



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 Nordon 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

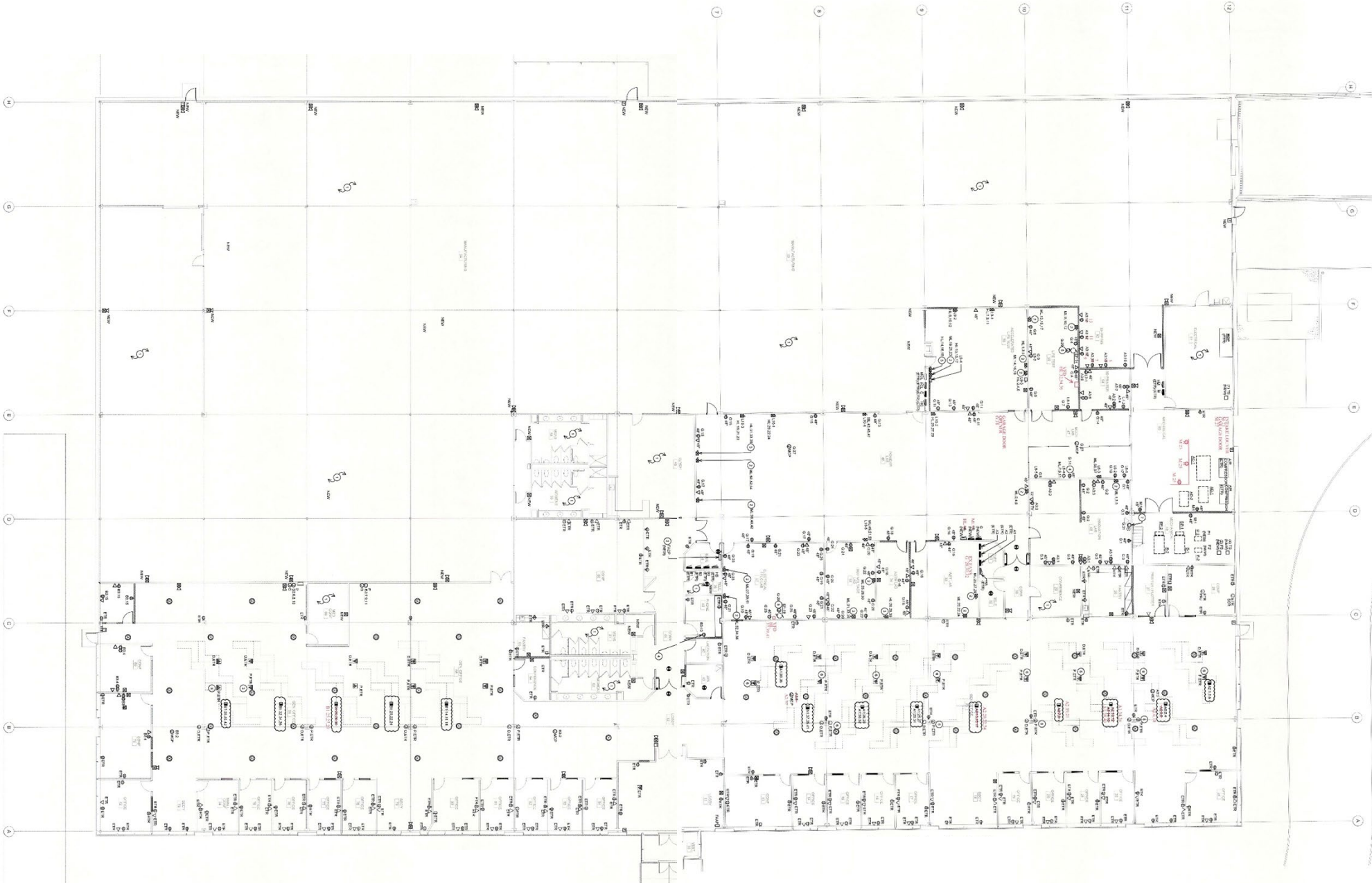
- SR 58 – 0.42 Miles
- I-90 / I-80 – 1.2 Miles
- Route 2 – 2.1 Miles

Property Detail

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

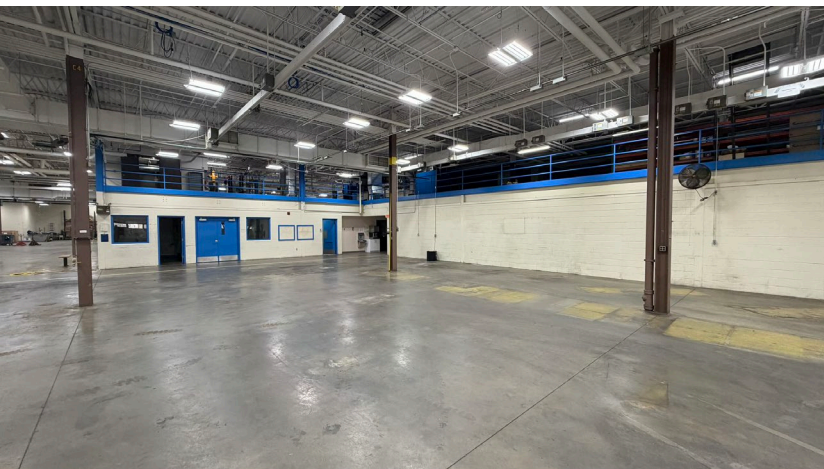
Property Floor Plan

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

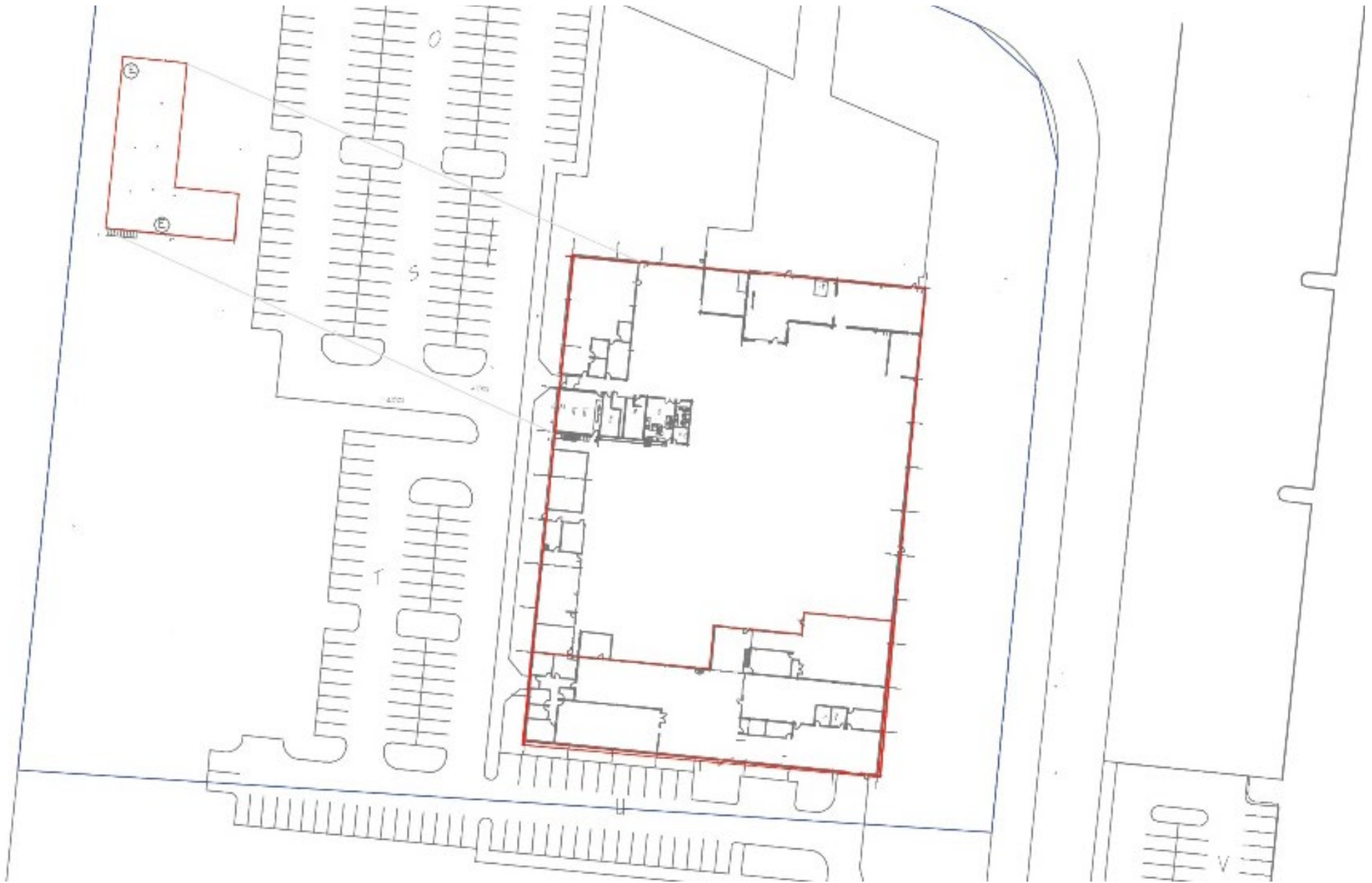
- SR 58 – 0.42 Miles
- I-90 / I-80 – 1.2 Miles
- Route 2 – 2.1 Miles

Property Detail

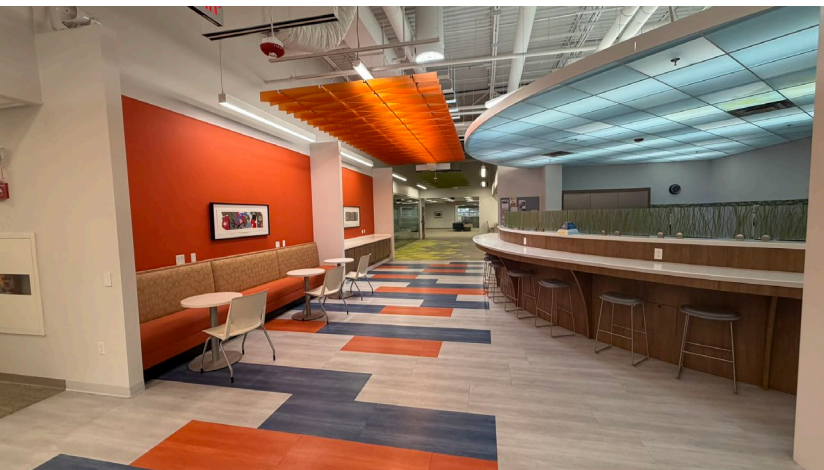
Address:	200 Nordson Dr
City:	Amherst
State:	Ohio
Zip:	44001
County:	Lorain
School District:	Amherst CSD
Parcel #'s:	05-00-036-104-050
Acres:	12.15
Zoning:	I1 - Industrial
Total SF:	69,000
Office SF:	5,400
Warehouse SF:	63,000
Year Built:	1984
Clear Height:	18'
Docks:	1 (+1)
Drive-Ins:	2 (14'x14'; 14'x10')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

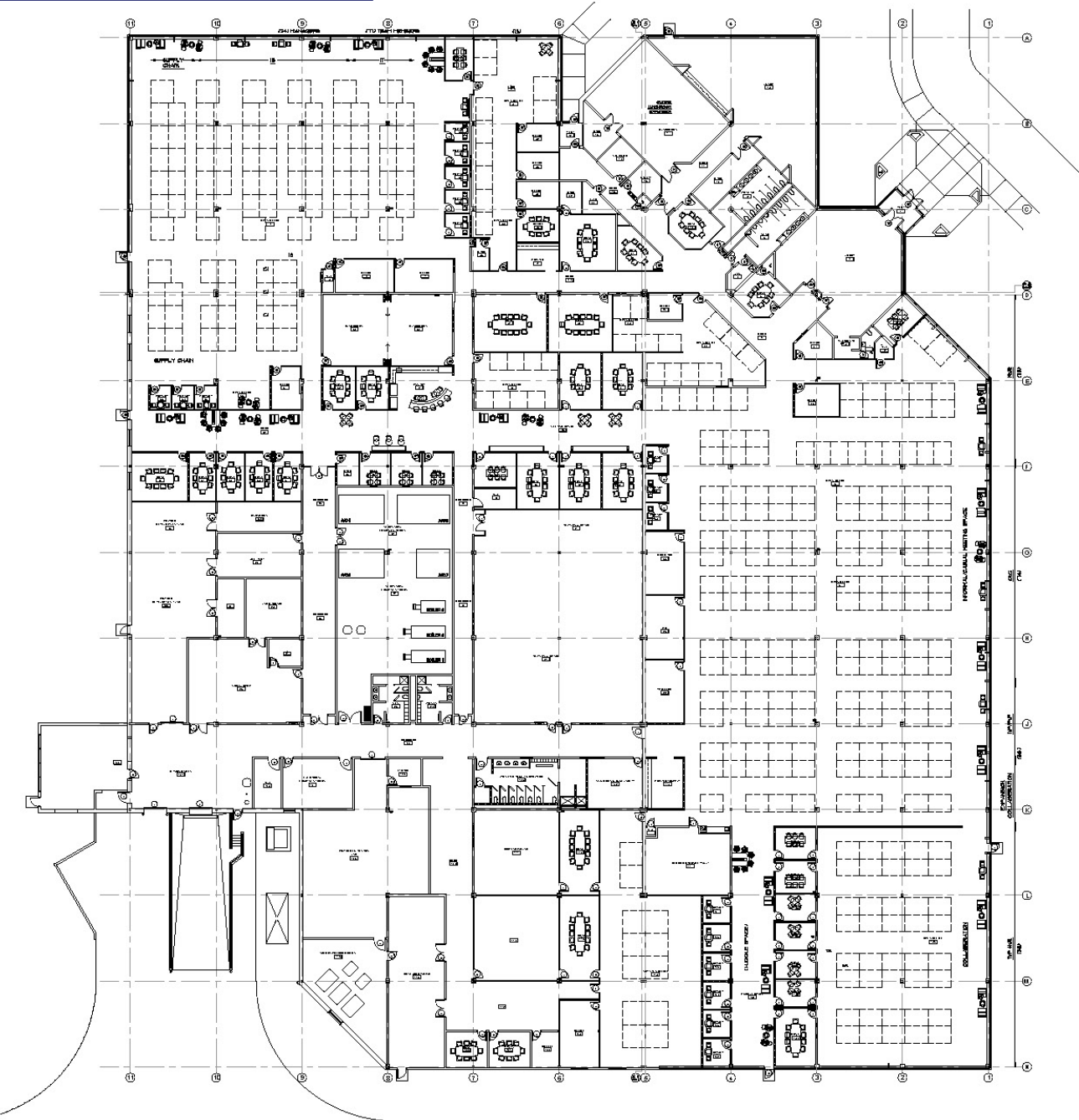
- SR 58 – 0.42 Miles
- I-90 / I-80 – 1.2 Miles
- Route 2 – 2.1 Miles

Property Detail

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

Address: 28601 Clemens Rd

City: Westlake

State: Ohio

Zip: 44145

County: Cuyahoga

Parcel Number: 212-11-031

Acres: 11.64

Zoning: OL

School District: Westlake CSD

Total SF: 28,000

Office SF: 28,000

Year Built: 2010

Utility Providers

Electric The Illuminating Company

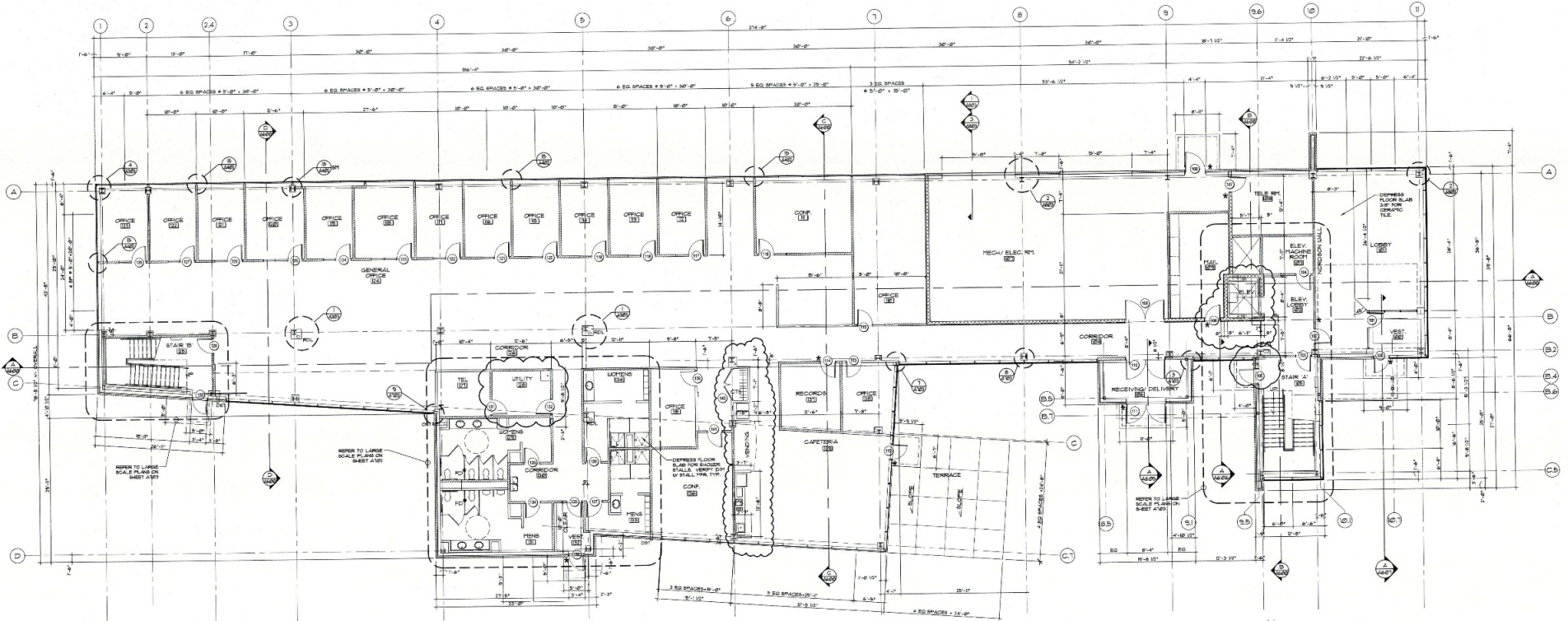
Gas Columbia Gas

Water City of Westlake

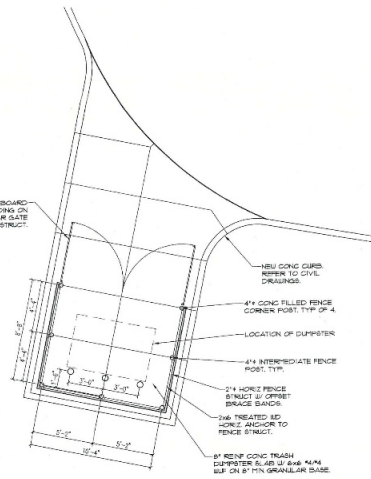
Sewer City of Westlake

Property Floor Plan

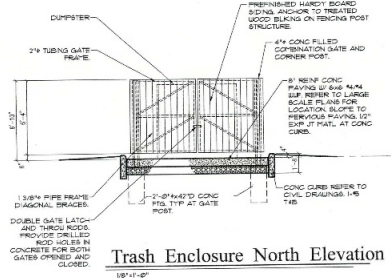
28601 Clemens Road | Westlake, OH | First Floor



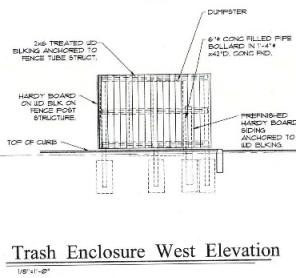
First Floor Dimension Plan



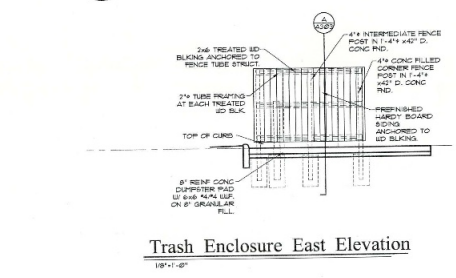
Trash Enclosure Plan



Trash Enclosure North Elevation



Trash Enclosure West Elevation



Trash Enclosure East Elevation

NOTE: ALL PIPE FRAME TUBING 20" WALL THICKNESS, ASTM A-360 CLASS 5, HOT DIPPED GALVANIZED. ALL METAL TO BE PAINTED.
 PROVIDE ADDITIONAL 2x4 BULKING AS REQUIRED FOR A COMPLETE AND WORKING INSTALLATION. PROVIDE ALL ADDITIONAL GATE HARDWARE AS REQUIRED FOR A COMPLETE AND WORKING INSTALLATION.

<p>Civil Engineer</p> <p>BRAMHALL ENGINEERING AND SURVEYING CO., INC. 301 W. MAIN ST. W. #100 COLUMBUS, OH 43215 (614) 221-7070</p>	<p>Mechanical Engineer</p> <p>Korff CORP. 11111 W. 11TH AVE. SUITE 100 DENVER, CO 80233 (303) 733-1111</p>	<p>Project Architect</p> <p>CLARK & POST architects inc. 6111 St. Brandywine LEVELS, OHIO 44130</p>
<p>Structural Engineer</p> <p>U.S. ENGINEERS LTD. 2001 S. OAKWAY BLVD. SUITE 100 WESTLAKE, OH 44145 (440) 333-3333</p>	<p>Electrical Engineer</p> <p>Gedron, Frederick & Company Electrical Engineers & Designers 2001 S. Oakway Blvd. Westlake, Ohio 44145 Tel: 440-333-3333</p>	<p>LEED Consultant</p> <p>Doty & Miller ARCHITECTS</p>

FOR CONSTRUCTION USE ONLY

Date: Revisions
 January 4, 2010
 February 19, 2010

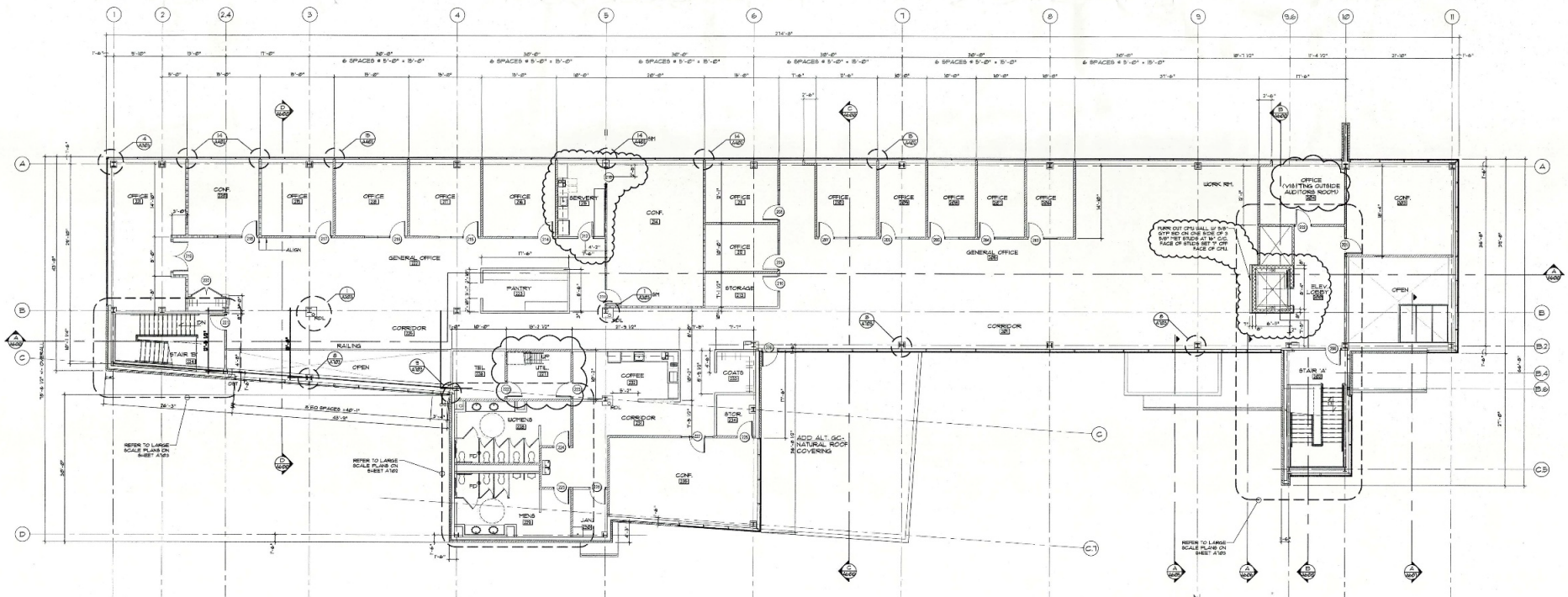
Project: Design
 Site Development, Building Shell and Interior Package
 New Headquarters Facility for
Nordson Corporation
 28601 Clemens Road
 Westlake, Ohio 44145
 Project Number: 0907-D
 Sheet Title

Sheet Description
 First Floor Dimension Plan

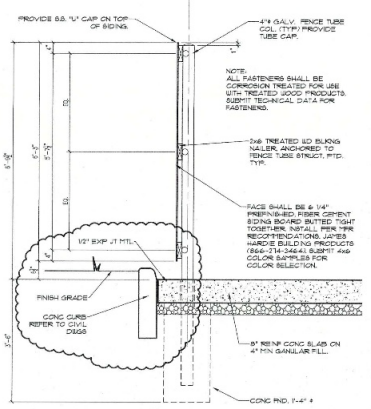
A-301

Property Floor Plan

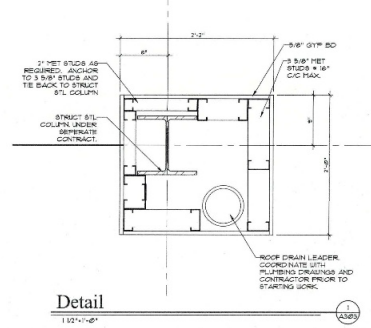
28601 Clemens Road | Westlake, OH | Second Floor



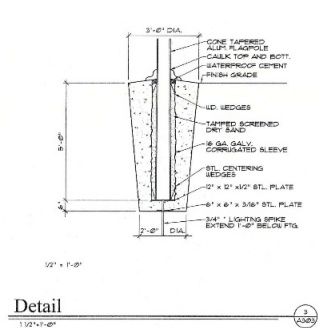
Second Floor Dimension Plan
1/8" = 1'-0"



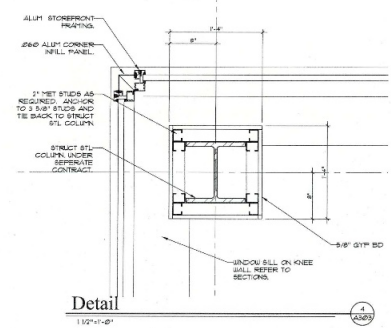
Trash Enclosure Section
3/4" = 1'-0"



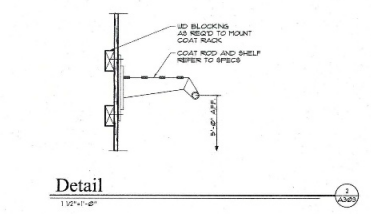
Detail
1/2" = 1'-0"



Detail
1/2" = 1'-0"



Detail
1/2" = 1'-0"



Detail
1/2" = 1'-0"

<p>Civil Engineer</p> <p>BRAMHALL ARCHITECTS AND ENGINEERS, INC. 28601 CLEMENS ROAD, SUITE 200 WESTLAKE, OH 44145 TEL: 440.351.1000 WWW.BRAMHALL.COM</p>	<p>Mechanical Engineer</p> <p>K KENTON MECHANICAL ENGINEERS 10000 WOODLAND AVENUE, SUITE 200 CLEVELAND, OH 44130 TEL: 216.763.1000 WWW.KENTONMECHANICAL.COM</p>	<p>Project Architect</p> <p>CLARK & POST architects inc. 8322 St. Breckley Lorain, Ohio 44040</p>
<p>Structural Engineer</p> <p>LMI engineers ltd. 10000 WOODLAND AVENUE, SUITE 200 CLEVELAND, OH 44130 TEL: 216.763.1000 WWW.LMIENGINEERS.COM</p>	<p>Electrical Engineer</p> <p>Cedeno, Frederick & Company Electrical Engineers & Designers 3801-C Cedar Run St. Westlake, OH 44145 TEL: 440.351.0000 WWW.CEDENOFREDERICK.COM</p>	<p>1.3930 Consultant</p> <p>Doty & Miller ARCHITECTS</p>

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Date: Revision
January 4, 2010
February 19, 2010

Sheet Description
Second Floor
Dimension Plan

Project Name
Site Development, Building Shell and Interior Package
New Headquarters Facility for
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:

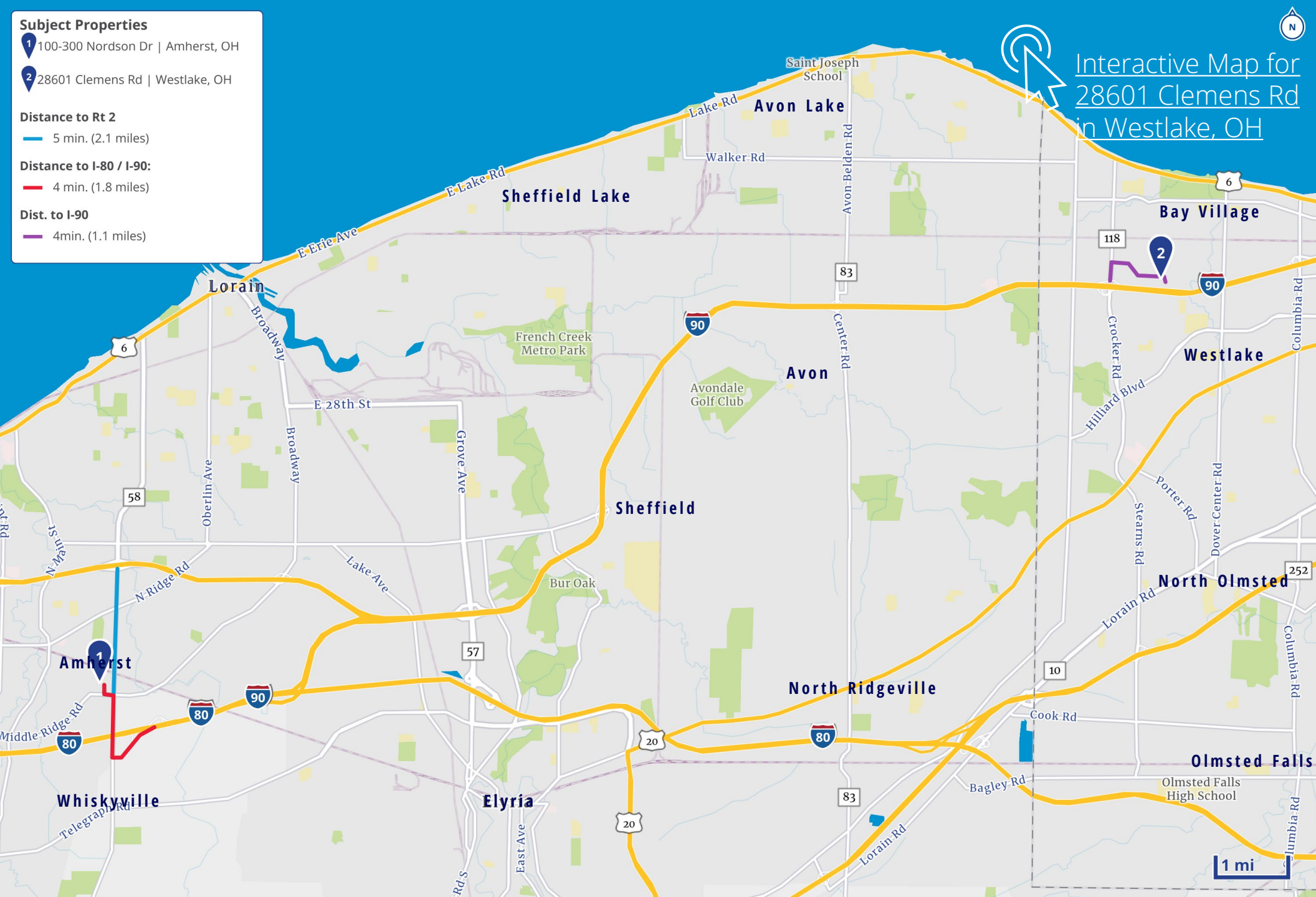
— 4 min. (1.8 miles)

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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