

**105 ENTERPRISE DRIVE  
BELLEVUE, OHIO 44811**

**CRAIG HERSCHEL, SIOR**  
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W MAIN STREET

**DISTRIBUTION OR MANUFACTURING FACILITY  
FOR SALE OR LEASE | 39,600 SF**

# PROPERTY SUMMARY

105 Enterprise Drive, Bellevue, OH 44811

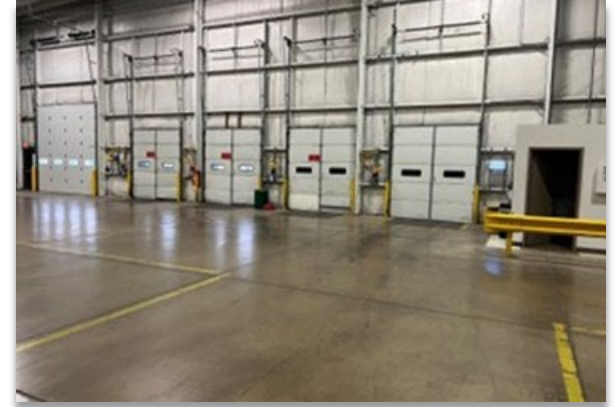
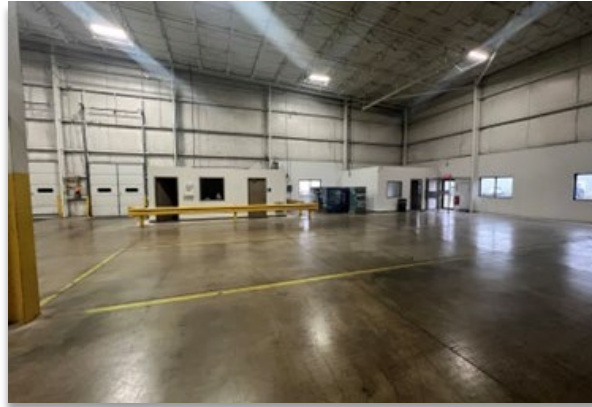
<b>Total Building:</b>	39,600 SF
<b>Office &amp; Breakroom Area:</b>	168 SF
<b>Industrial Area:</b>	39,432 SF
<b>Site Area:</b>	3.62 acres
<b>Year Built/Renovated:</b>	2000
<b>APN:</b>	03-60-00-0090-00
<b>Building Use:</b>	Warehouse/ Distribution
<b>Zoning:</b>	I2 Heavy Industrial
<b>Room for Expansion:</b>	TBD
<b>Auto/ Trailer Parking:</b>	10 striped auto spaces plus additional non-striped parking
<b>Outside Storage:</b>	Per code
<b>Rail Served:</b>	No
<b>Construction type:</b>	Steel structure with metal sidewalls
<b>Roof:</b>	Standing seam metal panels
<b>Stories:</b>	One (1)
<b>Breakroom/Restrooms:</b>	One unisex restroom
<b>Air Lines:</b>	No
<b>Fire Suppression:</b>	Wet-ordinary hazard
<b>Site Fencing:</b>	No
<b>HVAC:</b>	Temprite-air rotation furnace

<b>Gas Line:</b>	Columbia Gas (2" line)
<b>Water &amp; Sewer:</b>	City of Bellevue (8" line)
<b>Power:</b>	400a / 277- 480v/3p
<b>Bay Size/Column Spacing:</b>	44' x 60' (2,640 SF per bay)
<b>Ceiling Clearance:</b>	24' - 28'
<b>Docks:</b>	Four (4)
<b>Dock Equipment:</b>	Bumpers and levelers
<b>Grade Doors:</b>	One (1) (14'x14')
<b>Cross Docks:</b>	No
<b>Floor Drains:</b>	No
<b>Floor Thickness:</b>	6"
<b>Lease Rate:</b>	\$5.50/SF NNN
<b>Sale Price:</b>	Contact broker
<b>Total NNN Est:</b>	Property Taxes: \$0.59/SF Insurance: \$0.12/SF CAM: \$0.12  Total Est Net: \$0.83/SF
<b>Comments:</b>	<ul style="list-style-type: none"><li>• Food grade warehouse</li><li>• Close proximity to Whirlpool, Kraft/Heinz, Amcor, and various other manufactures.</li><li>• Rare, mid-sized modern warehouse facility.</li><li>• Single office and break-room with separate entrance.</li><li>• <b>Seller financing available</b></li></ul>



# PHOTOS

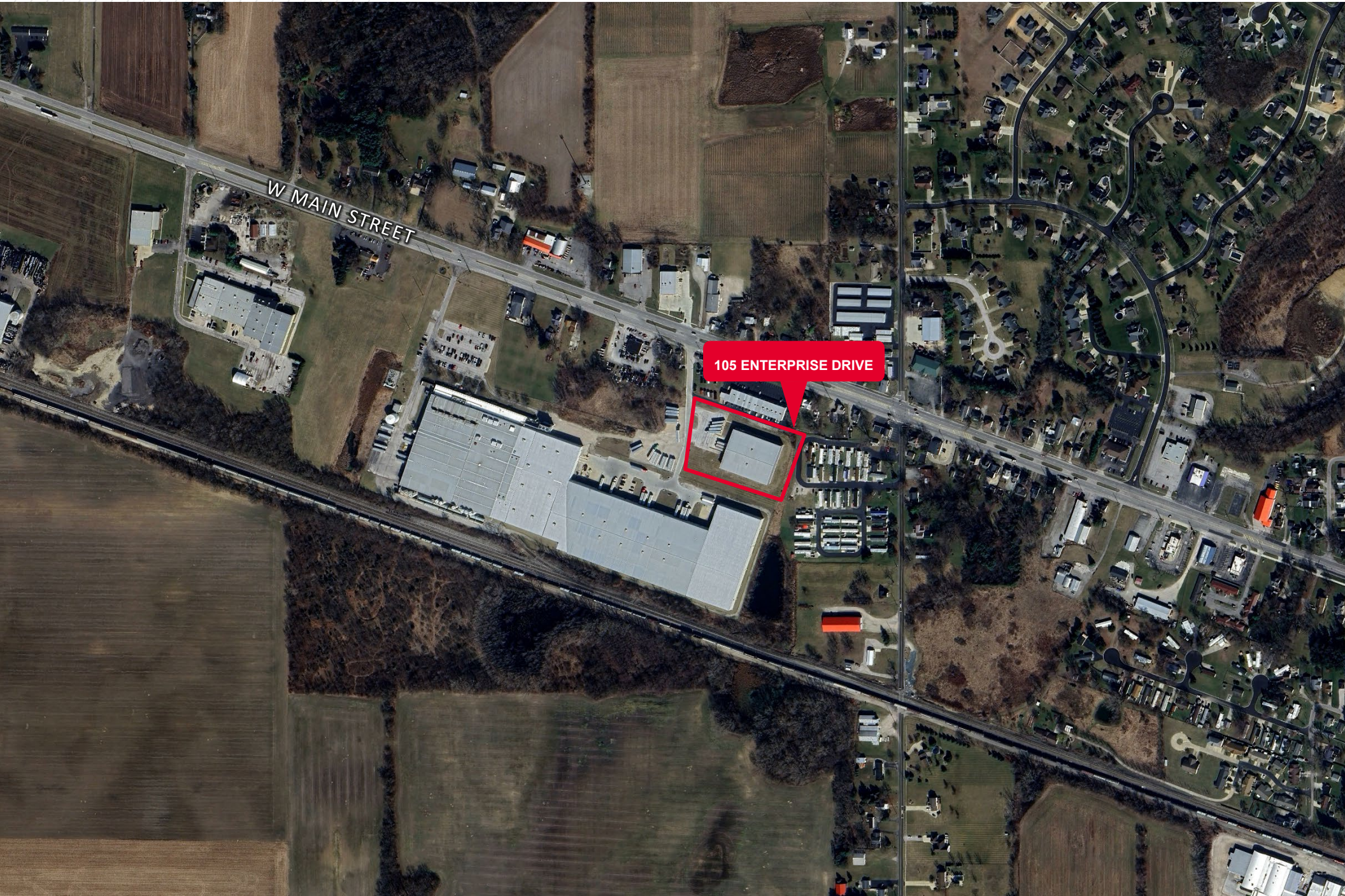
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# PROPERTY AERIAL

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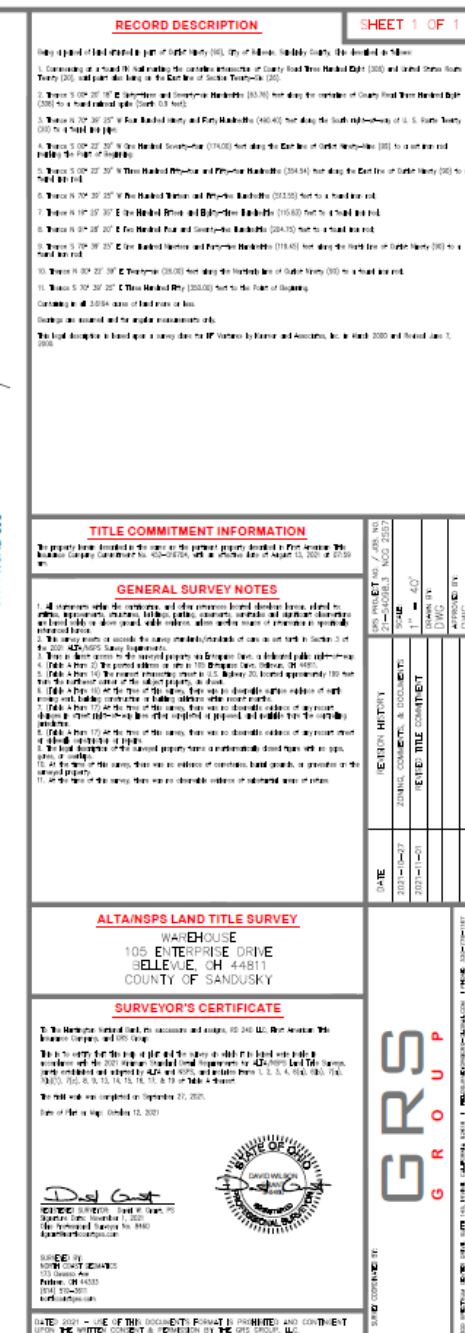


# FLOORPLAN

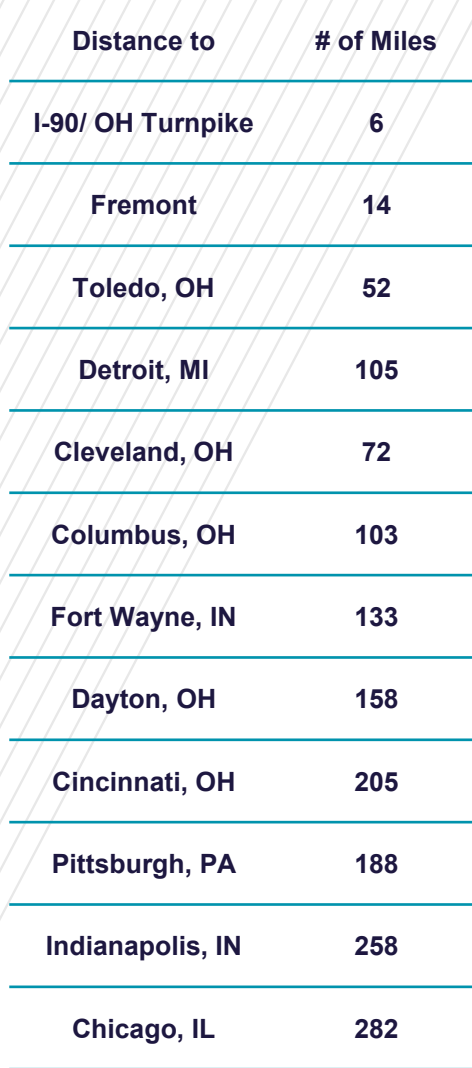
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# DEMOGRAPHICS

105 Enterprise Drive, Bellevue, OH 44811

## SANDUSKY COUNTY (US Census Bureau)



**POPULATION**  
58,709



**AVERAGE MANUFACTURING WAGE**  
\$16.17/HR



**WORKFORCE**  
21,937



**BUSINESSES**  
1,270



**AVERAGE HOUSEHOLD INCOME**  
\$62,500



**UNEMPLOYMENT RATE**  
3.3%



### LOCAL CORPORATIONS

Whirlpool



Kraft Heinz



Graham  
Packaging



mitsubishi



### SCHOOLS

- University of Toledo
- Bowling Green State University
- University of Findlay
- Tiffin University
- Terra State Community College
- Heidelberg University



### EDUCATION

Bachelor Degree – 19.1%  
High School Diploma – 93.3%



### INCENTIVES AVAILABLE

Economic Development of Sandusky County  
Contacts

#### **BETH HANNAM**

Executive Director  
+1 419 332 2882  
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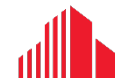
#### **KYLEIGH LASH**

Communications & Project Administrator  
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## FOR MORE INFORMATION, CONTACT:

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CUSHMAN &  
WAKEFIELD