

# High-Visibility Corner with Flexible Development Potential

For Sale or Lease | Commerce Drive, Medina, Ohio 44256



# Commerce Drive Land

- Corner parcel at Commerce Drive & W. Smith Road within an active commercial corridor offering strong frontage, visibility, and flexible access suitable for both IOS and retail/service uses
- Surrounded by established regional and national users including Famous Supply, Sandridge Crafted Foods, Discount Drug Mart, Ravago, Plastipak, and more
- Excellent highway connectivity with immediate access to I-71, close proximity to SR-303, and convenient connections to I-80 / Ohio Turnpike which provide efficient north-south and east-west regional access
- Well-positioned for industrial outside storage or contractor-oriented uses
- Equally viable for neighborhood retail or service development supported by surrounding employment density

**Parcel #:** 029-19A-22-010

**Land Size:** 7.55 AC

**Lot Dimensions:** 700'x430'

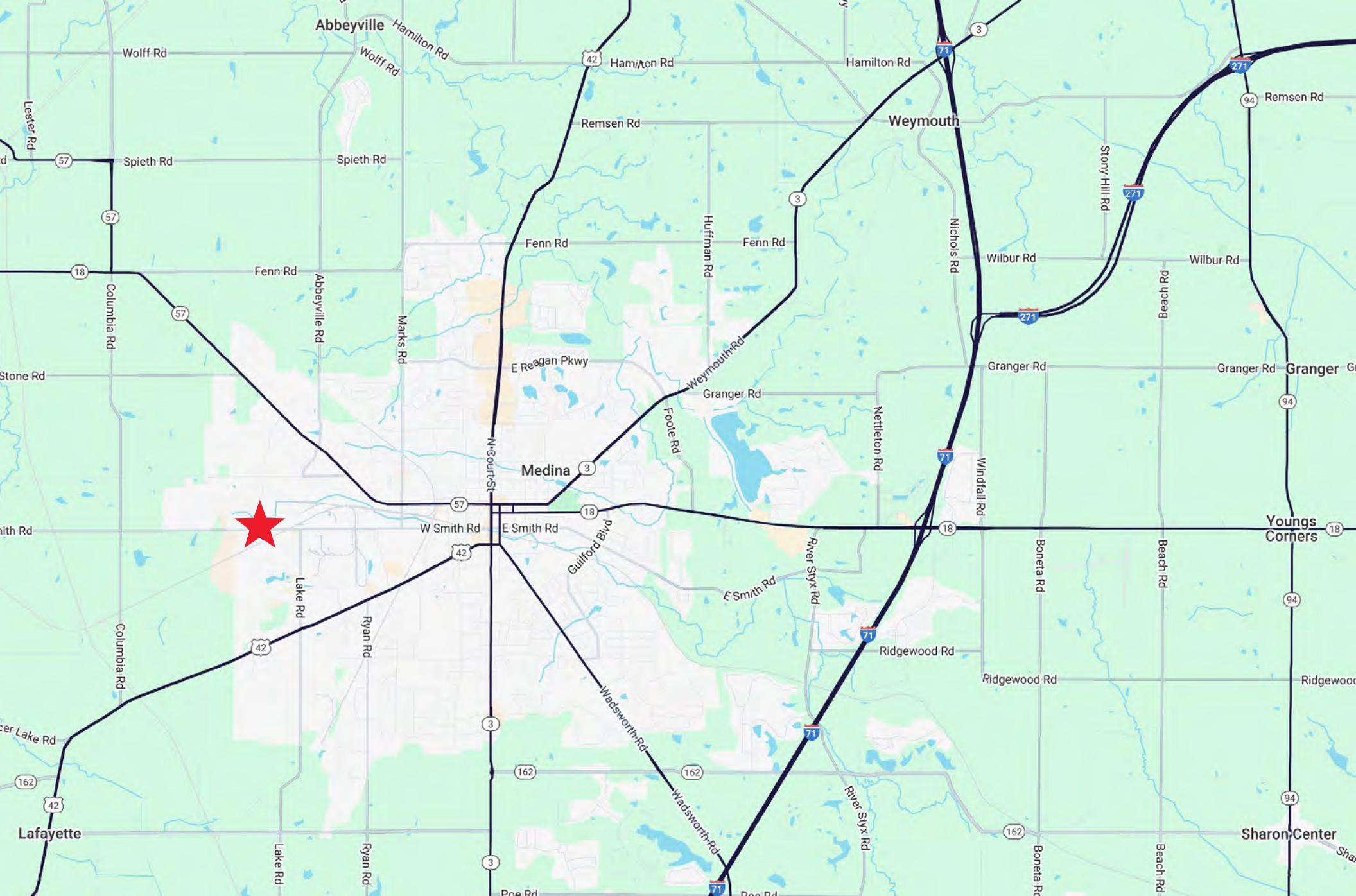
**Zoning:** I1-Industrial

**Topography:** Flat

**Asking Price: \$943,750 (\$125,000/Acre)**

**Lease Rate: Build-To-Suit Options Available**









# Medina

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Medina, Ohio is a growing commercial and industrial hub positioned between Cleveland and Akron, offering strong business infrastructure, workforce access, and convenient regional connectivity via I-71, SR-303, and the Ohio Turnpike. The area supports a diverse economy driven by manufacturing, food production, healthcare, insurance, and logistics, anchored by major employers such as Westfield Insurance, Sandridge Food Corporation, RPM International, and the Cleveland Clinic's Medina Hospital. Continued population and business growth have strengthened demand for service-oriented retail, industrial outside storage, and contractor-focused uses, making Medina an attractive market for companies seeking visibility, accessibility, and long-term investment stability. With an established employment base and steady commercial expansion, this location offers a strategic opportunity for new development to serve both industrial and neighborhood-focused needs.

## Major Employers

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**Westfield Insurance** – One of Medina County's largest employers, housing major operations and corporate offices.

**Cleveland Clinic – Medina Hospital** – Regional healthcare provider supporting medical services and employment for the surrounding community.

**Sandridge Food Corporation** – Large-scale food manufacturing, distribution, and processing operation headquartered locally.

**Plastipak Packaging** – Leading packaging manufacturer producing plastic containers and materials for national brands.

**Carlisle Brake & Friction** – Manufacturer of industrial and automotive brake components with strong workforce demand.

**RPM International (HQ)** – Global specialty coatings, paints, and sealants company headquartered in Medina County.

**MTD Products** – Manufacturer of outdoor power equipment and lawn care machinery with regional facilities.

# COMMERCE DRIVE MEDINA, OHIO 44256

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