




For sale or lease

21600 Drake Road, Strongsville, Ohio 44149

59,347 s.f. on 7.4 acres

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Property Summary

21600 Drake Road, Strongsville, Ohio (PP # 394-04-006) is located in Cuyahoga County a suburb southwest submarket. The property was formerly utilized as a chemical mixing and distribution center.

Annual taxes are \$55,821.42 (\$1.11/sf)



Building Specification

| | |
|-----------------------------|--|
| Total Size | 59,347 s.f. on 7.4 acres |
| Office Area | Freestanding 8,349 s.f. building |
| Shop Area | 50,998 s.f. <ul style="list-style-type: none">• 29,949 s.f. unheated warehouse building• 14,950 s.f. unheated covered storage• 6,099 s.f. heated mixing/equipment building |
| Construction | Brick exterior walls with flat composite roof |
| Year Built | 1979 |
| Power | 2 separate feeds: Shop - 600 amp 480/277v 3 phase, with one step down transformer to 208, 3-phase Office - 200 amp, 3 phase, step down to 208, 120 |
| Clear Height | 17' clear in warehouse building 14.5' clear in covered storage area |
| Truck Delivery Spots | 25+ (including 8 levelers) |
| Grade Level Doors | 1 ramp |
| Office Parking | 25 spots |
| Rail | ± 550 lineal feet, back of site, serviced by CSX |

Shop Area Summary

Total Size - 59,347 s.f. (not including covered pump station)



Warehouse Building - Unheated

| | |
|-------------|-------------|
| Size | 29,949 s.f. |
|-------------|-------------|

| | |
|---------------------|-----------|
| Clear Height | 17' clear |
|---------------------|-----------|

| | |
|-------------------|-----------------|
| Rail Doors | Two - 10' x 10' |
|-------------------|-----------------|

| | |
|----------------------|--------------------------------------|
| Roll Up Doors | Two - 10' x 10'. access to dock area |
|----------------------|--------------------------------------|

| | |
|--------------|-------------------------------|
| Power | 600 amp, 480/277 3 phase feed |
|--------------|-------------------------------|

| | |
|------------------|---|
| Amenities | <ul style="list-style-type: none">• “Hot” room• “Warm” room• Heated break room• Two heated restrooms• Boiler room |
|------------------|---|

Covered Storage - Unheated

| | |
|-------------|-------------|
| Size | 14,950 s.f. |
|-------------|-------------|

| | |
|---------------------|-------------|
| Clear Height | 14.5' clear |
|---------------------|-------------|

Shop Area Summary Continued

Mixing/equipment Building - Heated

| | |
|------------------------------------|--|
| Size | 6,099 s.f. |
| Clear Height | 14.5' clear |
| Roll Up Doors | Three total , 10' x 10' <ul style="list-style-type: none">• Two - access to west dock platform• One - access to covered storage area |
| Power | 600 amp, 480/277 3 phase feed, step down transformer to 208v, 3 phase |
| Amenities | <ul style="list-style-type: none">• Mixing station• Compressor Room (1 - 30 hp compressor)<ul style="list-style-type: none">◦ Power room with 1 - 600 amp, 480/277 3 phase feed, step down transformer to 208v, 3 phase and pump switching gear• 55 gallon container rollers to access covered storage area• Boiler room - 30 mm BTU, 1989 |
| Covered Tanker Pump Station | <ul style="list-style-type: none">• Adjacent to tank farm• 5,040 s.f. (not included in total square footage)• 18' Clear• Scale• Pumping stations for 4 tankers |



Additional Property Information

- Truck scale on property
- 1 air compressor in place (might come with building)
- Can easily be reactivated as chemical mixing and distribution center
 - All tanks emptied, cleaned and sprayed with inhibitor
 - Pumps and mixing equipment in place
- Fenced lot with two gates

Additional Office Information

- Office roof - new Carlyle membrane with 20 year warranty - 12/2022
- 100% HVAC
- No sprinkler
- Backup generator on site, covers parts of the office area and server

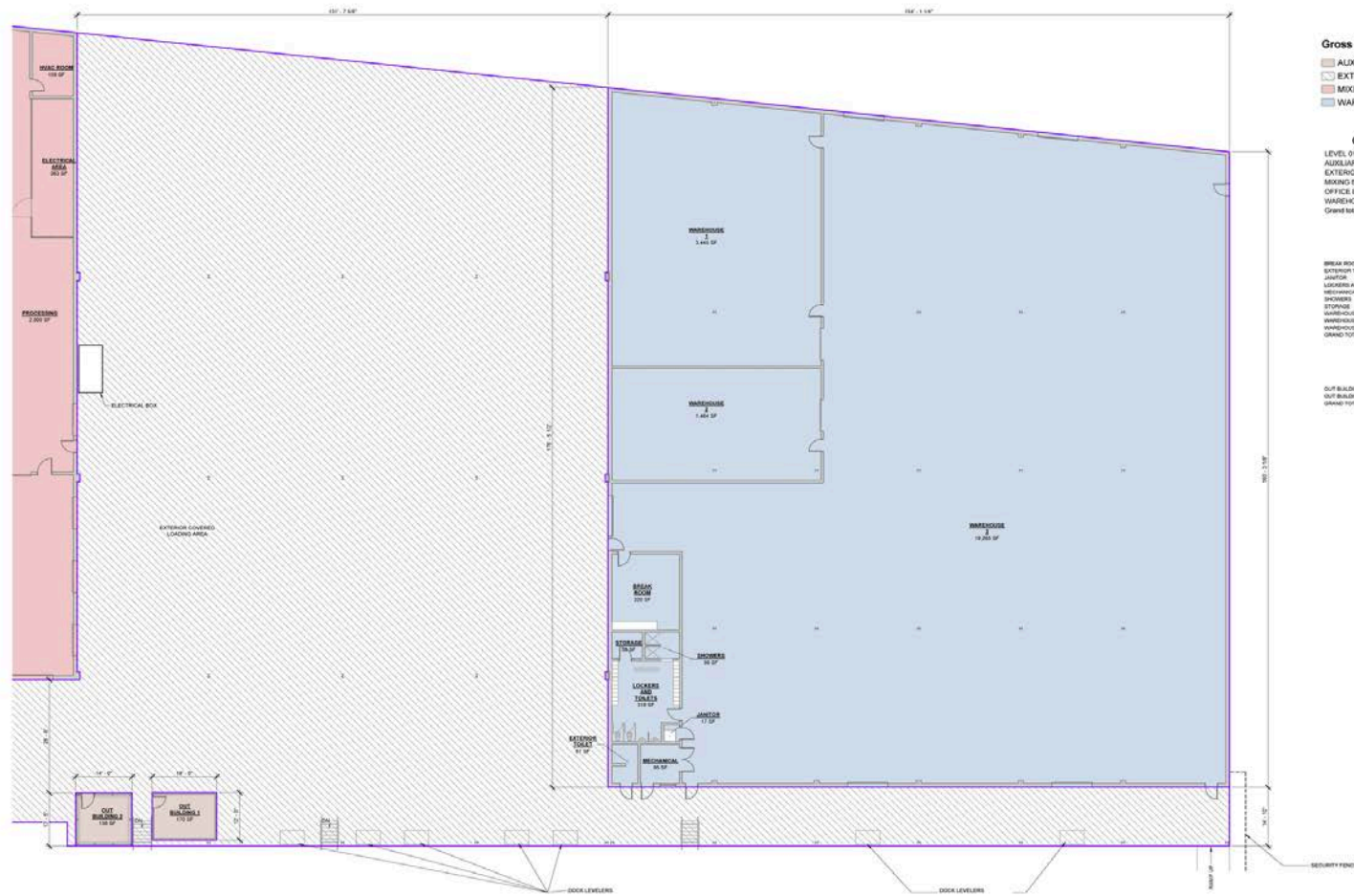
Additional Shop Information

- 100% sprinkler with dry air compressed system (including covered/open air storage area)

Site Plan



Floor Plan



Gross Building Area Legend

- AUXILIARY BUILDINGS
- EXTERIOR AREAS
- MIXING BUILDING
- WAREHOUSE BUILDING

Gross Building Area Square Footage

| LEVEL OF | SQ FT |
|---------------------|------------------|
| AUXILIARY BUILDINGS | 427 SF |
| EXTERIOR AREAS | 54,108 SF |
| MIXING BUILDING | 0,000 SF |
| OFFICE BUILDING | 0,349 SF |
| WAREHOUSE BUILDING | 25,349 SF |
| Grand Total | 80,133 SF |

NET ROOM AREA SCHEDULE - WAREHOUSE

| | |
|---------------------|------------------|
| BREAK ROOM | 100 SF |
| EXTERIOR TOILET | 8 SF |
| JANITOR | 319 SF |
| LOCKERS AND TOILETS | 38 SF |
| MECHANICAL | 38 SF |
| PROCESSING | 38 SF |
| STORAGE | 3,443 SF |
| WAREHOUSE 1 | 1,443 SF |
| WAREHOUSE 2 | 19,265 SF |
| WAREHOUSE 3 | 20,000 SF |
| GRAND TOTAL | 25,349 SF |

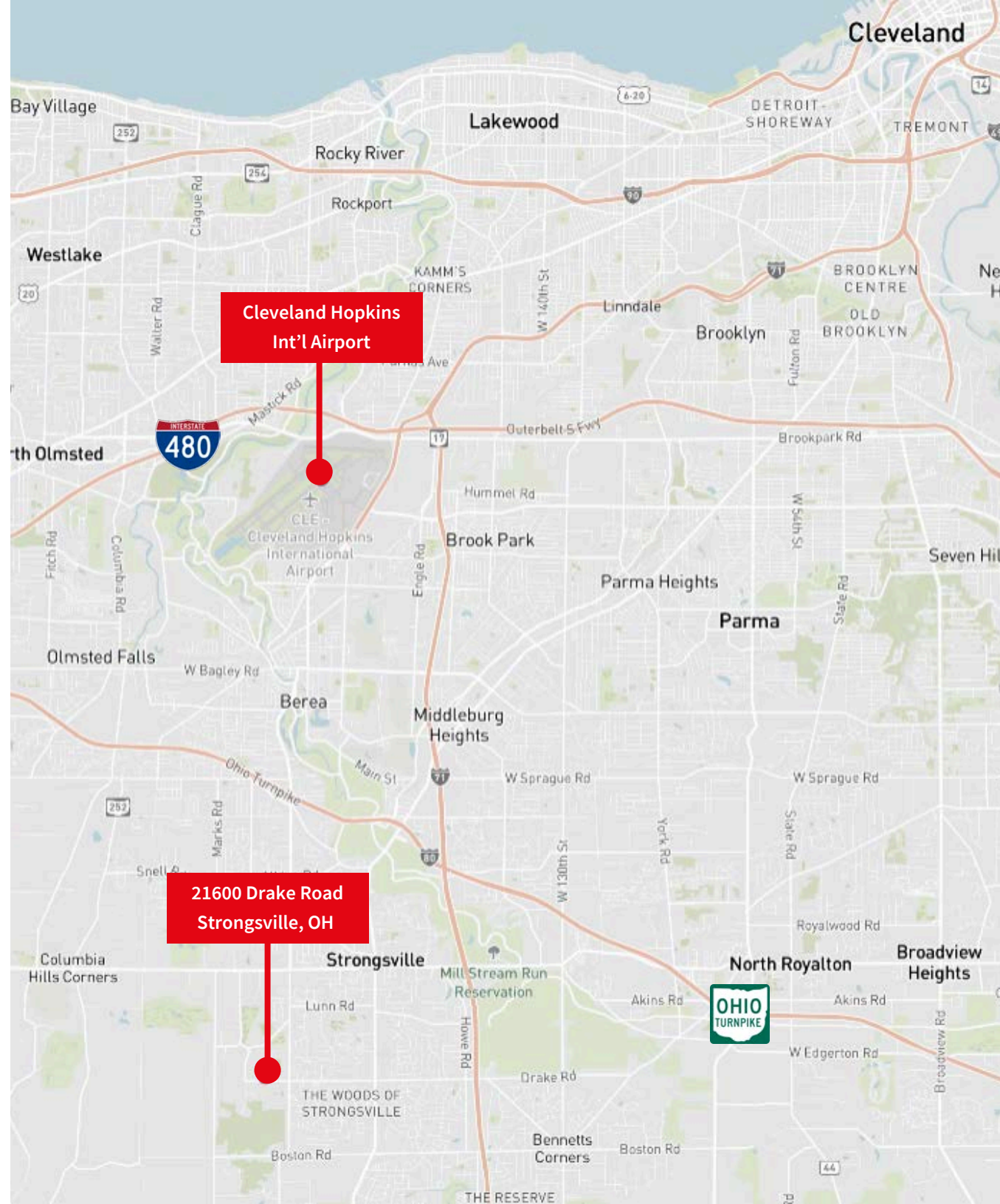
NET ROOM AREA SCHEDULE - AUX BUILDINGS

| | |
|--------------------|---------------|
| OUT BUILDING 1 | 118 SF |
| OUT BUILDING 2 | 119 SF |
| GRAND TOTAL | 237 SF |

1 WAREHOUSE BUILDING GROSS AREA PLAN
SCALE 1" = 10'

Local Access

| Location | Drive Time |
|---------------------------------|--------------|
| Ohio Turnpike | 16 minutes |
| Cleveland Hopkins Int'l Airport | 21 minutes |
| Downtown Cleveland | 32 minutes |
| I-76/I-71 | 34 minutes |
| Downtown Columbus | 1 hr 55 mins |



Thank you

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