

Freestanding Industrial Manufacturing HQ Opportunity

For Lease | 11515 Alameda Drive, Strongsville, Ohio 44149



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CUSHMAN & WAKEFIELD



11515 Alameda Drive

- Unique opportunity to lease an extremely well maintained 72,240 SF freestanding manufacturing facility in one of Northeast Ohio's premier industrial corridors
- High image location for a local, regional, or national user - Ideal for a company HQ
- Large well maintained parking lot and truck court to accommodate employee parking needs and truck/trailer traffic
- Manufacturing Amenities include: Up to 1MW of 480V power delivery to the building, One (1) 25 Ton, Three (3) 10 Ton, Two (2) 5 Ton, Three (3) 1 Ton/Jib Cranes with an under-hook height of 20' 6"
- Fully climate controlled sections of the warehouse. Existing air lines and bus ducts throughout
- Up to 16,310 SF of high quality office, with portions that could be reconfigured to support light assembly or R&D
- Exceptionally positioned in the Strongsville industrial sub market with immediate access to I-71 and the I-80 (Ohio Turnpike) interchange just minutes away; offers an efficient logistics pipeline located only ~10 miles from Cleveland-Hopkins International Airport

Lease Rate: \$7.50/SF/Year NNN

Property Highlights

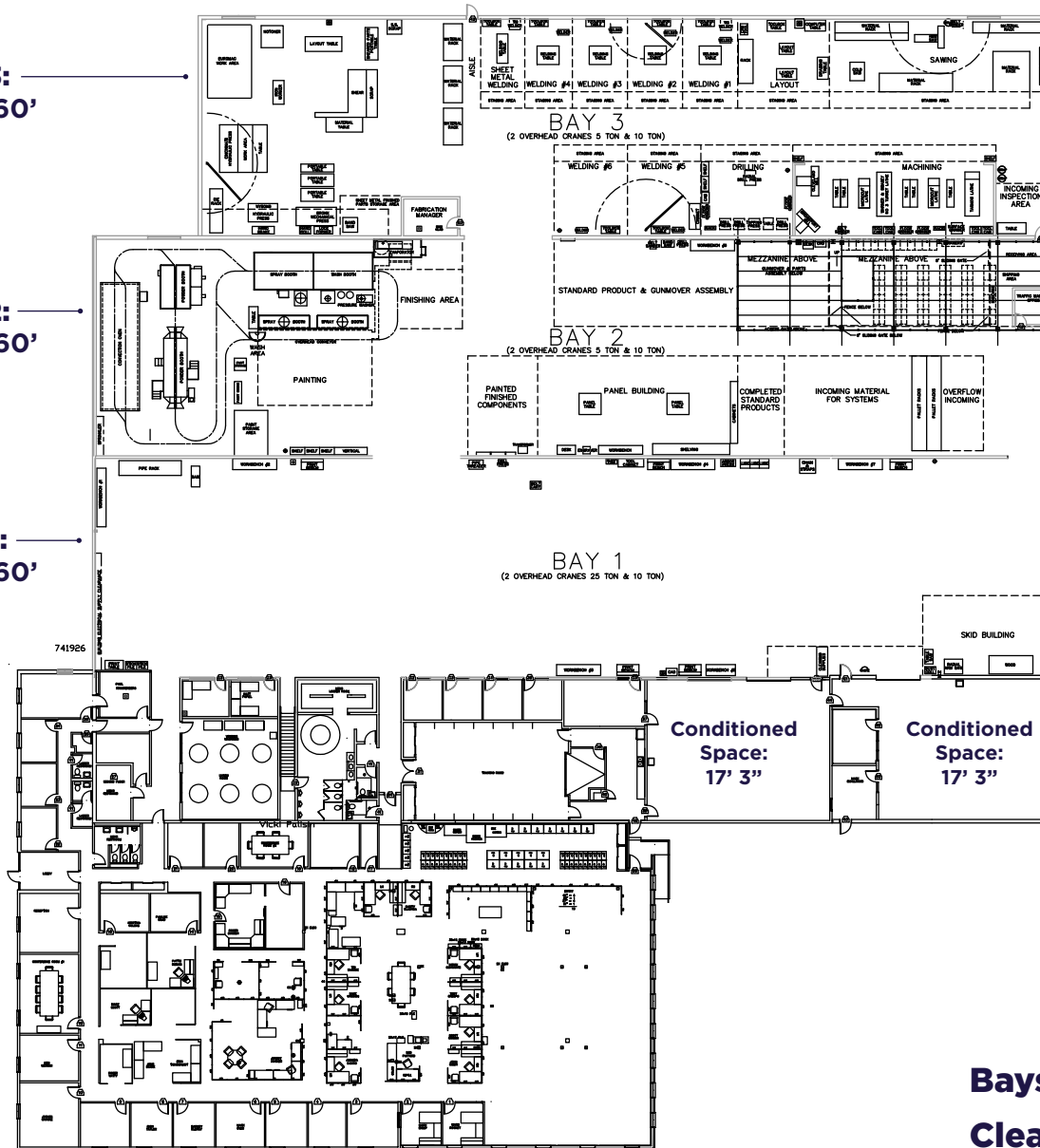
Building Size	72,240 SF 55,930 SF (Industrial) 16,310 SF (Office)
Land Size	6.49 Acres
APN	392-18-007
Zoning	General Industrial (GI)
Clear Height	25'
Docks	Two (2) with in-ground levelers
Under Hook Height	20'6"
Cranes & Capacity	One (1) - 25 Ton Three (3) - 10 Ton Two (2) - 5 Ton Three (3) - 1 Ton/Jib
Drive-In Doors	Three (3) - 14'x16', 12'x12', 14'x16'
Power	1 MW - Class Electrical Capacity 3P/480V/1000A
Construction Type	Brick/Block/Metal
Roof	EPDM
Deck	Metal
Floor	Concrete
Lighting	LED
Heat	Overhead Gas/Radiant
Sprinkler	100%
Parking	Ample

Floor Plan

Bay 3:
230' x 60'

Bay 2:
260' x 60'

Bay 1:
260' x 60'



DID:
14' x 16'

DID:
12' x 12'

Docks:
2 - 8' x 10'

DID:
14' x 16'

Bays: 1 - 3

Clear Height: 25'

Underhook: 20' 6"

Warehouse Photos



Office Photos



Exterior Photos



Aerial





About Strongsville

Strongsville is a premier Cleveland suburb that combines established residential strength with exceptional commercial accessibility. Located approximately 15 miles southwest of downtown Cleveland in Cuyahoga County, this thriving community spans roughly 25 square miles and is home to approximately 45,600 residents. Known as the “Crossroads of the Nation,” Strongsville benefits from the direct convergence of I-71 and the Ohio Turnpike/I-80, with additional access to I-77, State Route 82, State Route 42, and State Route 237, making it one of Northeast Ohio’s most strategically connected suburbs. The city is recognized for its strong school system, attractive neighborhoods, extensive park system, and robust retail and business environment, including one of the region’s most established commercial corridors. With a well-educated population, strong household incomes, and a reputation as a destination for shopping, dining, recreation, and professional services, Strongsville offers an appealing setting for residents, employers, retailers, and investors alike.

Top Employers

Major employers and business anchors in Strongsville:

- **Infinium Wall Systems:** Strongsville-headquartered manufacturer of American-made demountable glass wall systems and doors. The company designs, engineers, manufactures, and ships custom interior glass wall solutions for modern office and commercial environments.
- **CCL Label / CCL Design:** Global labeling, packaging, and design solutions company with a major Strongsville operation on Foltz Parkway. The company provides pressure-sensitive labels, expanded-content labels, precision die cuts, functional parts, printed electronics, automotive safety components, and related engineered materials
- **PLIDCO:** Strongsville-headquartered manufacturer and global supplier of pipeline repair and maintenance fittings. Founded in 1949, PLIDCO serves the energy and industrial sectors with products designed to reduce pipeline downtime and support safe repair operations
- **Vitamix:** Nationally recognized manufacturer of high-performance blending equipment for household and commercial use. Vitamix maintains a major operations center in Strongsville, supporting production, assembly, packaging, and distribution
- **Ace Paper Tube:** Longstanding, family-owned manufacturer of custom paper tubes, cores, mailing tubes, shipping tubes, and packaging products. The company serves a broad customer base with durable, precision-crafted paper tube and core solutions.





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