



**FOR SALE**

200 Nordson Dr | Amherst, OH

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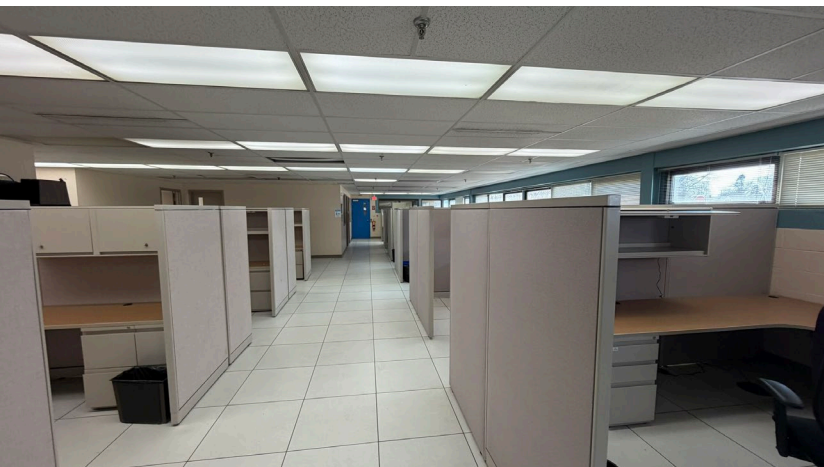
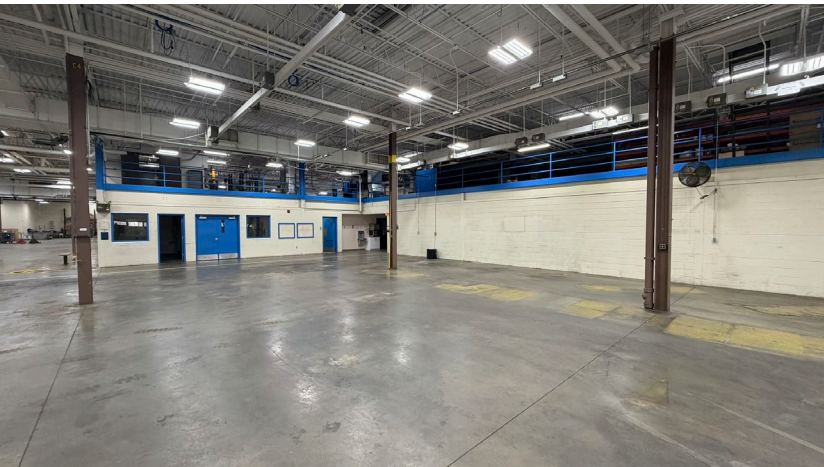


# Parcel Aerial

200 Nordson Drive | Amherst, OH



# 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

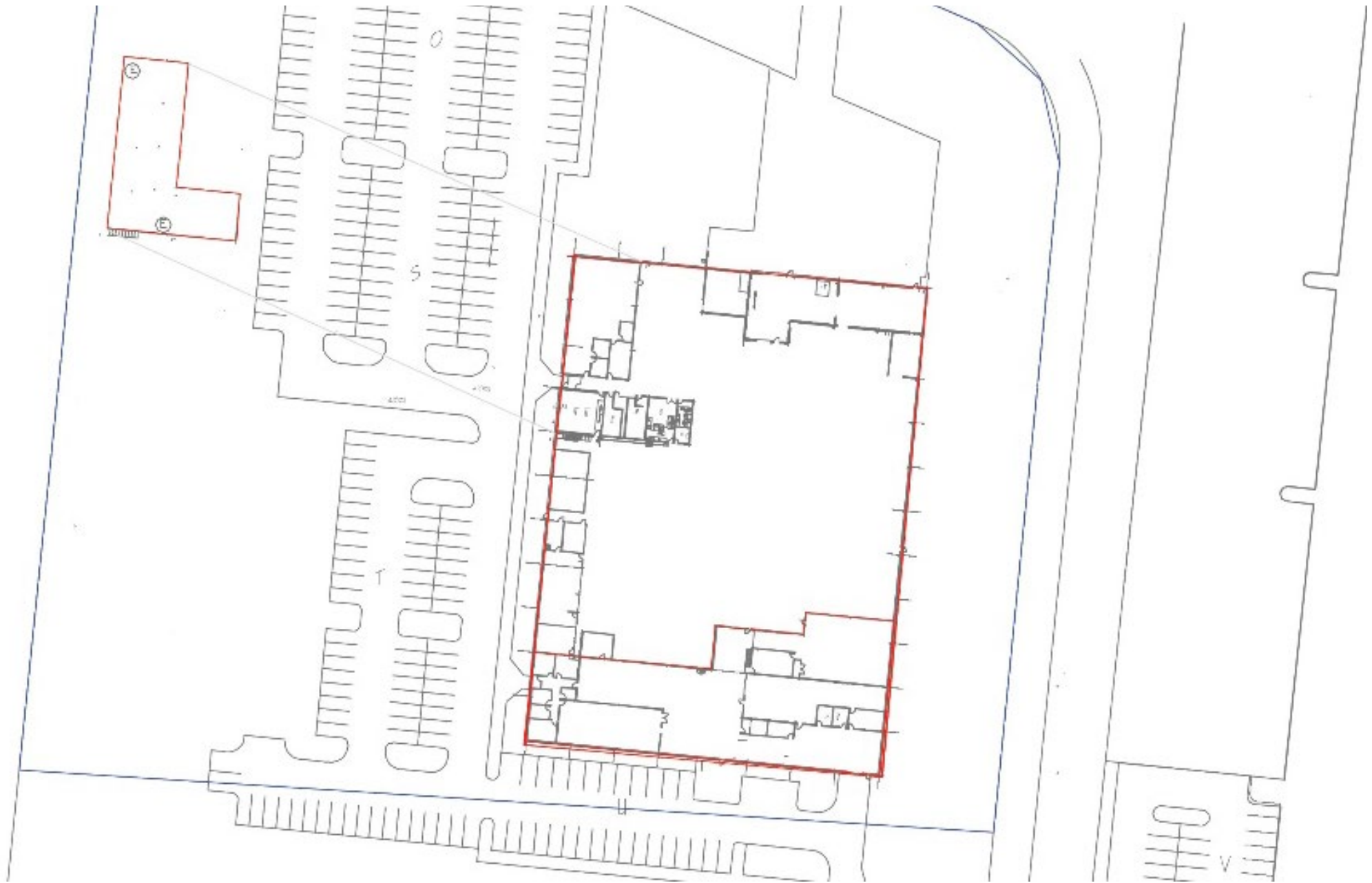
- SR 58 – 0.42 Miles
- I-90 / I-80 – 1.2 Miles
- Route 2 – 2.1 Miles

### 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

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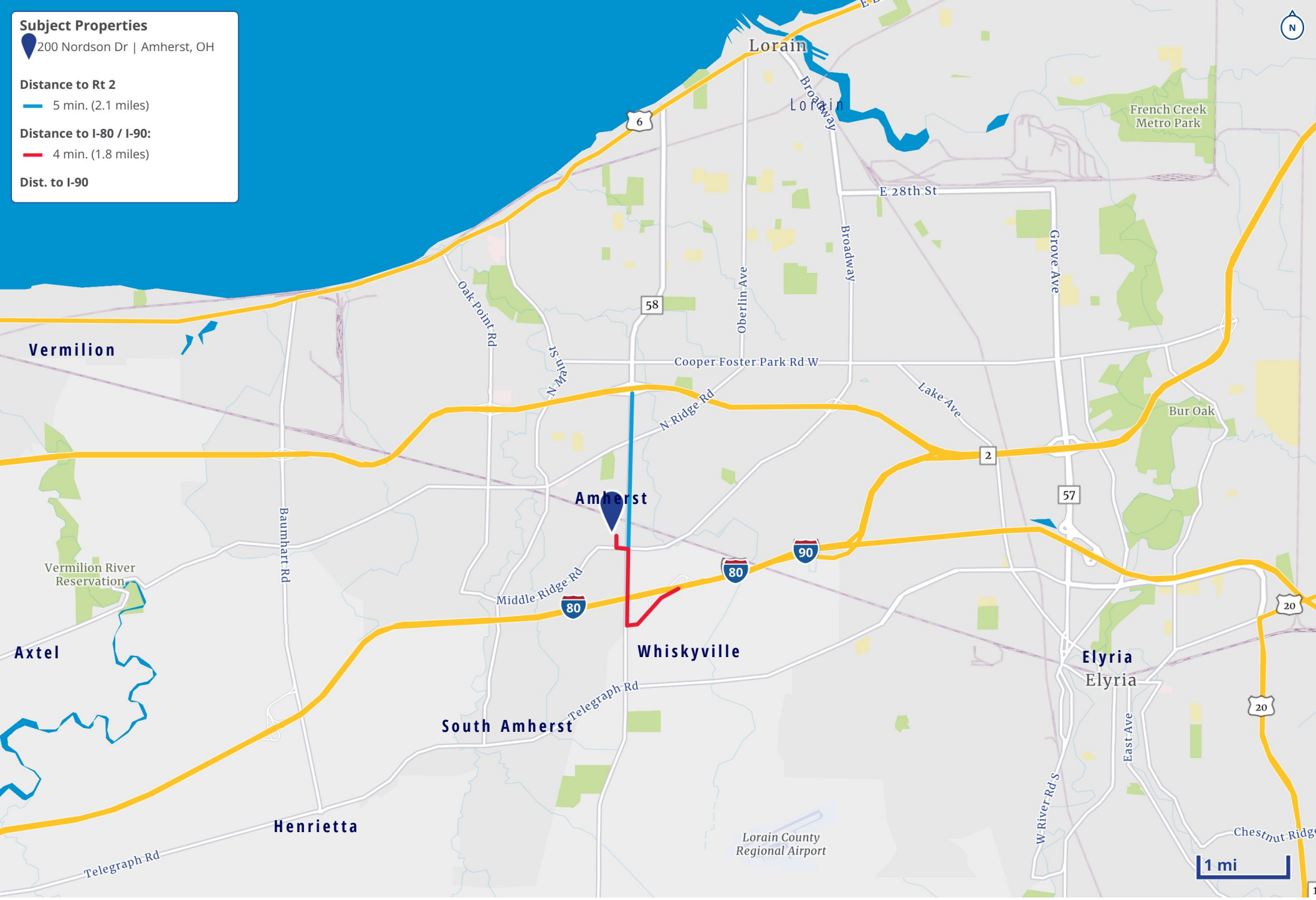


**Subject Properties**  
 200 Nordson Dr | Amherst, OH

**Distance to Rt 2**  
 5 min. (2.1 miles)

**Distance to I-80 / I-90:**  
 4 min. (1.8 miles)

**Dist. to I-90**



**Interactive Map for 200 Nordson Dr in Amherst, OH**



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