

# 21845 DRAKE RD

Strongsville, OH 44149



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# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

This 46,478 square foot manufacturing facility is offered for sale on Drake Road, within the established Strongsville Business & Technology Park. The building includes approximately 4,700 square feet of well-appointed office space featuring a reception area, private offices, a conference room, and dedicated lab space. The property is well-suited for a range of industrial users, with an interior truck dock equipped with two dock-high doors, and a drive-through bay featuring two oversized drive-in doors measuring approximately 20 feet wide by 16 feet high. In addition, the facility offers two more drive-in doors measuring 14' x 14' and 14' x 16'. With clear heights ranging from 20 to 30 feet, this building is ideal for manufacturing, warehousing, or light industrial operations. The facility sits on 4 acres, providing ample space for parking, storage, or potential expansion.

## OFFERING SUMMARY

Sale Price:	\$3,253,460
Lot Size:	4 Acres
Building Size:	46,478 SF

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## PROPERTY HIGHLIGHTS

- Previous Tanks have been removed. 7500 SF pit remains. \*\*\* inquire about pricing to fill pit.
- Includes 4,700 SF of office space with reception, private offices, conference room, and lab space
- Interior/covered truck area with two (2) dock-high doors
- Drive-through bay with two (2) oversized drive-in doors (approx. 20' wide x 16' high)
- Two (2) additional drive-in doors (14' x 14' and 14' x 16')
- Clear height ranges from 20' to 30'
- Sits on 4 acres – ample space for parking, storage, or expansion
- Ideal for an owner user manufacturing, warehousing, or light industrial operations
- Heavy Power - 1600 Amps, 480 V, 3 Phase
- Zoned General Industrial (GI) in the City of Strongsville

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**ADDITIONAL PHOTOS**



Office Area



Drive through bay



Main Production



Warehouse



Main Production Area



Covered Docks

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# LOCATION MAP

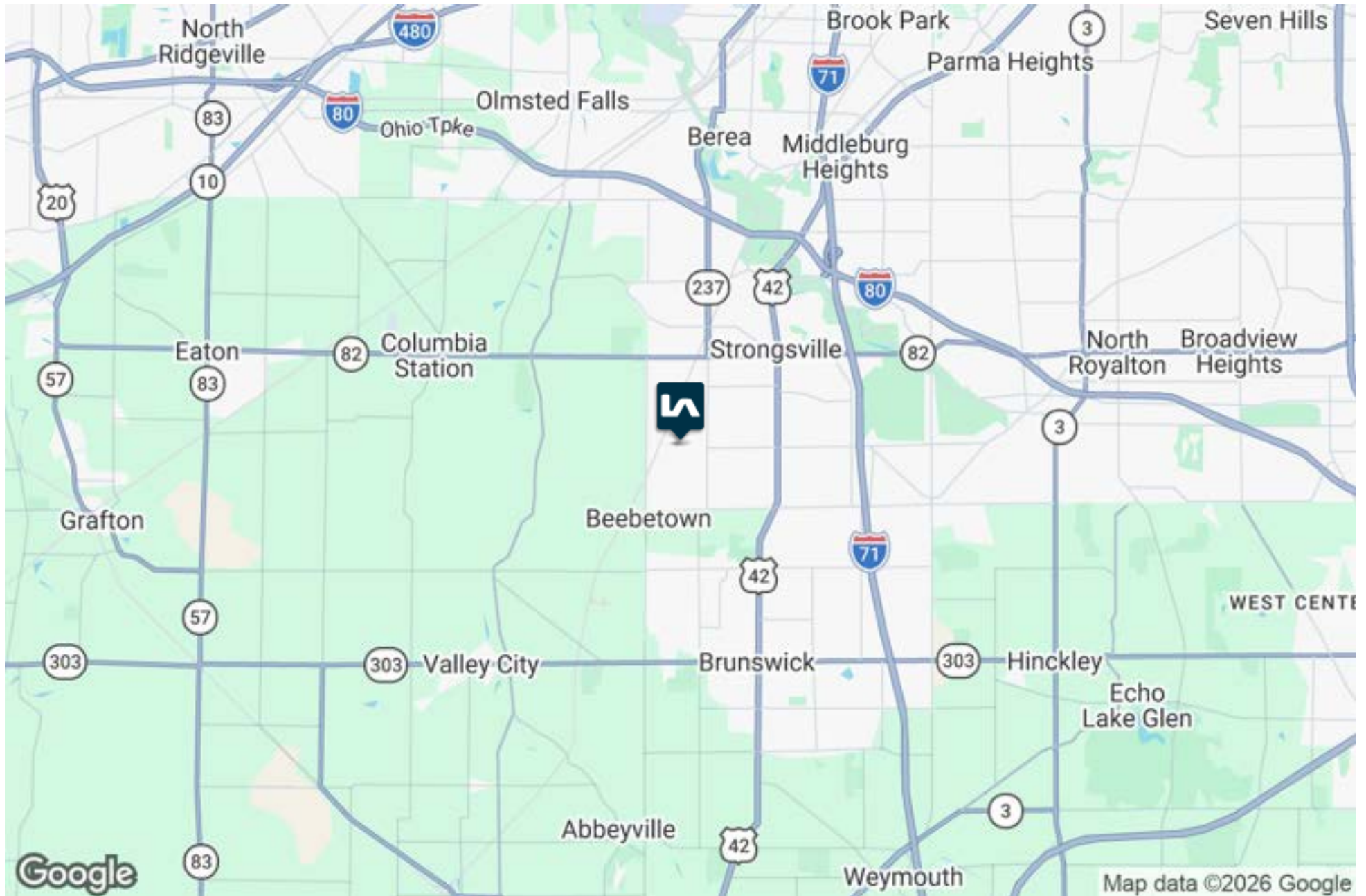


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