

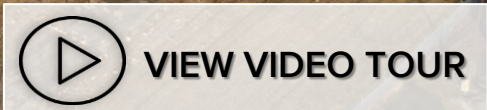
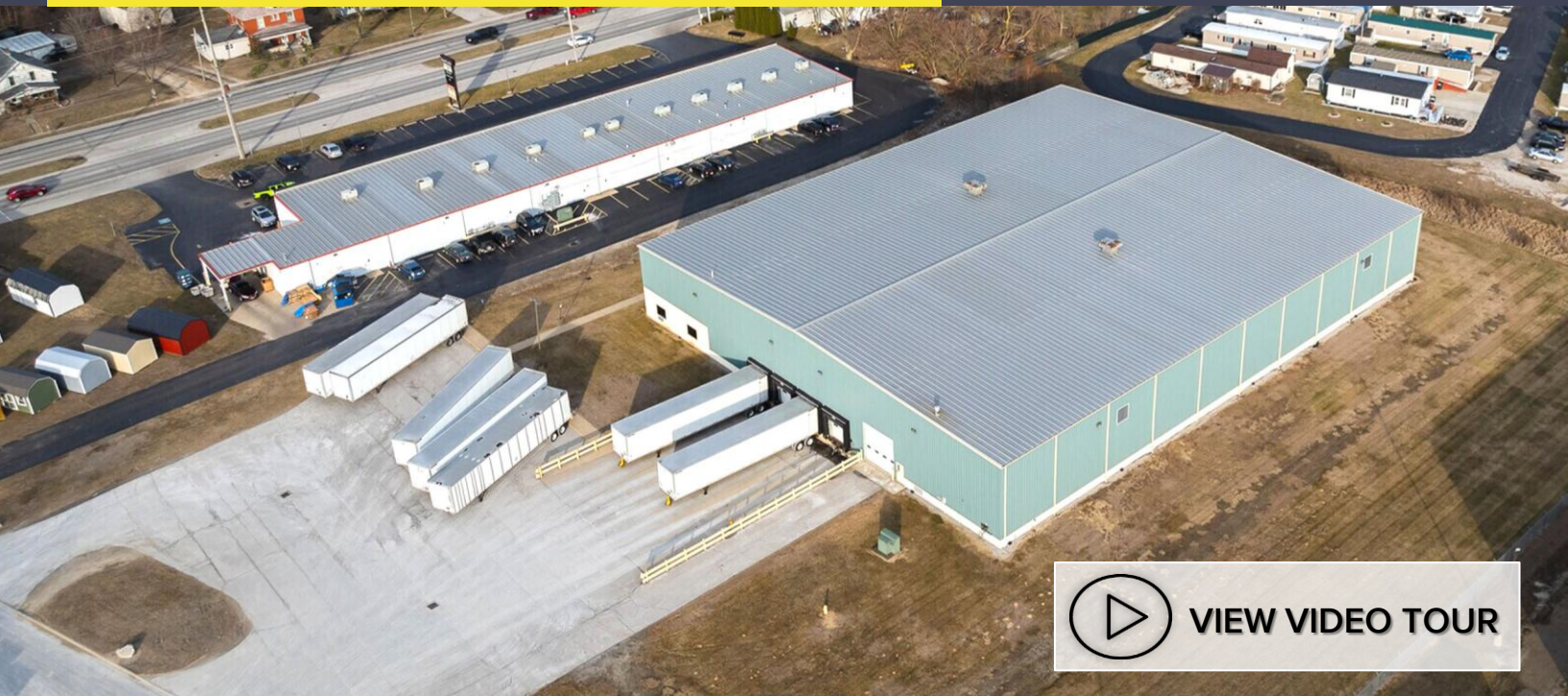
105 ENTERPRISE DRIVE
BELLEVUE, OHIO 44811

INDUSTRIAL BUILDING FOR SALE & LEASE
39,600 Square Feet Available



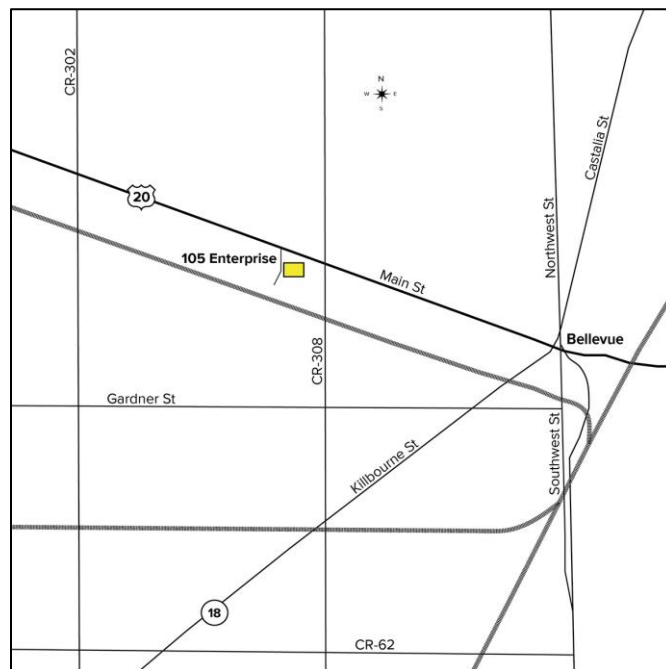
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$2,574,000
Lease Rate:	\$4.95/SF NNN
Available Space:	39,600 SF
Building Size:	39,600 SF
Number of Stories:	1
Year Constructed:	2000
Condition:	Excellent
Acreage:	3.62 AC
Closest Cross Street:	W. Main Street (Route 20)
County:	Sandusky
Zoning:	I-2 Heavy Industrial
Parking:	10 striped spaces + non striped parking
Curb Cuts:	1
Street:	4 lane



For more information, please contact:

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105 Enterprise Drive, Bellevue, OH 44811

Industrial Building For Sale & Lease

39,600
Square Feet
AVAILABLE

BUILDING SPECIFICATIONS

Office Space:	168 SF
Industrial Area:	39,432 SF
Exterior Walls:	Metal sidewalls
Structural System:	Steel structure
Roof:	Standing seam metal panels
Floors/Coverings:	6"
Ceiling Height:	24' - 28'
Bay Size/Column Spacing:	44' x 60' (2,640 SF per bay)
Heating:	Temprite-air rotation furnace
Air Conditioning:	None
Power:	400 amp/277- 480v, 3 phase
Security System:	Yes
Restrooms:	1 unisex restroom
Overhead Door:	One (1) (14'x14')
Truck Well/Dock:	Four (4) bumpers and levelers
Sprinklers:	Yes
Signage:	Facade
Floor Drains:	No

UTILITIES

Electric:	First Energy
Gas:	Columbia Gas (2" line)
Water:	City of Bellevue (8" line)
Sanitary Sewer:	City of Bellevue (8" line)
Storm Sewer:	City of Bellevue (8" line)

2026 REAL ESTATE TAXES

Parcel Number:	03-60-00-0090-00
Total Annual Taxes:	\$25,014.24

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon sale/lease execution
Sign on Property:	Yes
Showing Instructions:	Contact agents

LEASE DETAILS

Term:	Negotiable
Security Deposit:	Negotiable
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsibilities:	
Property Taxes:	\$0.59/SF
Insurance:	\$0.12/SF
CAM:	\$0.12
Total Est Net:	\$0.83/SF

Comments:

- Modern clear-span industrial building with **24'–28' clear height** for efficient racking and production layouts
- **Heavy power (400 amp / 277–480V, 3-phase)** supports manufacturing, fabrication, and automation users
- Functional loading mix featuring **4 dock positions with levelers + oversized 14'x14' drive-in door**
- **Steel construction with standing seam metal roof** offers durability and low ongoing maintenance
- Sprinklered warehouse designed for food-grade and clean industrial operations

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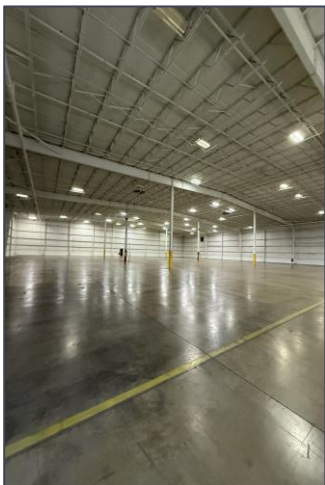
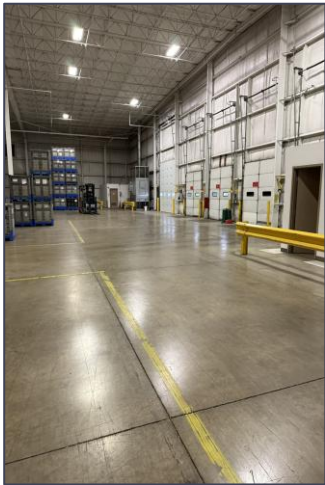
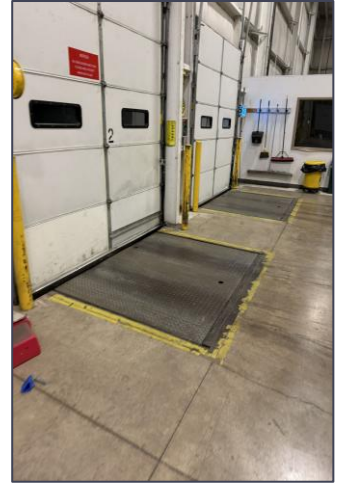
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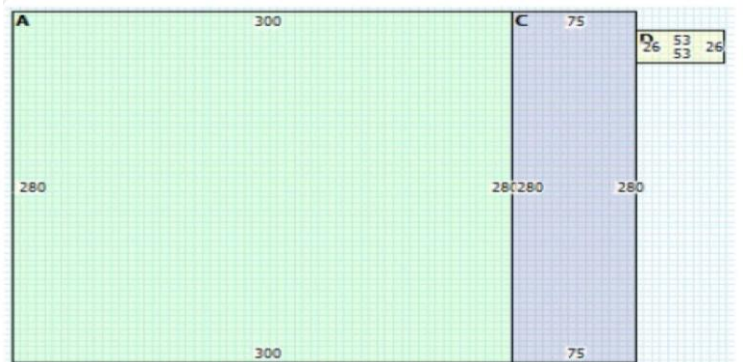


DEMOGRAPHICS

	POPULATION	MED. HH INCOME
1 MILE	3,265	\$62,635
3 MILE	9,949	\$64,307
5 MILE	12,600	\$67,061

TRAFFIC COUNTS (TWO-WAY)

14,602	W. Main Street (US 20)
803	S. Flat Rock Road (CR 308)
1,102	N. Flat Rock Road (CR 308)



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