



**FOR SALE**

100 Nordson Dr | Amherst, OH

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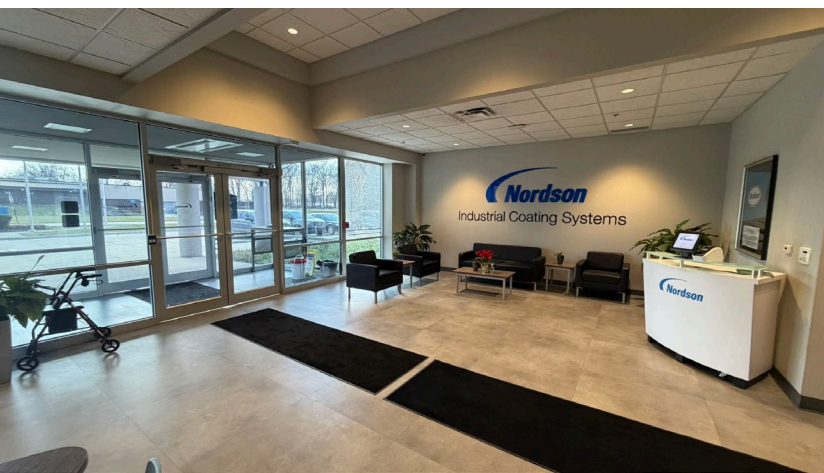


# Parcel Aerial

100 Nordson Drive | Amherst, OH



# 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

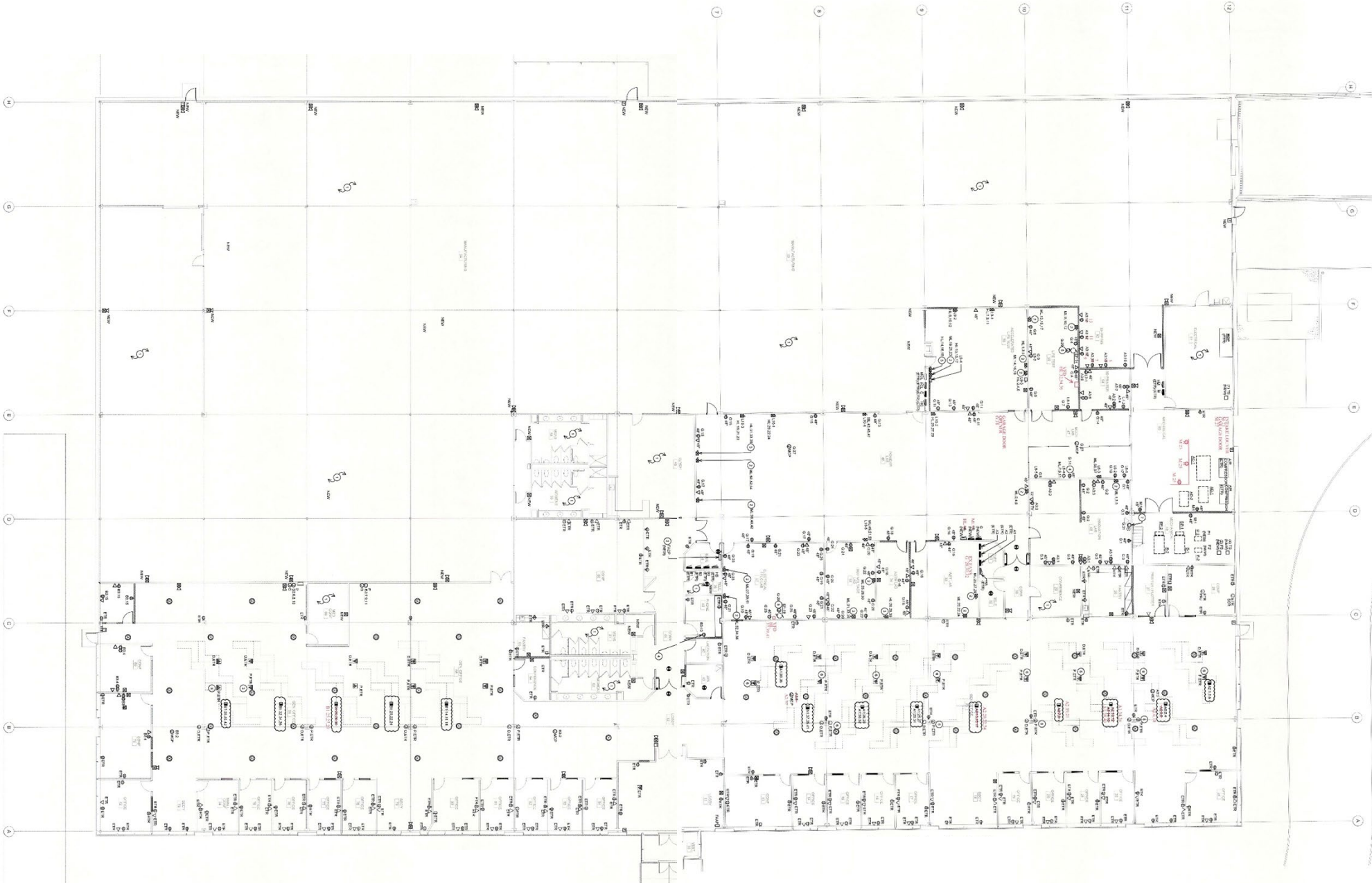
- SR 58 – 0.42 Miles
- I-90 / I-80 – 1.2 Miles
- Route 2 – 2.1 Miles

### 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.

**Subject Properties**

100 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 100 Nordson Dr in Amherst, OH**



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