



FOR SALE

100-300 Nordson Dr | Amherst, OH  
28601 Clemens Rd | Westlake, OH

268,100 SF  
4 Buildings available between 2 locations



# 268,100 SF

## Address:

100-300 Nordson Drive | Amherst, OH  
28601 Clemens Rd | Westlake, OH

## Counties:

Lorain and Cuyahoga

## Total Size:

268,100 SF

## Lot Size:

48.3 AC

## Zoning

I1 – Industrial and OL

## Available Space:

- 100 Nordson: 71,500 SF to be leased back by Nordson through 2028
- 200 Nordson: 69,000 SF to be leased back by Nordson through 2028
- 300 Nordson: 99,600 SF available Q3 2026
- 28601 Clemens: 28,000 SF available Q3 2026



# Property Description



## 100 Nordson Drive | Amherst, OH

Built in 1996, this ±71,500 SF industrial facility sits on 12.28 acres in Amherst, Ohio. The building features ±48,100 SF of warehouse space and ±23,400 SF of office, with 18' clear height, one dock, and one drive-in door. With 3,000 amps of heavy power, 30' column spacing, gas heat and wet sprinklers, the property is well-equipped for light manufacturing or distribution.

### Property Amenities:

- Campus-like setting
- Well-maintained corporate facility
- Signage available
- Significant R&D space with corresponding amenities
- Blue Aluminum updated air distribution system
- On-site substation
- 67 kVa power line
- Convenient access to turnpike
- Private road access to the campus

### Distance to Highways

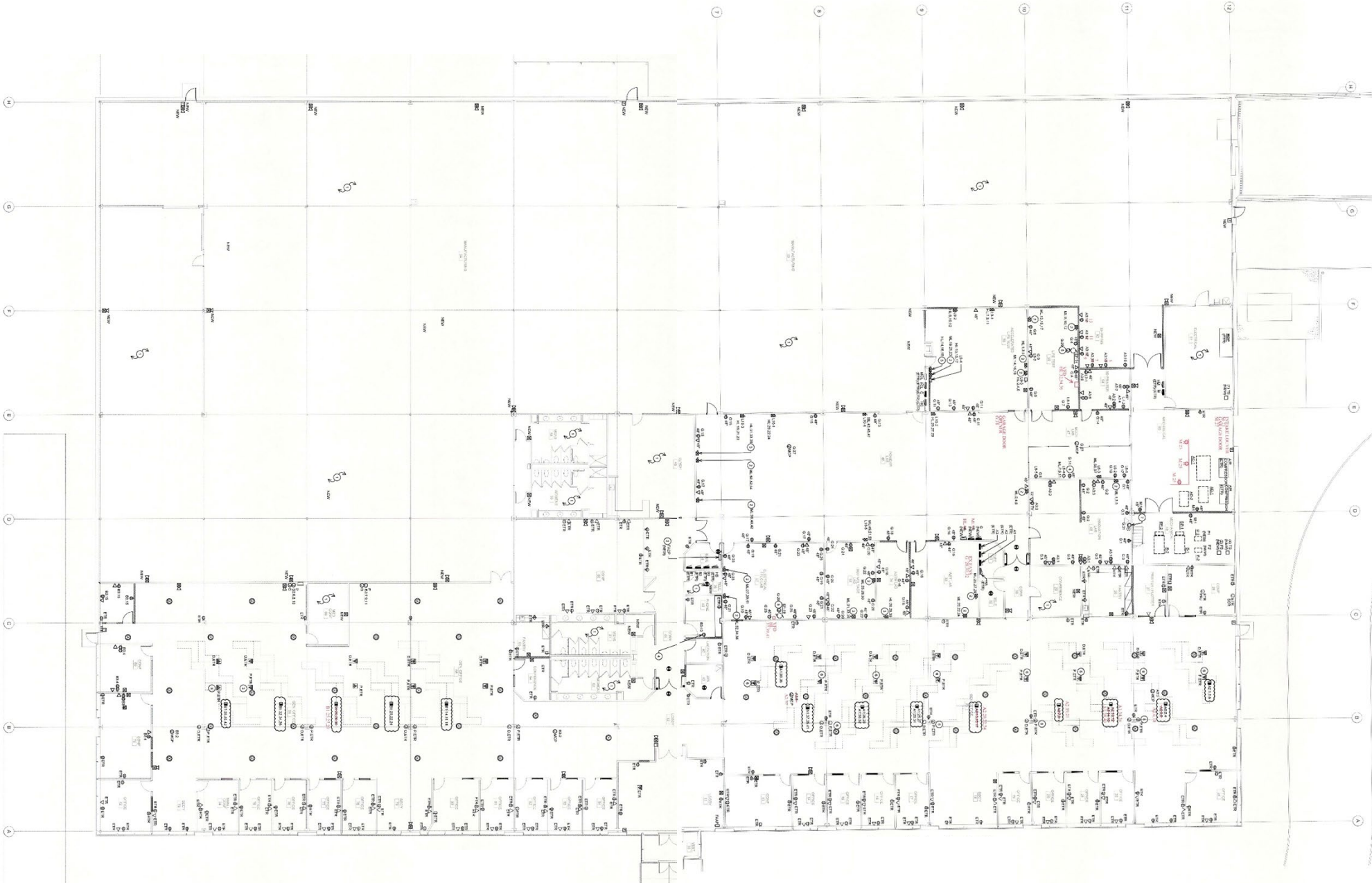
- SR 58 – 0.42 Miles
- I-90 / I-80 – 1.2 Miles
- Route 2 – 2.1 Miles

### Property Detail

<b>Address:</b>	100 Nordson Dr
<b>City:</b>	Amherst
<b>State:</b>	Ohio
<b>Zip:</b>	44001
<b>County:</b>	Lorain
<b>School District:</b>	Amherst CSD
<b>Parcel #'s:</b>	05-00-037-115-053
<b>Acres:</b>	12.28
<b>Zoning:</b>	I1 - Industrial
<b>Total SF:</b>	71,500
<b>Office SF:</b>	23,400
<b>Warehouse SF:</b>	48,100
<b>Year Built:</b>	1996
<b>Clear Height:</b>	18'
<b>Docks:</b>	1 (+1)
<b>Drive-Ins:</b>	1 (11'x14'9")
<b>Column Spacing:</b>	30'x30'
<b>Power:</b>	3-Phase 480V
<b>Office HVAC:</b>	Yes
<b>Warehouse HVAC:</b>	Yes
<b>Sprinklers:</b>	Wet
<b>Utility Providers</b>	
<b>Electric</b>	Ohio Edison
<b>Gas</b>	Columbia Gas
<b>Water</b>	City of Amherst
<b>Sewer</b>	City of Amherst

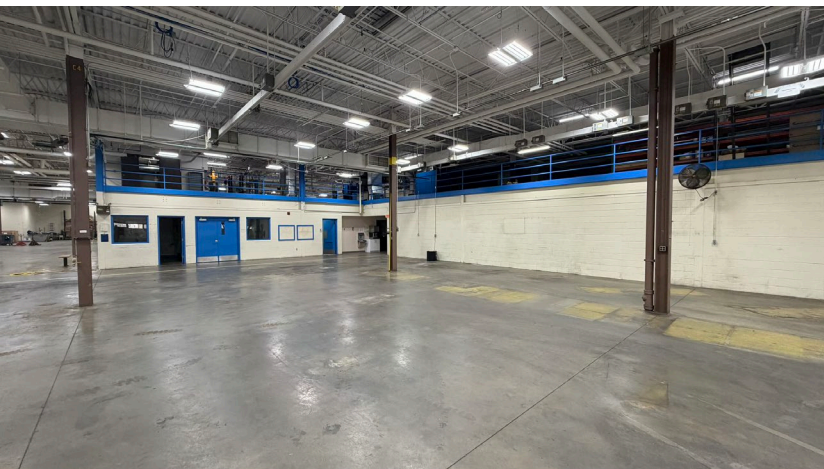
# Property Floor Plan

100 Nordson Drive | Amherst, OH



Note: these two plans were adjusted to fit together to approximate one clean floor plan.

# Property Description



## 200 Nordson Drive | Amherst, OH

Built in 1984, this ±69,000 SF facility sits on 12.15 industrial acres in Amherst, Ohio. The property features ±63,600 SF of office space and ±5,400 SF of warehouse, with a 18' clear height. Functional features include an exterior dock, drive-in door, heavy power with ample distribution throughout, and air line distribution.

### Property Amenities:

- Campus-like setting
- Well-maintained corporate facility
- Signage available
- Significant power distribution within/throughout.
- Two (2) 5T Bridge Cranes
- Floor drains.
- High-end compressors and air distribution.
- Convenient access to turnpike

### Distance to Highways

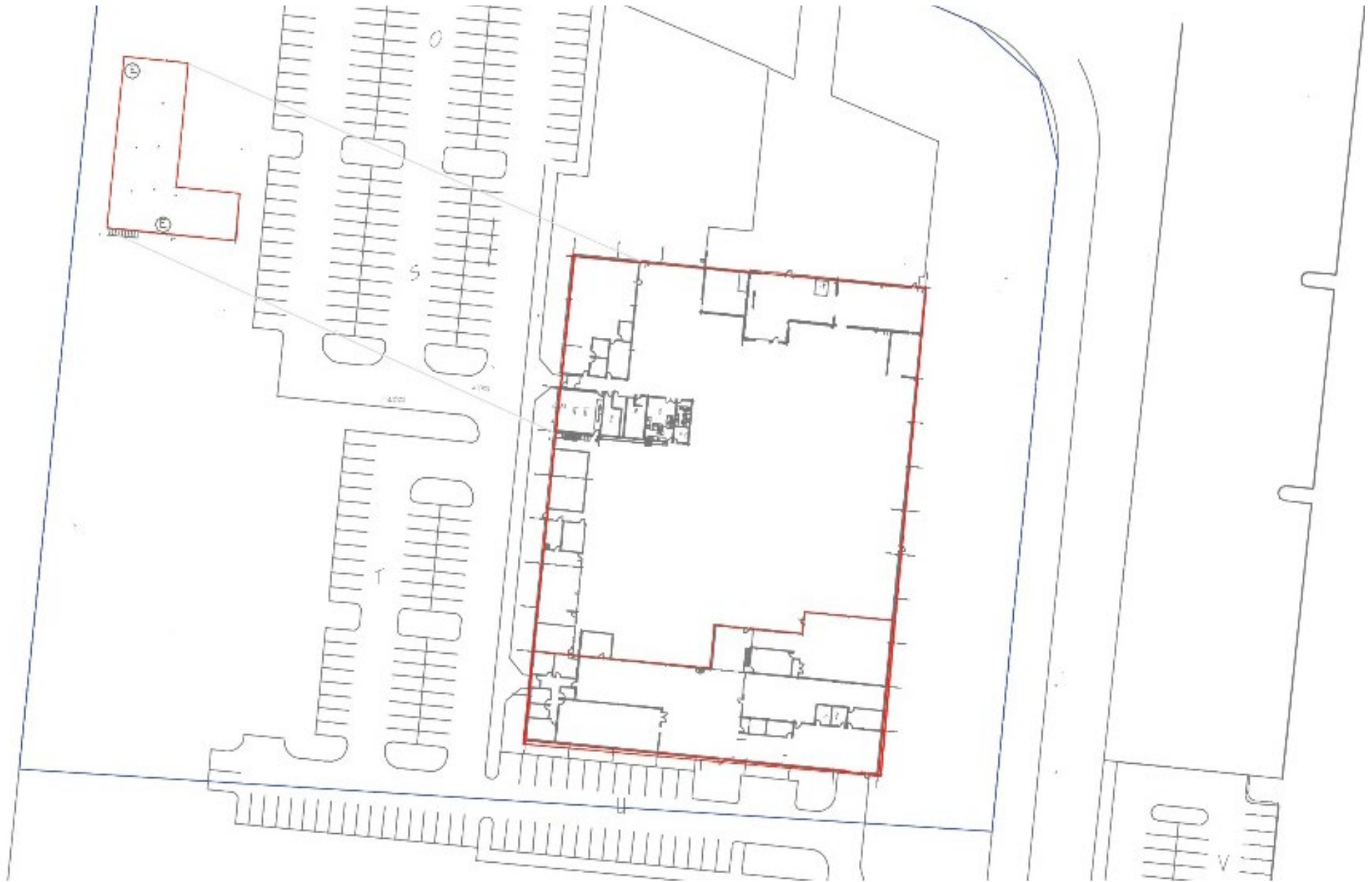
- SR 58 – 0.42 Miles
- I-90 / I-80 – 1.2 Miles
- Route 2 – 2.1 Miles

### Property Detail

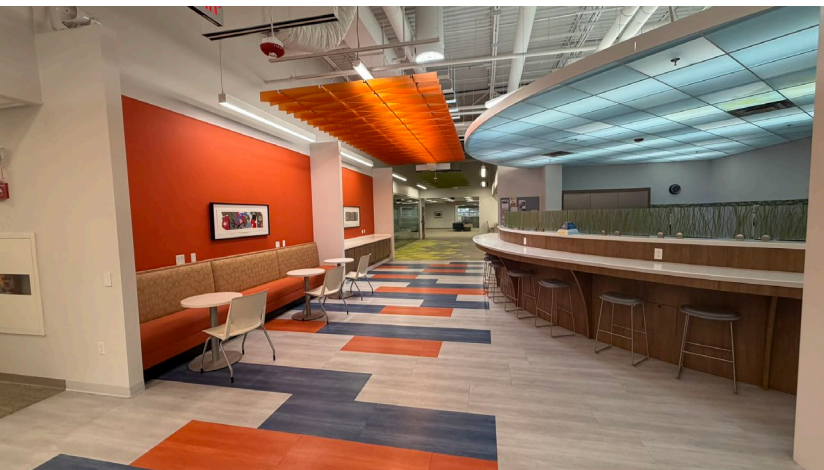
<b>Address:</b>	200 Nordson Dr
<b>City:</b>	Amherst
<b>State:</b>	Ohio
<b>Zip:</b>	44001
<b>County:</b>	Lorain
<b>School District:</b>	Amherst CSD
<b>Parcel #'s:</b>	05-00-036-104-050
<b>Acres:</b>	12.15
<b>Zoning:</b>	I1 - Industrial
<b>Total SF:</b>	69,000
<b>Office SF:</b>	5,400
<b>Warehouse SF:</b>	63,000
<b>Year Built:</b>	1984
<b>Clear Height:</b>	18'
<b>Docks:</b>	1 (+1)
<b>Drive-Ins:</b>	2 (14'x14'; 14'x10')
<b>Column Spacing:</b>	30'x30'
<b>Power:</b>	3,000 Amps 3-Phase 480V
<b>Office HVAC:</b>	Yes
<b>Warehouse HVAC:</b>	Yes
<b>Sprinklers:</b>	Wet
<b>Utility Providers</b>	
<b>Electric</b>	Ohio Edison
<b>Gas</b>	Columbia Gas
<b>Water</b>	City of Amherst
<b>Sewer</b>	City of Amherst

# Property Floor Plan

200 Nordson Drive | Amherst, OH



# Property Description



## 300 Nordson Drive | Amherst, OH

Located in Amherst, Ohio, 300 Nordson Drive offers 99,600 square feet of industrial space on a 12.15-acre parcel zoned I1 - Industrial. The property includes approximately 79,600 square feet of office space and roughly 20,000 square feet of lab and warehouse area, with clear heights from 14'-17'. Built in 1989 and renovated in 2018, the building features a large employee kitchen(s) with multiple dining areas. The facility is equipped with 3-phase, 480V power, full climate control and healthy power distribution. Situated in Lorain County this site is ideal for users seeking a versatile, well-equipped industrial opportunity.

### Property Amenities:

- Campus-like setting
- Well-maintained corporate facility
- Significant R&D space with corresponding amenities
- Class 1 / Div. 1 Hazard Storage Room
- Lab space
- 2018 office renovation
- Roof Access
- Convenient access to turnpike
- Large employee kitchen & dining area

### Distance to Highways

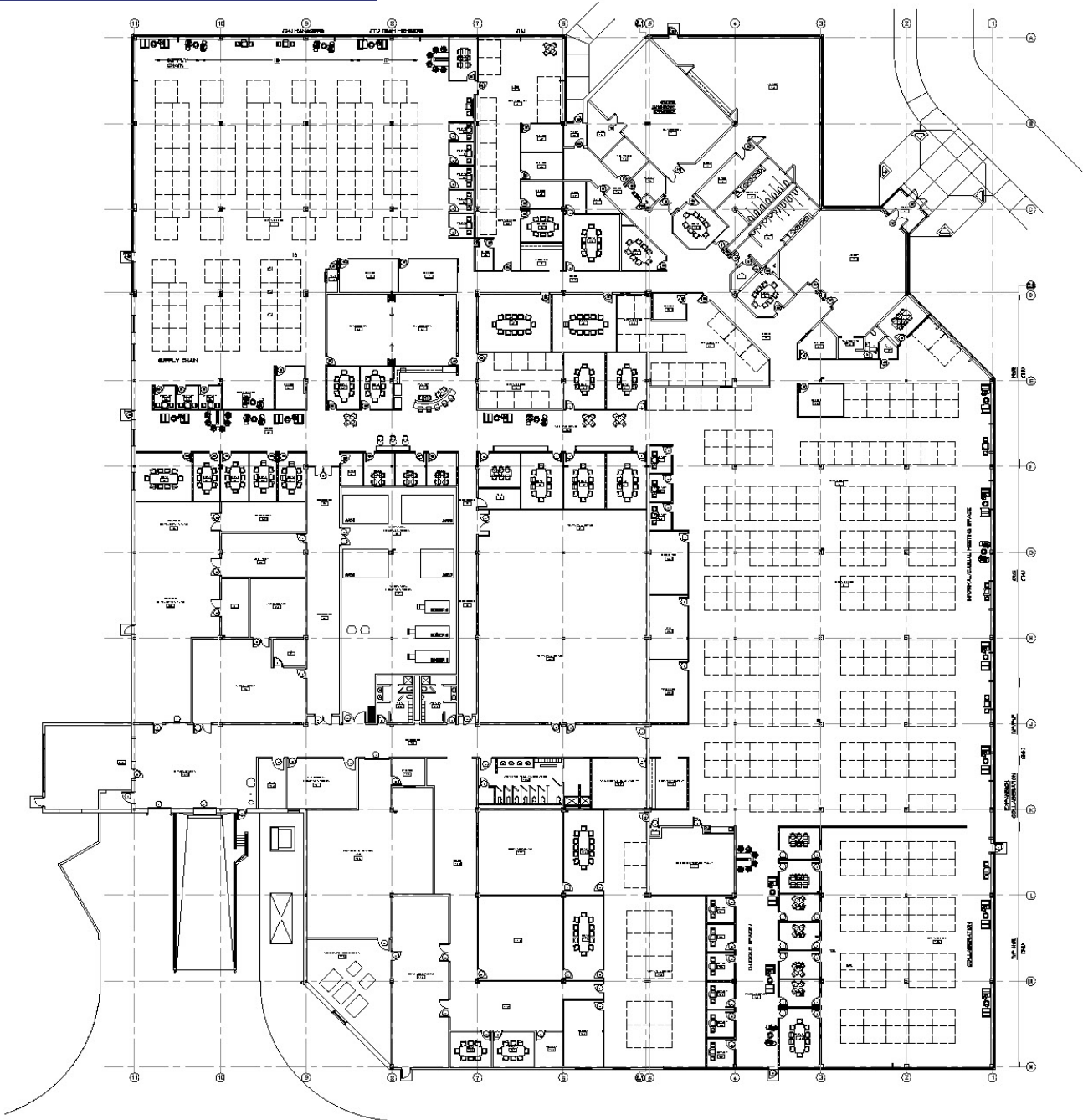
- SR 58 – 0.42 Miles
- I-90 / I-80 – 1.2 Miles
- Route 2 – 2.1 Miles

### Property Detail

<b>Address:</b>	300 Nordson Dr
<b>City:</b>	Amherst
<b>State:</b>	Ohio
<b>Zip:</b>	44001
<b>County:</b>	Lorain
<b>School District:</b>	Amherst CSD
<b>Parcel #'s:</b>	05-00-036-104-050
<b>Acres:</b>	12.15
<b>Zoning:</b>	I1 - Industrial
<b>Total SF:</b>	+/- 99600
<b>Office SF:</b>	+/-79,600
<b>Warehouse/Lab SF:</b>	+/-20,000
<b>Year Built:</b>	1989
<b>Underside of Beam:</b>	14'-17'
<b>Docks:</b>	1 (+1)
<b>Drive-Ins:</b>	1 (8'x10')
<b>Column Spacing:</b>	30'x30'
<b>Power:</b>	3-Phase 480V
<b>Office HVAC:</b>	Yes
<b>Warehouse/Lab HVAC:</b>	Yes
<b>Sprinklers:</b>	Wet
<b>Lighting</b>	LED
<b>Utility Providers</b>	
<b>Electric</b>	Ohio Edison
<b>Gas</b>	Columbia Gas
<b>Water</b>	City of Amherst
<b>Sewer</b>	City of Amherst

# Property Floor Plan

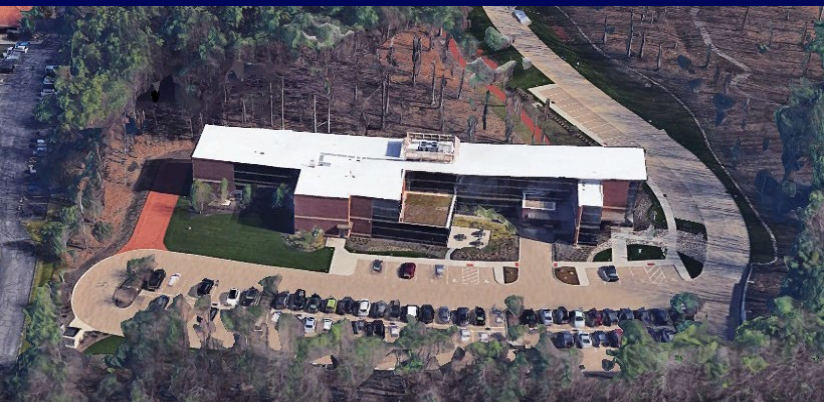
300 Nordson Drive | Amherst, OH



Reference Plan



# Property Description



## 28601 Clemens Road | Westlake, OH

Built in 2010, this ±28,000 SF office facility sits on 11.64 acres in Westlake, Ohio. In 2012, this building was awarded LEED certification at the Silver level by the U.S. Green Building Council.

### Property Amenities:

- Campus-like setting
- Well-maintained corporate facility
- Signage available

### Distance to Highways

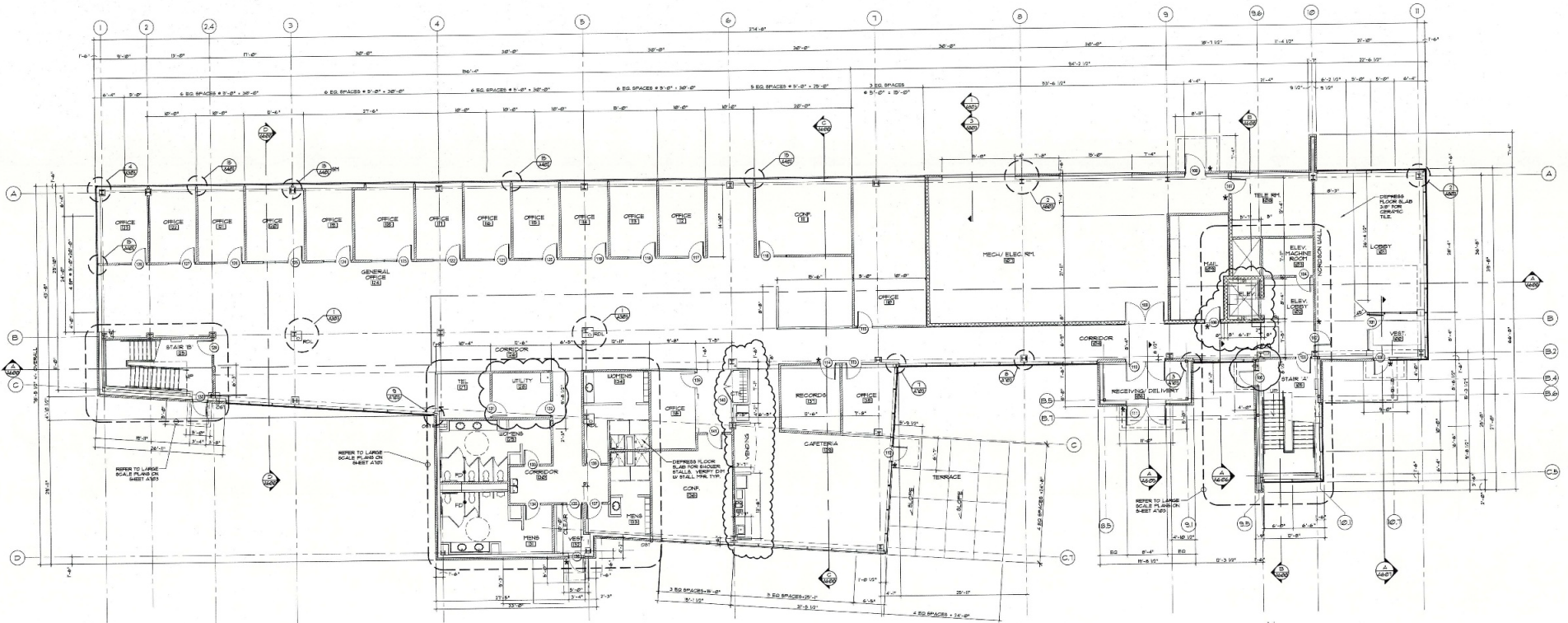
- I-90: 1.2 Miles
- SR 254 (Detroit Rd.): 1.6 Miles
- Route 6 (Lake Rd.): 2.2 Miles

### Property Detail

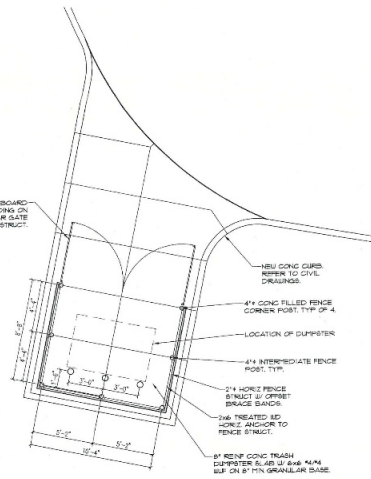
<b>Address:</b>	28601 Clemens Rd
<b>City:</b>	Westlake
<b>State:</b>	Ohio
<b>Zip:</b>	44145
<b>County:</b>	Cuyahoga
<b>Parcel Number:</b>	212-11-031
<b>Acres:</b>	11.64
<b>Zoning:</b>	OL
<b>School District:</b>	Westlake CSD
<b>Total SF:</b>	28,000
<b>Office SF:</b>	28,000
<b>Year Built:</b>	2010
<b>Utility Providers</b>	
<b>Electric</b>	The Illuminating Company
<b>Gas</b>	Columbia Gas
<b>Water</b>	City of Westlake
<b>Sewer</b>	City of Westlake

# Property Floor Plan

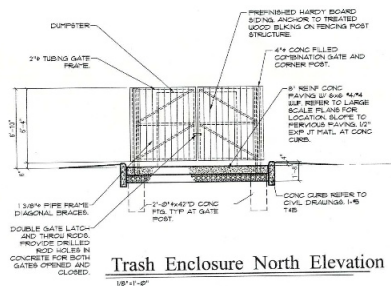
28601 Clemens Road | Westlake, OH | First Floor



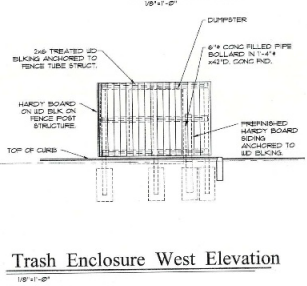
First Floor Dimension Plan



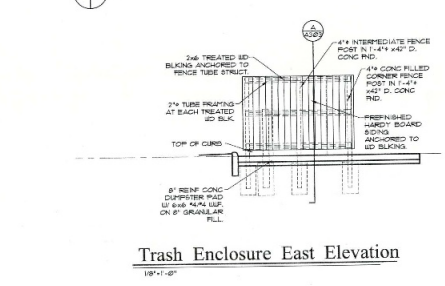
Trash Enclosure Plan



Trash Enclosure North Elevation



Trash Enclosure West Elevation



Trash Enclosure East Elevation

NOTE: ALL PIPE FRAME TUBING 3/4\"/>

Civil Engineer  
**BRAMHALL**  
 ENGINEERING AND SURVEYING CO., INC.  
 80 W. MARKET ST., SUITE 200  
 WESTLAKE, OH 44145  
 (440) 244-7676 (440) 244-7676 FAX

Structural Engineer  
**U.S. ENGINEERS LTD.**  
 28017 O'CONNOR RD., SUITE 100  
 WESTLAKE, OH 44145  
 (440) 244-7676 FAX

Mechanical Engineer  
**K**  
 KOPPELKE  
 MECHANICAL  
 100 W. MARKET ST., SUITE 200  
 WESTLAKE, OH 44145  
 (440) 244-7676 FAX

Electrical Engineer  
**Gedron, Frederick & Company**  
 Electrical Engineers & Designers  
 28017 O'CONNOR RD., SUITE 100  
 WESTLAKE, OH 44145  
 (440) 244-7676 FAX

Project Architect  
**CLARK & POST**  
 architects inc.  
 6111 St. Brandywine  
 Levels, Ohio 44024

LEED Consultant  
**Doty & Miller**  
 ARCHITECTS

FOR CONSTRUCTION USE ONLY

Date: Revisions  
 January 4, 2010  
 February 19, 2010

Project Description  
 Site Development, Building Shell and Interior Package  
 New Headquarters Facility for  
**Nordson Corporation**  
 28601 Clemens Road  
 Westlake, Ohio 44145  
 Project Number: 0907.D  
 Sheet Title

Professional Engineer Seal  
 State of Ohio  
 No. 10000  
 R.A. MAZUR  
 CIVIL ENGINEER

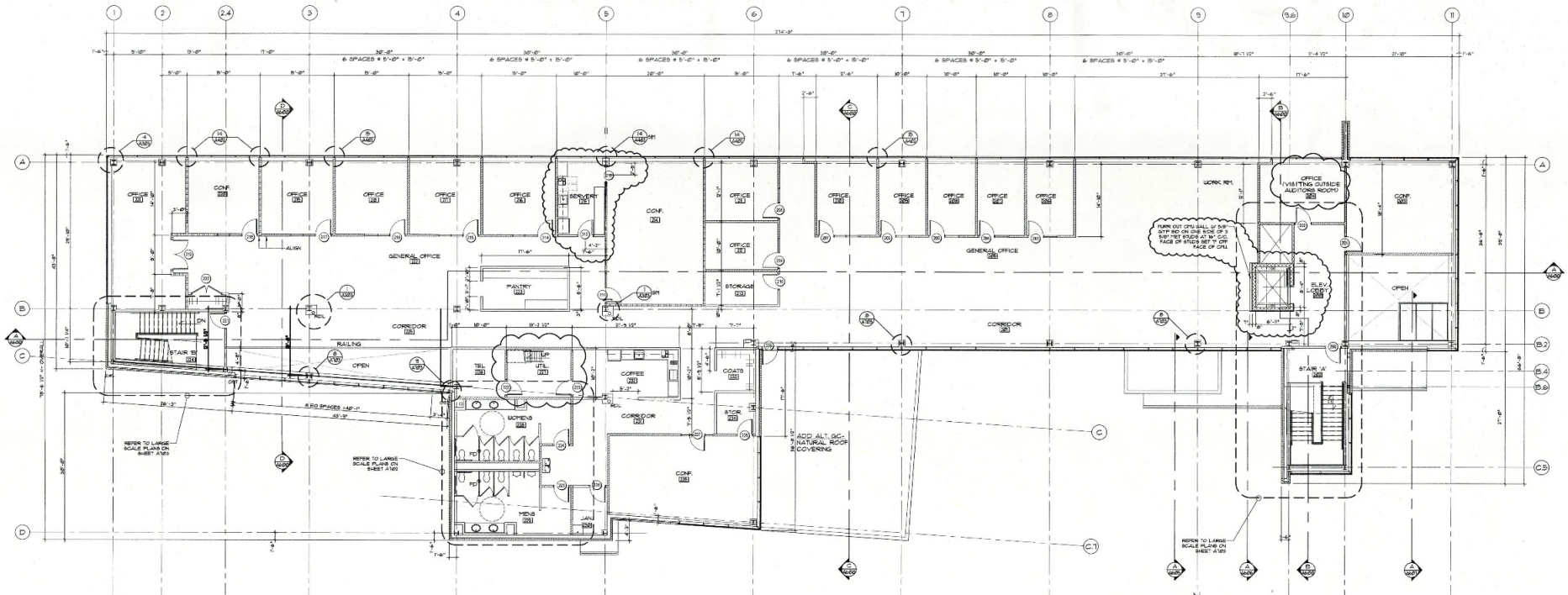
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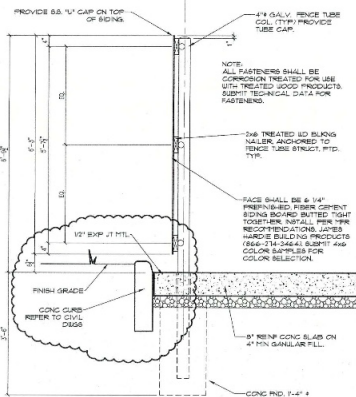
Professional Engineer Seal  
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# Property Floor Plan

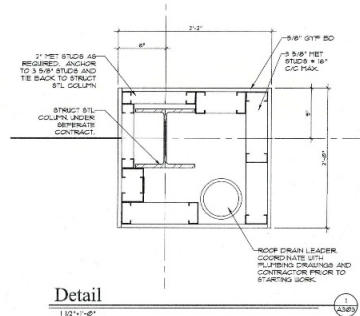
28601 Clemens Road | Westlake, OH | Second Floor



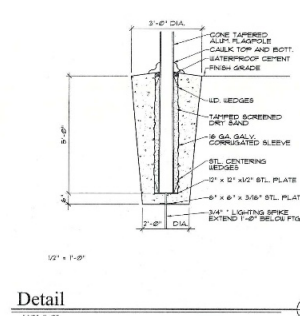
Second Floor Dimension Plan



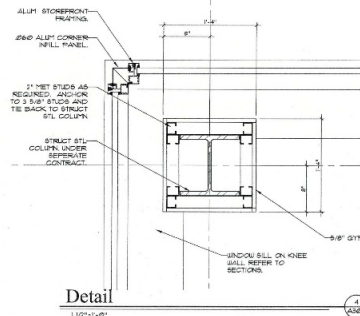
Trash Enclosure Section



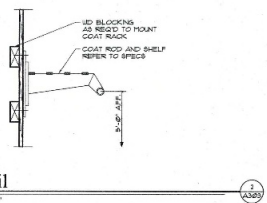
Detail



Detail



Detail



Detail

Civil Engineer



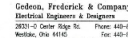
Structural Engineer



Mechanical Engineer



Electrical Engineer



Project Architect



1.3930 Consultant



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Date Revisions

January 4, 2010

February 19, 2010

Sheet Descriptions  
Second Floor  
Dimension Plan

Project Name

Site Development, Building Shell and Interior Package  
New Headquarters Facility for Nordson Corporation

Nordson Corporation

28601 Clemens Road  
Westlake, Ohio 44145 Project Number 1907-D

Sheet Title

A-303

**Subject Properties**

1 100-300 Nordson Dr | Amherst, OH

2 28601 Clemens Rd | Westlake, OH

**Distance to Rt 2**

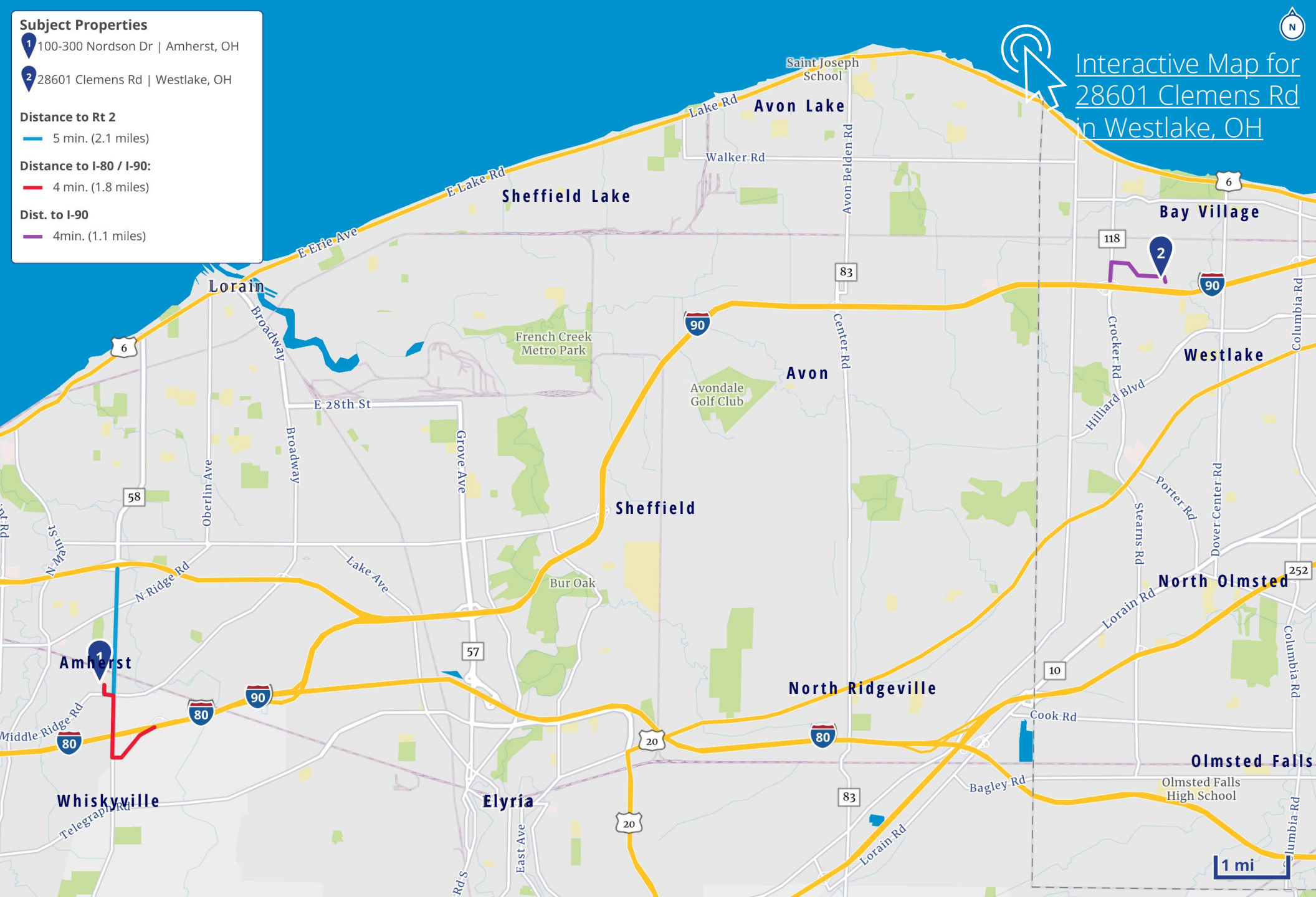
— 5 min. (2.1 miles)

**Distance to I-80 / I-90:**

— 4 min. (1.8 miles)

**Dist. to I-90**

— 4min. (1.1 miles)



[Interactive Map for 28601 Clemens Rd in Westlake, OH](#)



[Interactive Map for 100 - 300 Nordson Dr in Amherst, OH](#)



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