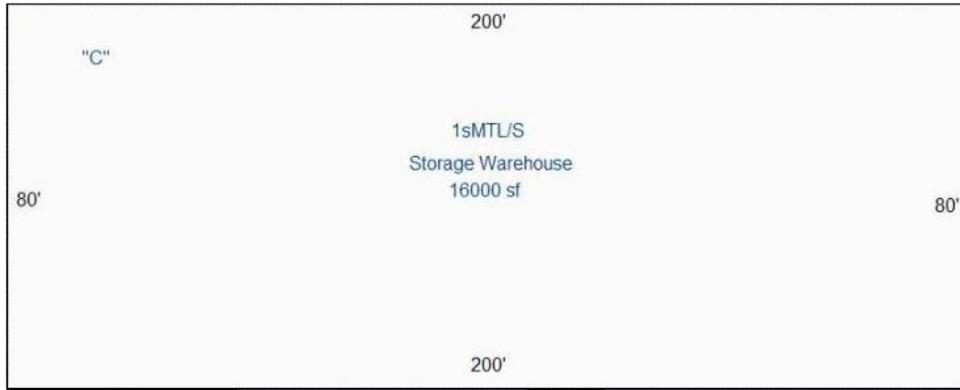
**DRIVE-IN DOORS:** Three (3) 13'x9'

**POWER:** Meter A: 200A, 120/208V  
Meter B: 400A, 120/208V 3-phase  
Meter C: 200A, 120/208V 3-phase  
Pump Meter: 400A, 120/208V  
CT Meter: 1200A, switch. 120/208V  
3-phase, 400amp disconnect and  
800amp disconnect, 277/480V  
3-phase

## COMMENTS

- Great manufacturing facility with heavy power and air lines
- Multiple dock and drive-in doors throughout the facility
- Additional land for expansion
- Gated driveway
- Easy access to Route 10 & Route 303
- 3,600 SF out building with two oversized drive-in doors

# SITE PLAN



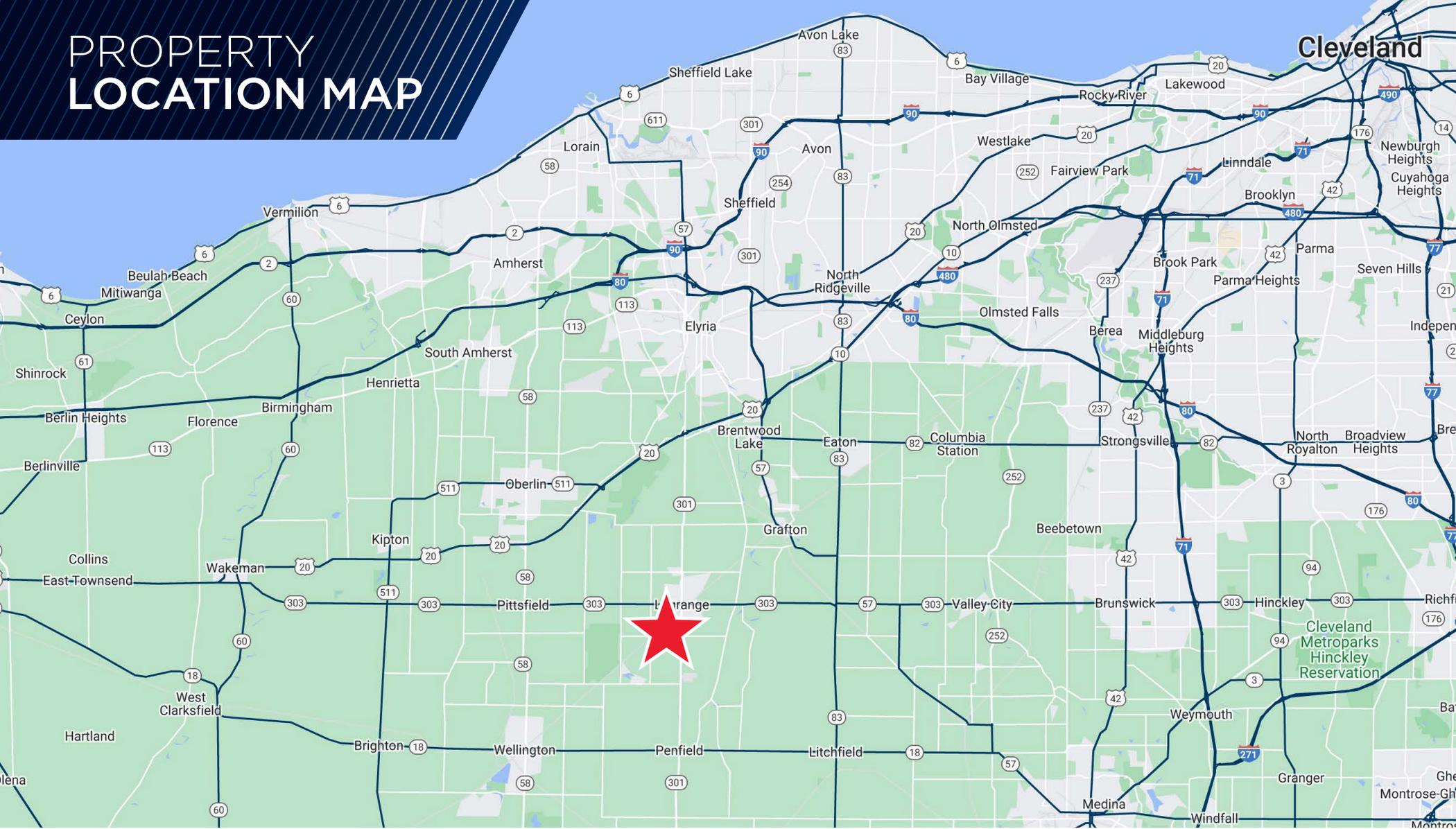
# OFFICE PHOTOS



# WAREHOUSE PHOTOS



# PROPERTY LOCATION MAP



Easy access to  
Route 10 & Route 303



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