

# 43,817 SF Industrial Facility Available

For Sale | 422 E Commerce Drive, LaGrange, Ohio 44050



# 422 E Commerce Drive

<b>Built:</b>	1998
<b>Total Building Size:</b>	43,817 SF
<b>Industrial Size:</b>	39,840 SF
<b>Office Size:</b>	4,000 SF
<b>Land Size:</b>	13.63 Acres
<b>Clear Height:</b>	20'
<b>Column Spacing:</b>	35'
<b>Docks:</b>	One (1)
<b>Cranes &amp; Capacity:</b>	2 5T/ 2-10T/ 2-15T
<b>DID &amp; Dimensions:</b>	Three (3) 12' x 16'
<b>Power:</b>	1200A
<b>Construction Type:</b>	Metal/Block
<b>Roof:</b>	Metal Standing Seam
<b>Lighting:</b>	Fluorescent/ Merc Vapor
<b>A/C:</b>	HVAC (Office)
<b>Heat:</b>	Air Rotation
<b>Sprinkler:</b>	100% Wet
<b>Gas:</b>	Columbia Gas
<b>Water:</b>	City
<b>Parking:</b>	35 Spaces



## HIGHLIGHTS

- One (1) dock (9'x10'), (3) drive-in door (14'x16'), two (2) 5-ton crane, two (2) 10-ton cranes, two (2) 15-ton cranes, 20' ceiling height, 1200-amp electrical power and 10 AC of expandable land
- 422 E Commerce Drive is located in the LaGrange Business Corridor, making it ideal for distribution, heavy manufacturing, warehousing, or service industries
- Great location: Situated off State Route 301, the site offers easy access via State Route 10/20 and is within a short drive of I-480 making it ideal for users with a need for regional distribution or easy daily commutes
- LaGrange is less than 35 miles southwest of Cleveland, enabling convenient access to Northeast Ohio's largest metropolitan area and access to Greater Cleveland for business expansion opportunities while potentially lowering their tax base
- 422 E Commerce Drive is an undeniable opportunity for firms seeking to establish or expand operations in Northeast Ohio

## PURCHASE PRICE

\$3,450,000

# Photos



# Parcel Map | Parcel # 15-00-066-000-029





**422 E COMMERCE DRIVE  
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