



\*Concept of potential site

# AVAILABLE LAND IN STRONGSVILLE

# BUILD-TO-SUIT

## OVERVIEW

- Available Space: 50,000-203,000 SF
- Site Size: 13 acres
- 32' clear height
- ESFR sprinkler
- Docks and Drive-In Doors to-Suit
- Office to-suit
- 7" concrete floor
- 50'x50' column spacing
- High bay LED lighting
- 160 employee parking spaces
- Tax abatement available



**FOR MORE INFORMATION,  
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# SITE PLAN

## Be a part of a well-established business park in Strongsville!

Commerce Parkway is home to a well-established industrial base and abundant labor force, with close access to the Interstate system. Available space provides 50,000-203,000 square feet, so the building possibilities are endless!

### PROJECT SUMMARY

ZONING:	GENERAL INDUSTRIAL
LOT SIZE:	13 ACRES
BUILDING AREA:	203,000 SF
BUILDING LOT COVERAGE	
- MAXIMUM ALLOWED:	40%
- PROVIDED W/ EXPANSION:	36%
PARKING	
- REQUIRED	
OFFICE @ 10,050/250:	41 SPACES
PRODUCTION @ 1/EMPLOYEE:	SPACES
WAREHOUSE @ 1/EMPLOYEE:	SPACES
- PROVIDED:	167 SPACES



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SITE PLAN  
0 50'

## STRONGSVILLE 200

PROPOSED INDUSTRIAL FACILITY  
COMMERCE PARKWAY EXTENSION, STRONGSVILLE, OHIO

