

1520 COUNTY ROAD 42

GIBSONBURG, OHIO 43431

(MADISON TOWNSHIP)

INDUSTRIAL BUILDING FOR LEASE

82,639 Square Feet Available



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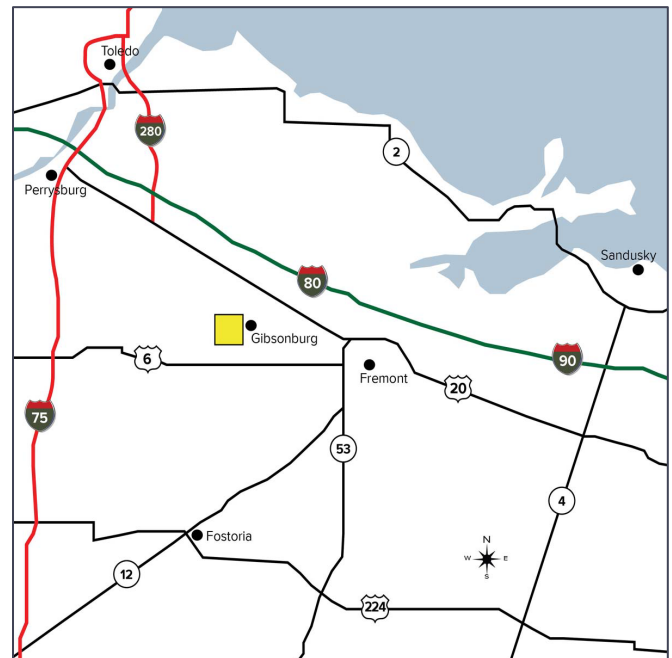
FULL-SERVICE COMMERCIAL REAL ESTATE

**HEAVY MANUFACTURING WAREHOUSE**



## GENERAL INFORMATION

Lease Rate:	\$2.00/sf NNN
Available Space:	Min. 5,000 sf – 82,639 sf
Building Size:	133,000 sf
Number of Stories:	1
Year Constructed:	1955 remodeled 1997
Condition:	Fair
Acreage:	15 acres
Closest Cross Street:	Madison Street
County:	Sandusky
Zoning:	No zoning code
Parking:	Gravel lot – ample car & trailer parking
Curb Cuts:	2
Street:	2 lane, 2 way



For more information, please contact:

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### BUILDING SPECIFICATIONS

Office Space:	6,000 SF
Shop Space:	127,000 SF
Exterior Walls:	Varies – metal
Structural System:	Steel beam
Roof:	Durolast single- layer membrane – replaced in 2011
Floors/Coverings:	8” floors
Ceiling Height:	10’ to 16’
Column Spacing:	48’ x 20’ & 73’ x 25’
Lighting:	T-8 Motion-sensor lighting
Basement:	No
Heating:	Air-rotation units
Air Conditioning:	9 – rooftop units – in all office & quality assurance areas
Power:	480 V, 3 phase
Security System:	Guardian & cameras
Restrooms:	8
Overhead Doors:	2 - grade level: 16’ x 12’
Truck Well/Dock:	12 docks total. Subject space includes 4 docks – 2 new standard and 2 limited access.
Sprinklers:	No
Signage:	Facia
Rail:	No
Cranes:	3 – 0.5 ton to 7.5 ton
Floor Drains:	Yes - recycling bay with oil collection.

### Comments:

- Former Atlas Industries.
- 2 substations 2,000 KVA transformers on site.
- Hazardous-material room.
- Office space contains conference rooms, kitchenette, locker rooms, 8 restrooms, and foyer (with heat and A/C).

### BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	At lease execution
Sign on Property:	Yes
Key Available:	Lockbox

### LEASE DETAILS

Term:	Negotiable
Security Deposit:	Equal to 1 month’s rent
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsibilities:	All operating expenses excluding roof and structure. NNN charges = est. \$.40/SF

### 2025 REAL ESTATE TAXES

Parcel:	25-22-00-0017-00
Total Annual Taxes:	\$11,393.16

### UTILITIES

Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	Well water
Sanitary Sewer:	On-site sewer system
Storm Sewer:	TBD

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Parking Lot

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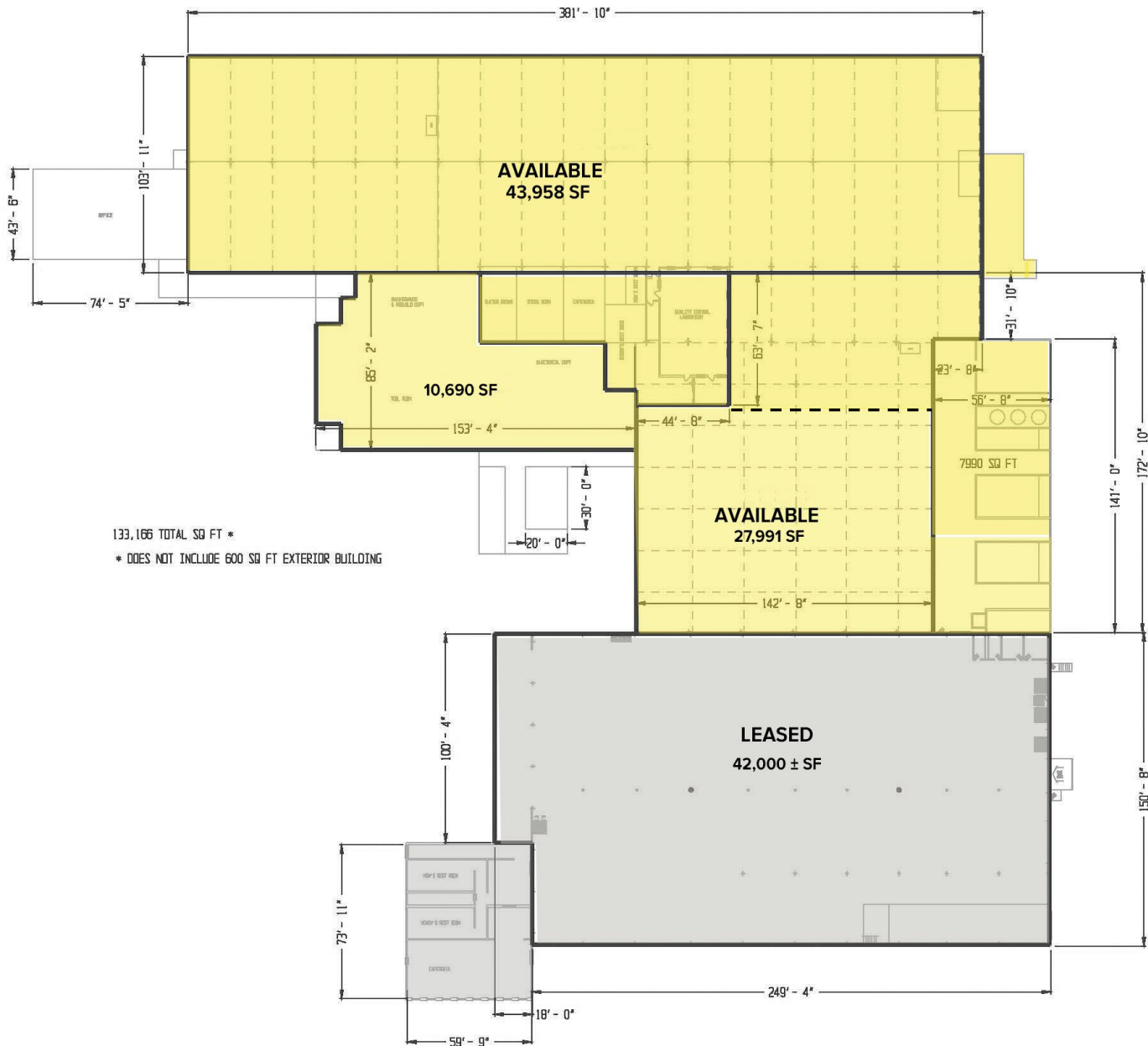
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DOCKS POSITIONS

4	Dock high
8	Covered outside hoppers
12	Total

Lease Rate:

\$2.00/sf NNN

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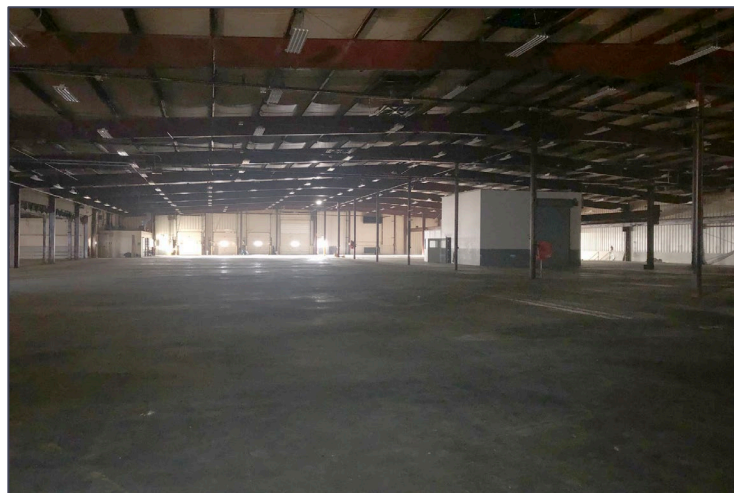
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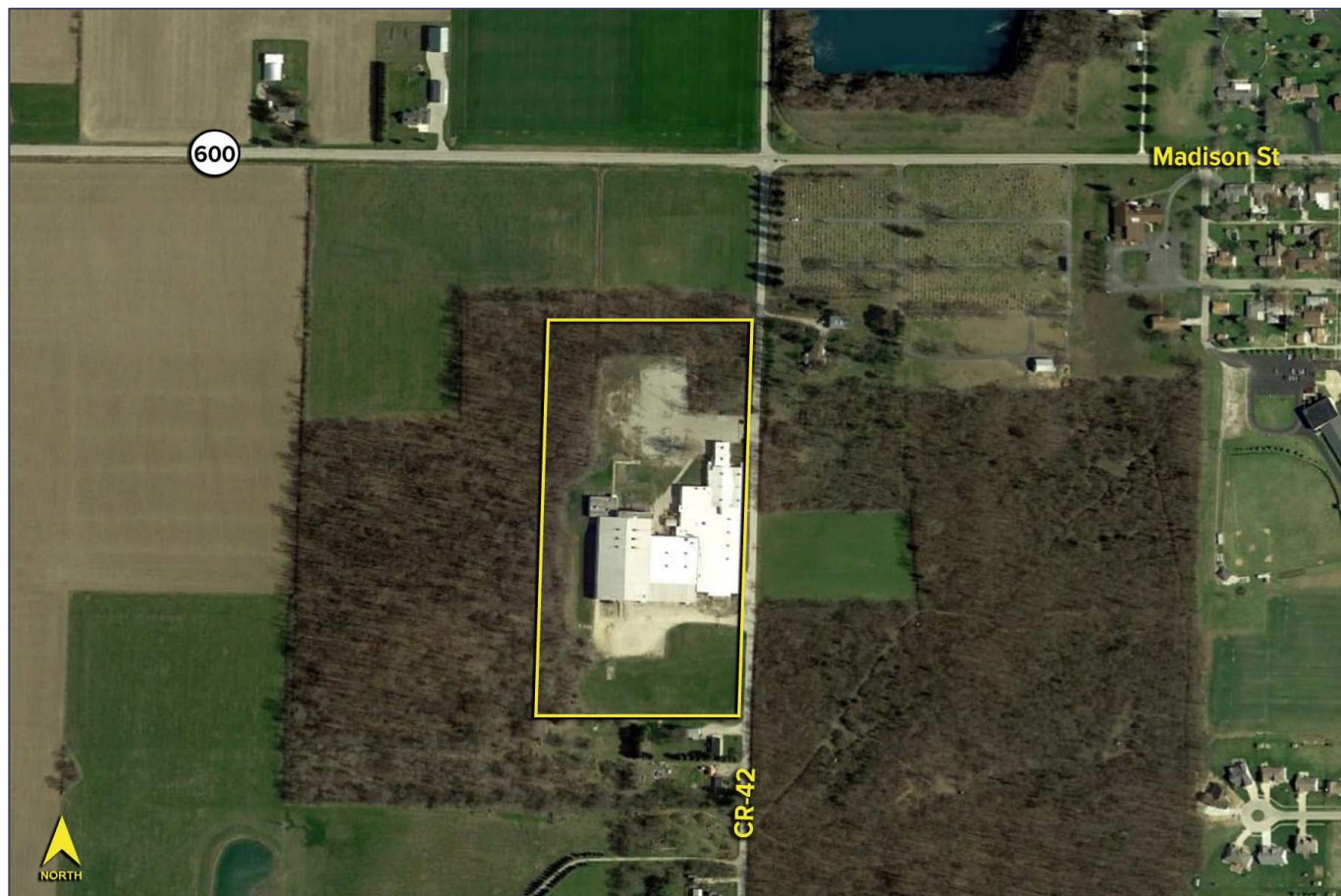
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### DRIVING DISTANCE

3	Miles to US-23
16	Miles to I-75
8	Miles to Ohio Turnpike (I-80/90)
4	Miles to US-6

### DEMOGRAPHICS

	POPULATION
1 MILE	1,600
3 MILE	3,656
5 MILE	6,565



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