

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

\$2,800,000

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)

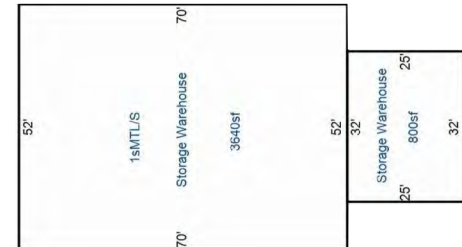
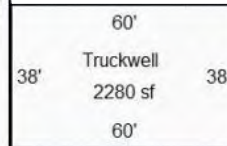
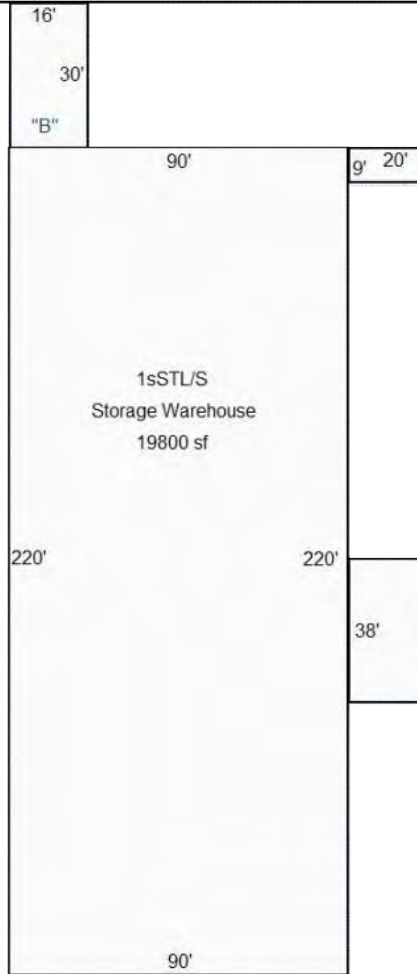
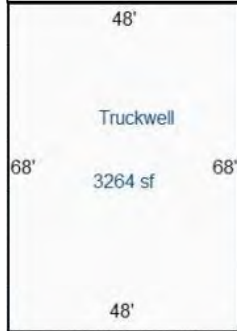
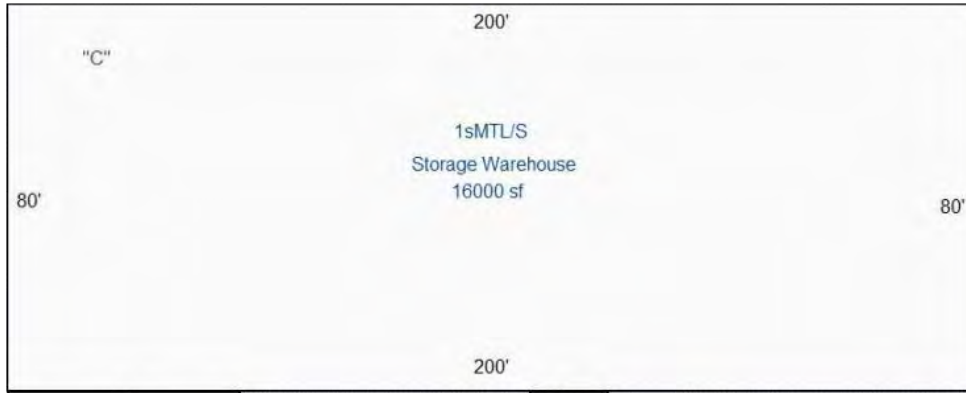
DRIVE-IN DOORS: Three (3) 13'x9'

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



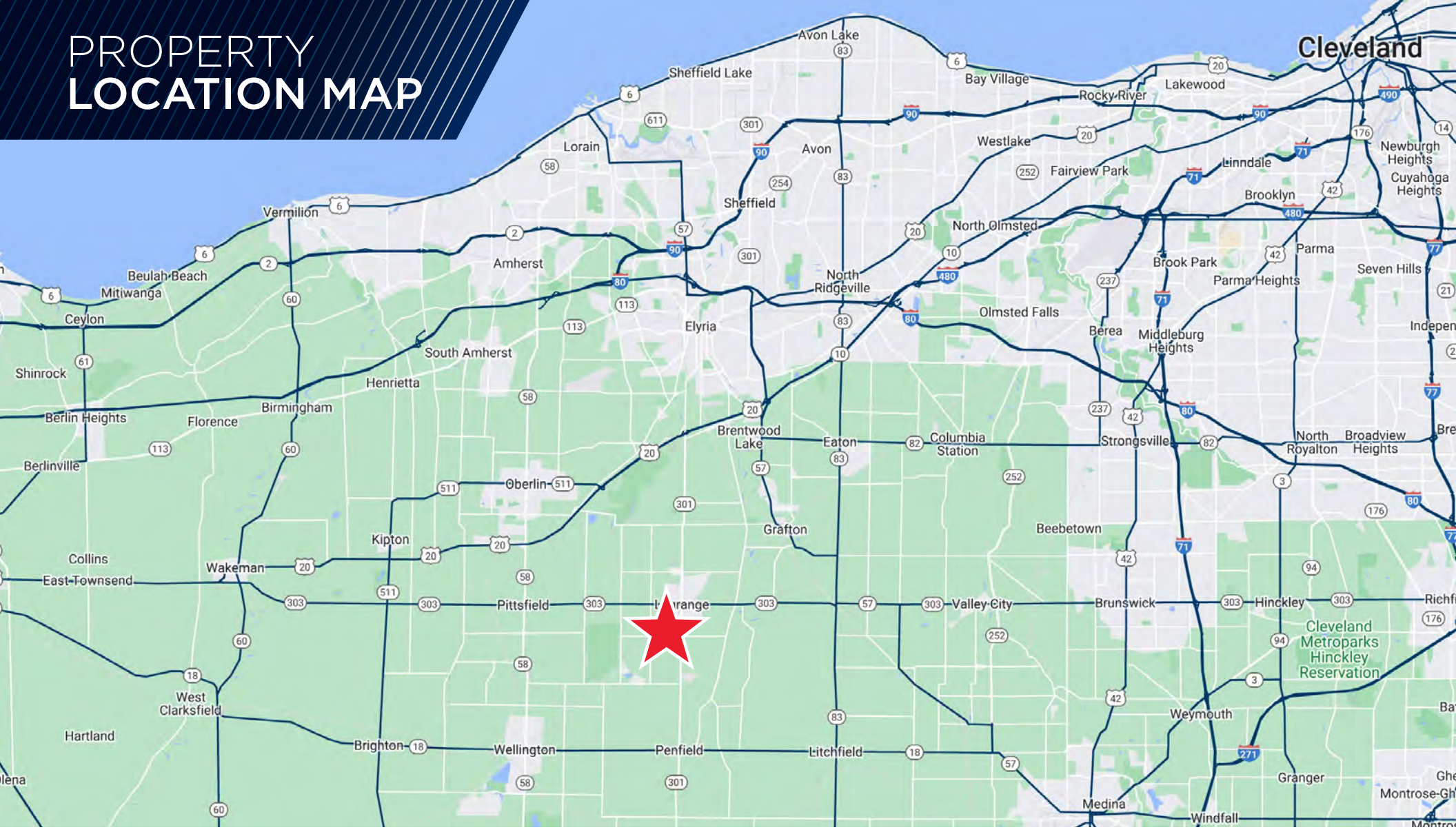
OFFICE PHOTOS



WAREHOUSE PHOTOS



PROPERTY LOCATION MAP



Easy access to
Route 10 & Route 303



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