

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

\$2,600,000

SALE PRICE

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

PROPERTY SPECIFICATIONS

CONSTRUCTION: Concrete/Metal

ROOF: Flat

LIGHTING: LED

HEAT: Gas/Radiant Tube

A/C: Rooftop/Office

SPRINKLER 100% Wet

CEILING HEIGHT: 16'-25'

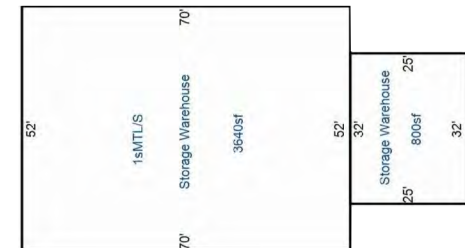
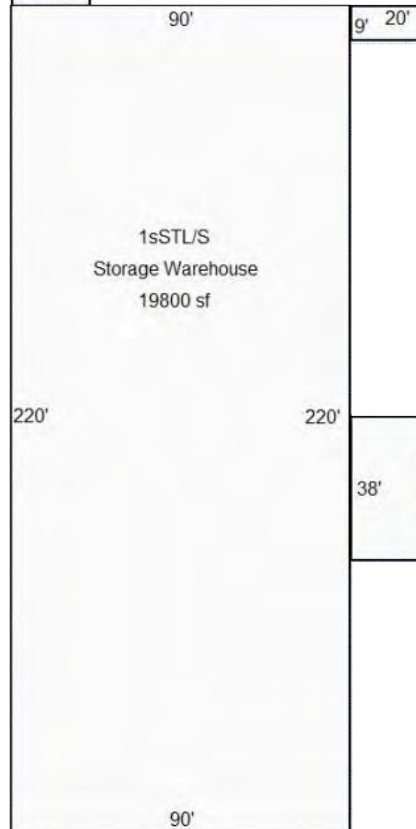
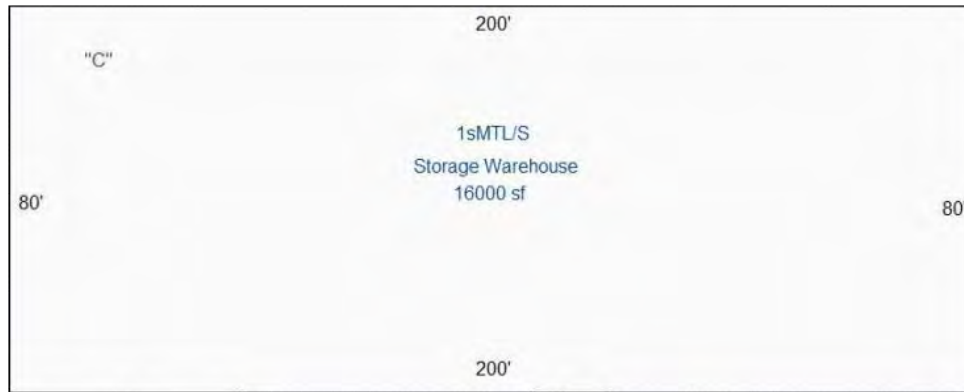
DOCKS: Seven (7)

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

SITE PLAN



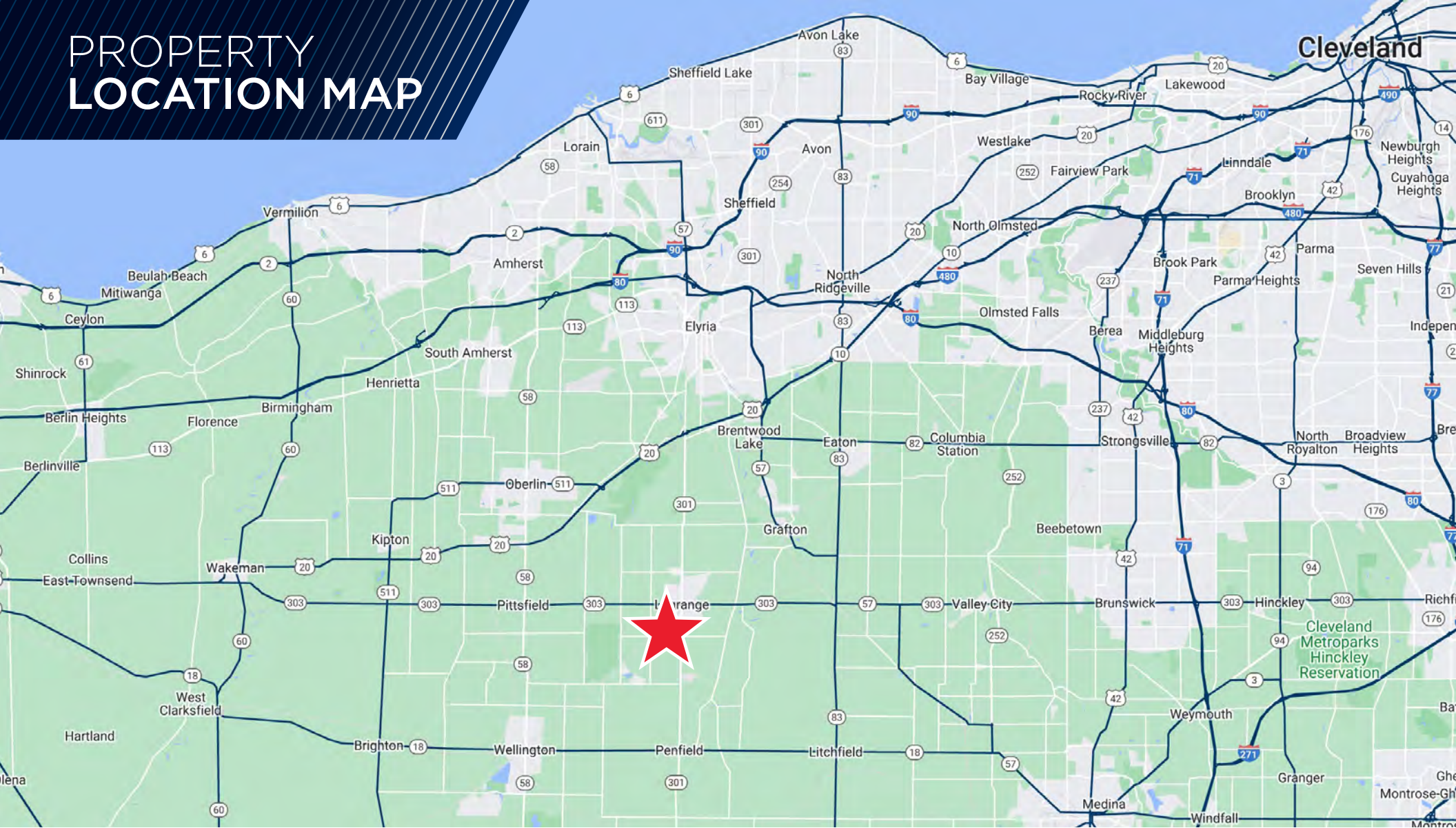
OFFICE PHOTOS



WAREHOUSE PHOTOS



PROPERTY LOCATION MAP



Easy access to
Route 10 & Route 303

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