

# FOR SALE OR LEASE

## INDUSTRIAL MANUFACTURING/WAREHOUSE SPACE

**1366**  
**COMMERCE DRIVE**

Stow, Ohio



### Property Highlights

- +/- 216,000 SF building divisible to 80,000 SF
  - +/- 200,000 SF warehouse/manufacturing
  - +/- 16,000 SF office
- 16' clearance height
- 40' x 40' column spacing
- 15 docks (docks on both sides of the building); 1 drive-in door
- Fluorescent and metal halide lighting
- Gas fired heat
- High density sprinkler system up to 0.65 GPM
- \$2 million in building improvements since 2017
- New EPMD membrane roof
- 173 parking spaces (.80/1,000 SF)
- Easy access to Route 8, I-480, I-271, I-77 and I-80
- Sale Price: \$7,560,000 (\$35/SF)
- Lease Rate: \$3.25/SF NNN



For more information, contact:

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Licensed Real Estate Salesperson

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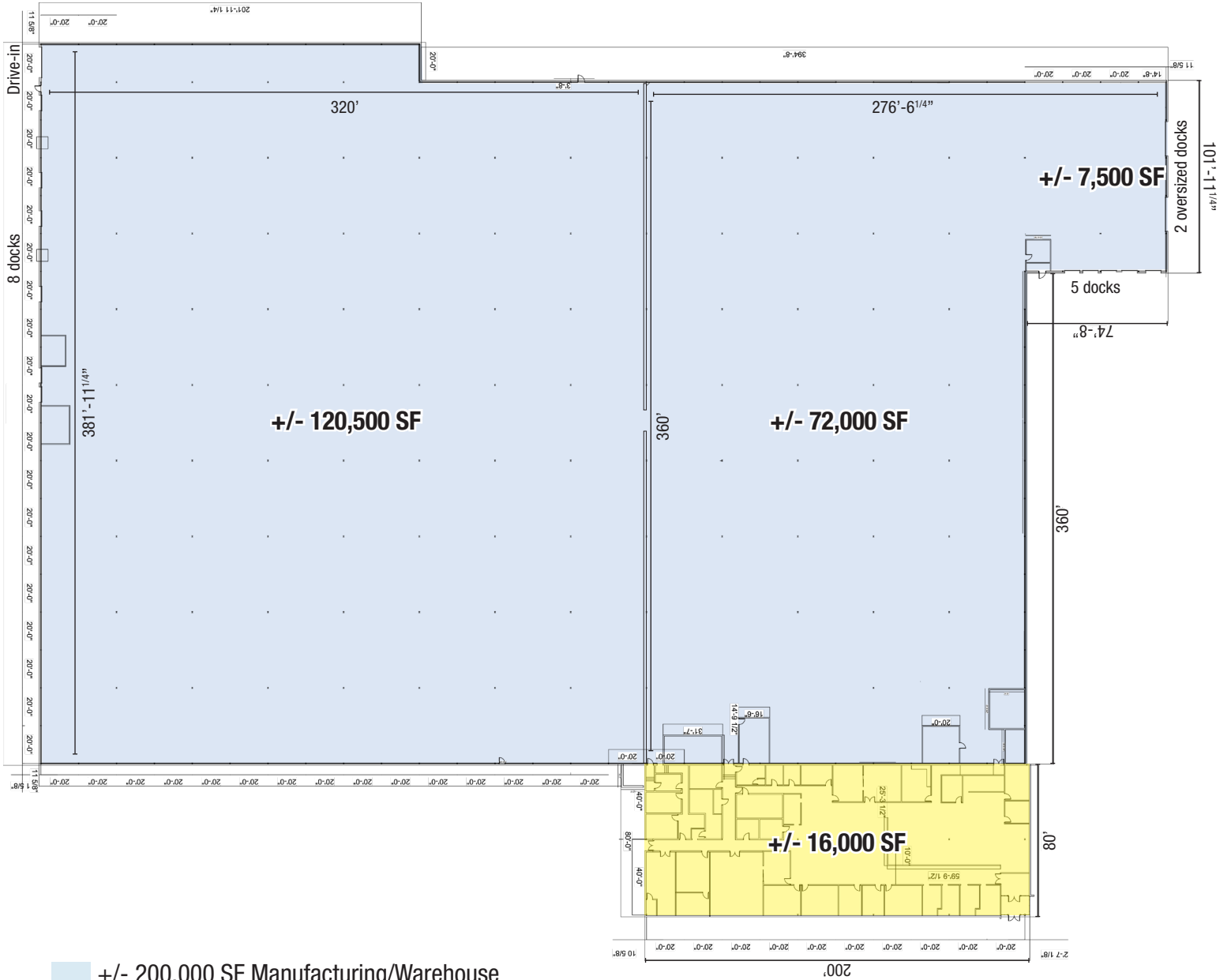
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 **Newmark  
Knight Frank**

[ngkf.com/cleveland](http://ngkf.com/cleveland)

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- +/- 16,000 SF Office

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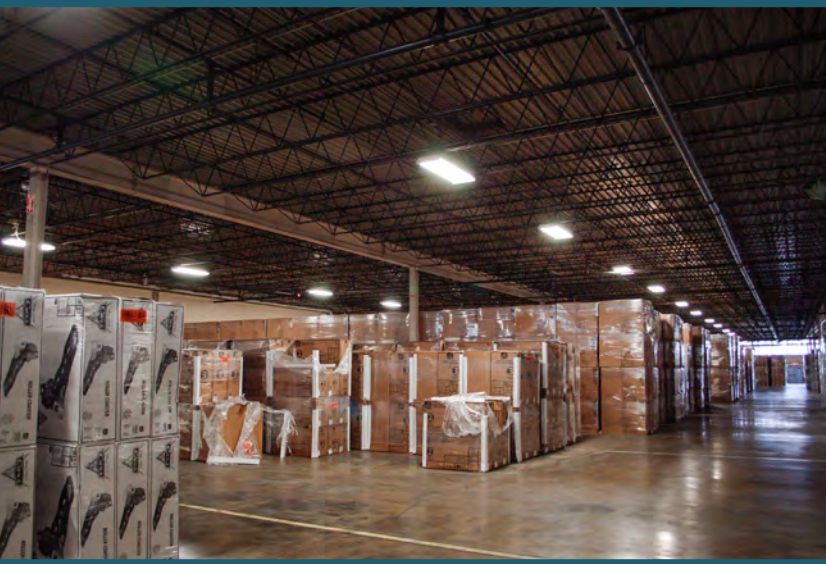
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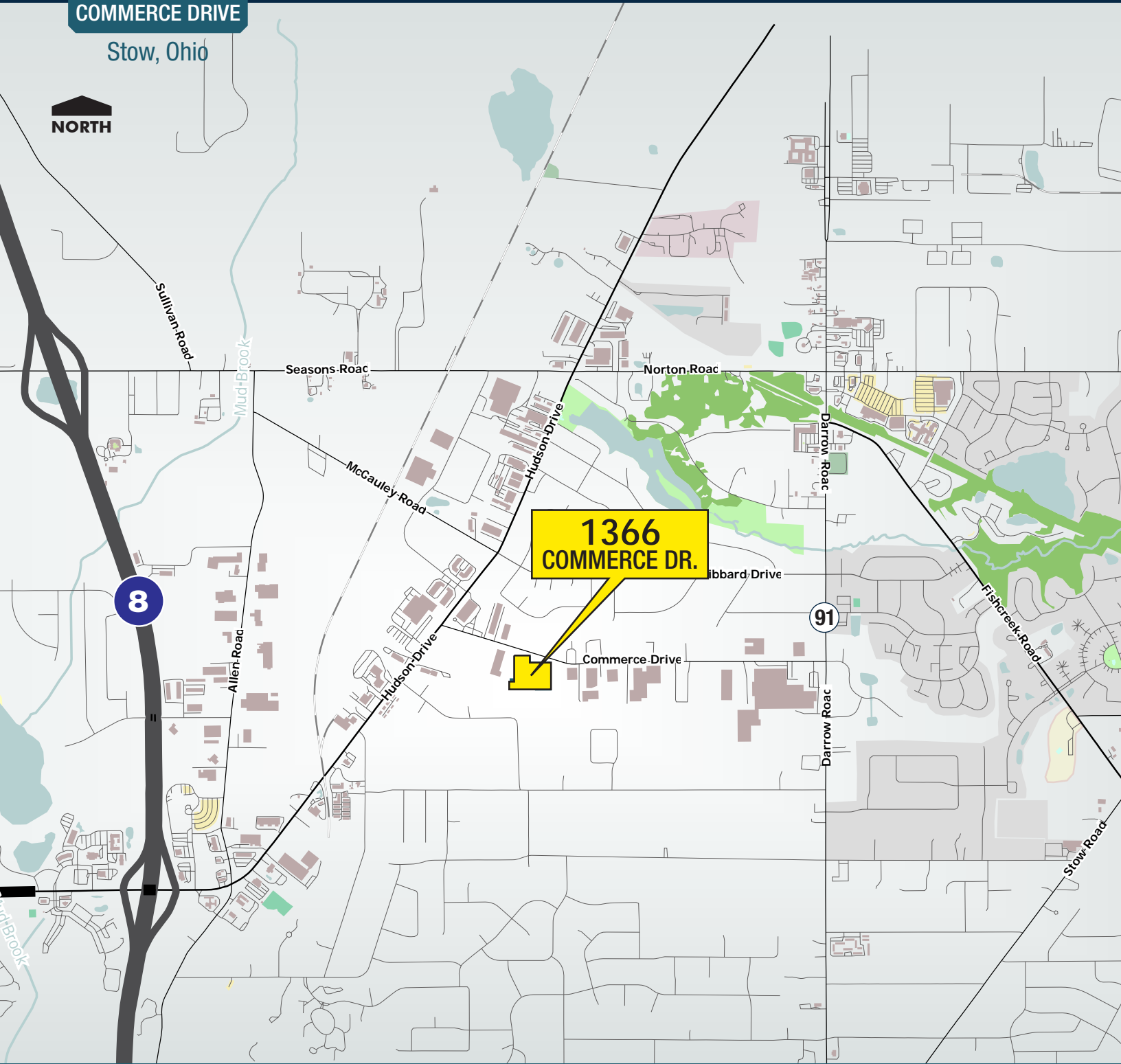
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