

BUILD-TO-SUIT **OPPORTUNITY**

3545 Lane Road Extension | Perry, Ohio 44081

35,000+ SF
BUILDABLE

3.0 Acres
SITE SIZE

Heavy
INDUSTRIAL ZONING

Perry, OH
LAKE COUNTY



Aerial view — 3.0-acre site outlined in red, fronting Lane Road Extension

THE OPPORTUNITY

A rare, shovel-ready build-to-suit opportunity on a 3.0-acre Heavy Industrial parcel along Lane Road Extension in Perry, Ohio. Deming will design and construct a facility up to 35,000+ square feet to your specifications, positioning your operation in an established industrial corridor with immediate neighbors already in production and warehouse use.

SITE HIGHLIGHTS

- Level, cleared 3.0-acre parcel ready for development
- Direct frontage on Lane Road Extension (T-629)
- Heavy Industrial zoning supports a broad range of uses
- Surrounded by established industrial and warehouse buildings
- Build-to-suit up to 35,000+ SF — designed around your operation
- Located in Perry Township, Lake County, Ohio

PARCEL DETAILS

Address	3545 Lane Road Ext, Perry, OH 44081
Parcel ID	03-A-014-0-00-037-0
Acreage	3.0 Acres
Zoning	Heavy Industrial
Max Building Size	35,000+ SF (build-to-suit)
Delivery	Design-build to tenant specifications

ZONING SNAPSHOT

Heavy Industrial

Heavy Industrial zoning accommodates manufacturing, warehousing, distribution, outdoor storage, and other industrial operations — giving your business flexibility to build exactly what it needs. Confirm specific use requirements with Perry Township.

BUILDING SPECIFICATIONS

- 6" reinforced concrete floor slab
- Truck dock loading
- Fire protection sprinkler system throughout

WHY BUILD-TO-SUIT

- Facility designed around your workflow and equipment
- Control over size, clear height, docks, and office finish
- No compromise from retrofitting existing space
- Single point of contact from site plan through delivery