



FOR SALE

22555

ASCOA
COURT

Strongsville, Ohio

CBRE

WELL MAINTAINED WAREHOUSE BUILDING WITH OFFICE

LOCATED IN STRONGSVILLE, OH

45,320 SF Building

PPN: 393-08-004

Office built in 1994

20,000 SF Warehouse built in 1994

19,200 SF Warehouse added in 2015

18' - 21' Clear Height

3 Docks

2 Drive-In Doors

Wet Sprinkler System

1600 Amps, 3P 480 V Power

Surface Parking Lot



ASKING PRICE: \$3,995,000

45,320
total sf

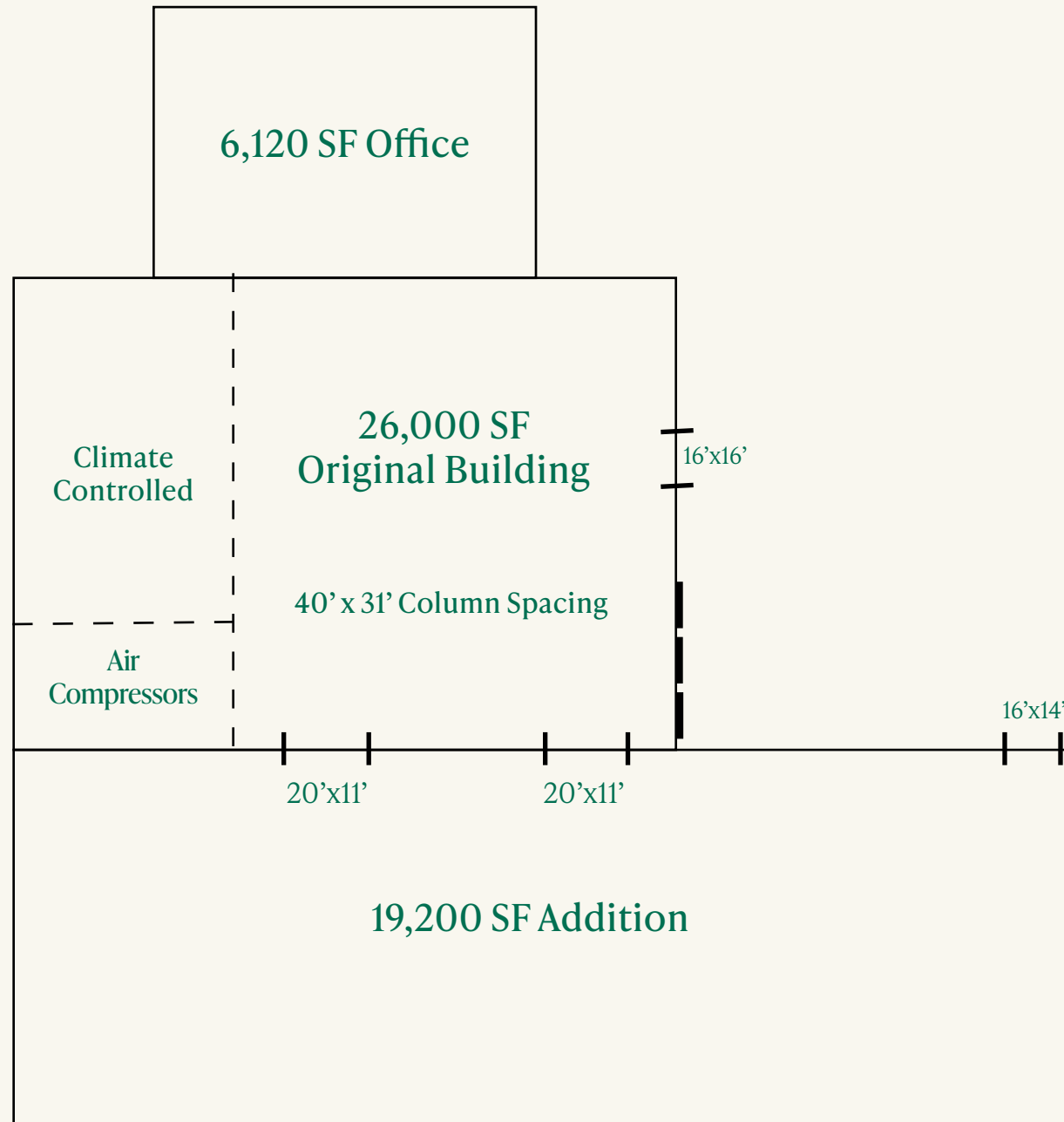
6,120
office sf

39,200
warehouse sf

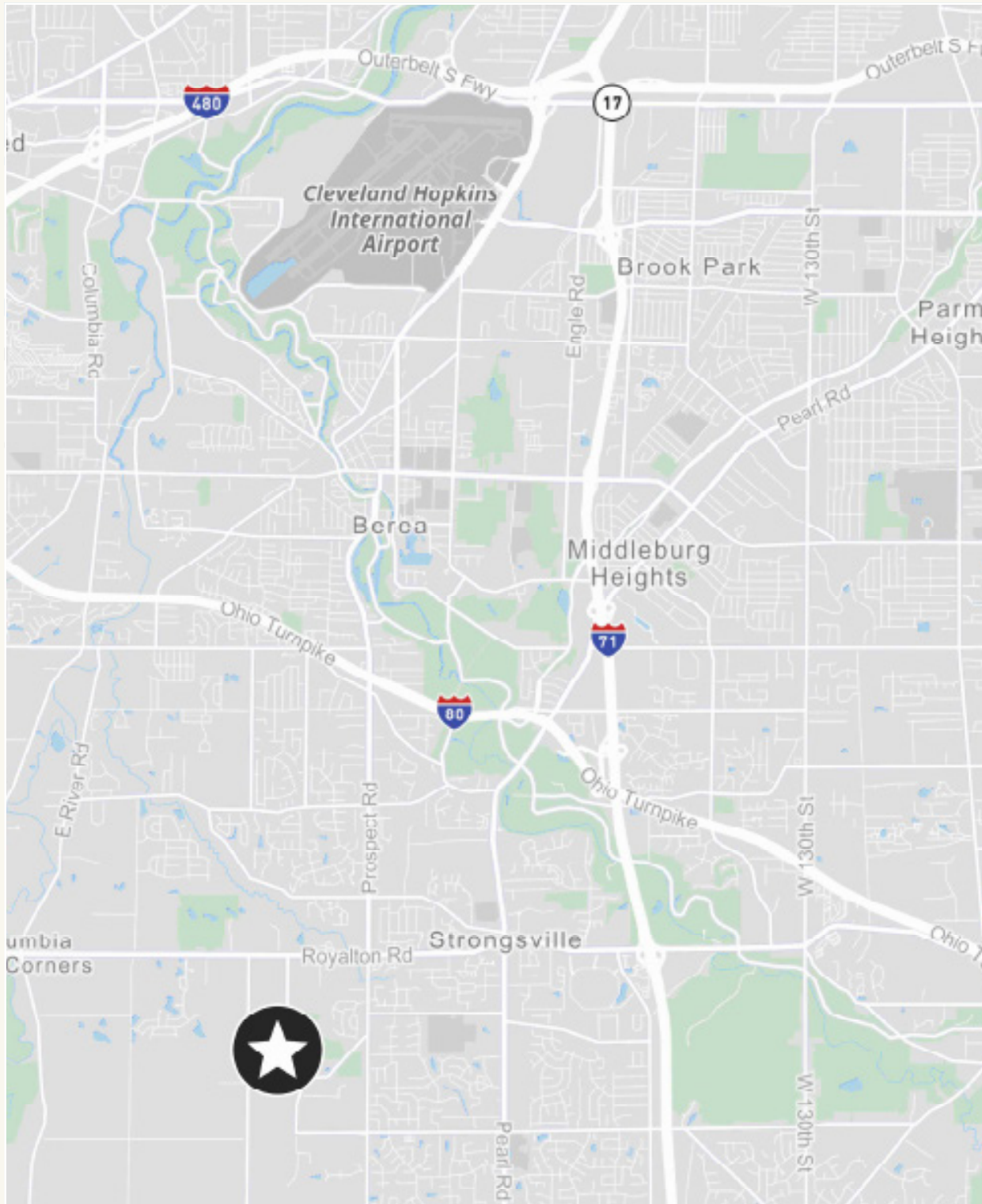
3.187
acres

FLOOR PLAN

45,320 *sf*







AREA DEMOS

5 MILE RADIUS

107,930

2025 population

3,215

2025 businesses

46,371

2025 households

\$138,070

2025 avg. hh income

\$315,370

2025 avg. hh value



FOR SALE

22555

ASCOA COURT

Strongsville, Ohio

MIKE PETRIGAN, SIOR

Senior Vice President

+1 216 363 6435

mike.petrigan@cbre.com

SUSAN FEGEN

Associate

+1 216 906 0022

susan.fegen@cbre.com

CBRE, INC.

950 Main Avenue, Suite 800

Cleveland, Ohio 44113



© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.