

VIEW VIRTUAL PROPERTY TOUR

FOR SALE

ENCORE Industries
incorporated

319

HOWARD
DRIVE

Sandusky, Ohio

CBRE

WELL MAINTAINED OFFICE BUILDING WITH WAREHOUSE

LOCATED IN QUARRY LAKES BUSINESS PARK

12,000 SF Building with 8,800 SF of Office
& 3,200 SF of Warehouse Space on 2.88 AC

PPN: 33-01527.009

Built in 2006 by Janotta & Herner Inc.

12 Private Offices & 8 Cubicle Work Areas

3 Conference Rooms | Lunch & Breakroom

Furniture Available

3 Bathrooms (1 with Private Shower)

1 Drive-In Door & Man Door for
Direct Access to Warehouse Space

Paved Outdoor Area with View of Picturesque Pond

Large Parking Lot

Excess Land for Expansion

Join Area Neighbors: Cleveland Clinic North Coast Cancer
Care, Linde Services, Northern Ohio Educational Computer
Association, Civista Bank Operations Center



ASKING PRICE: \$998,000 ~~\$1,295,000~~

12,000
total sf

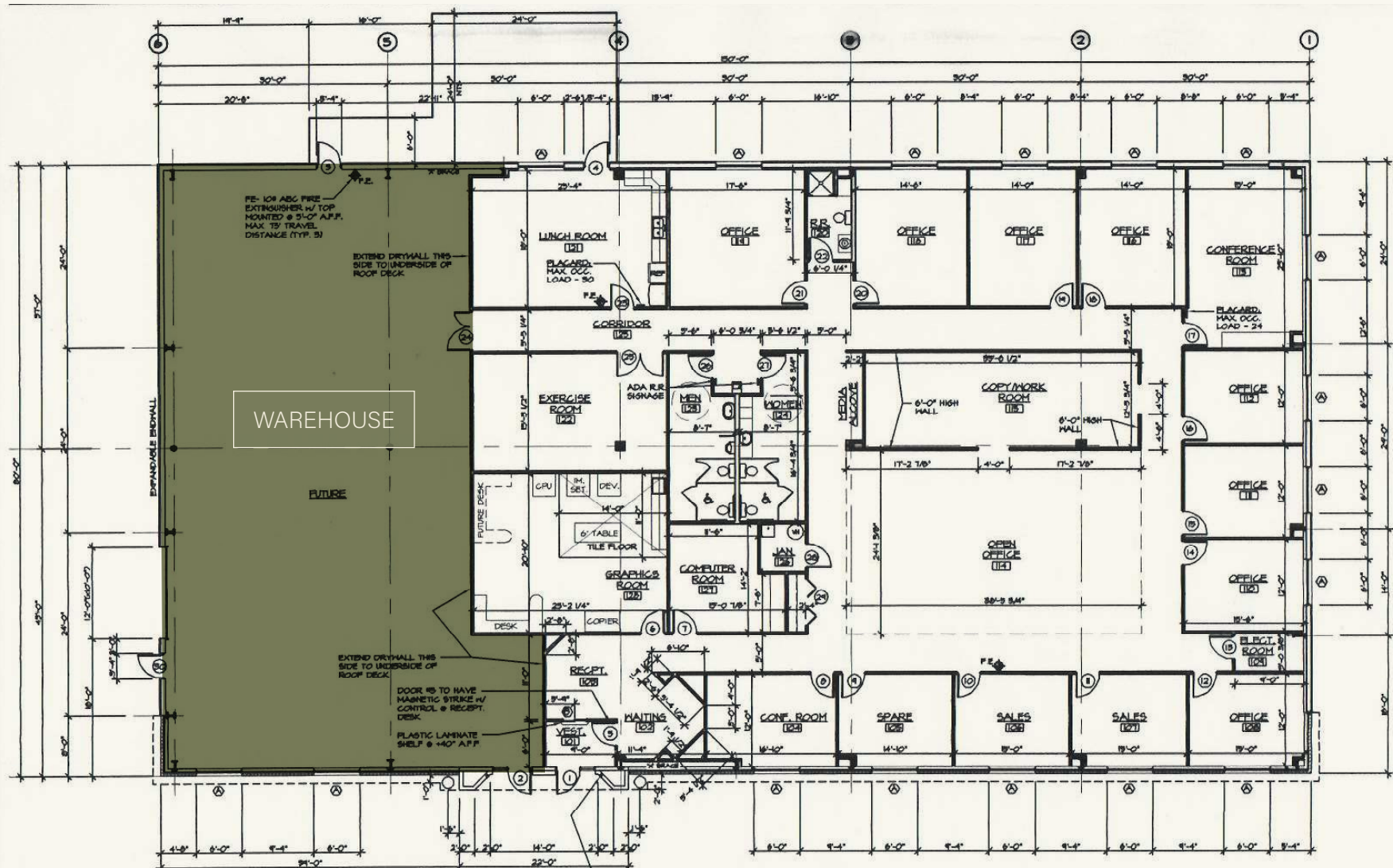
8,800
office sf

3,200
warehouse sf

2.88
acres

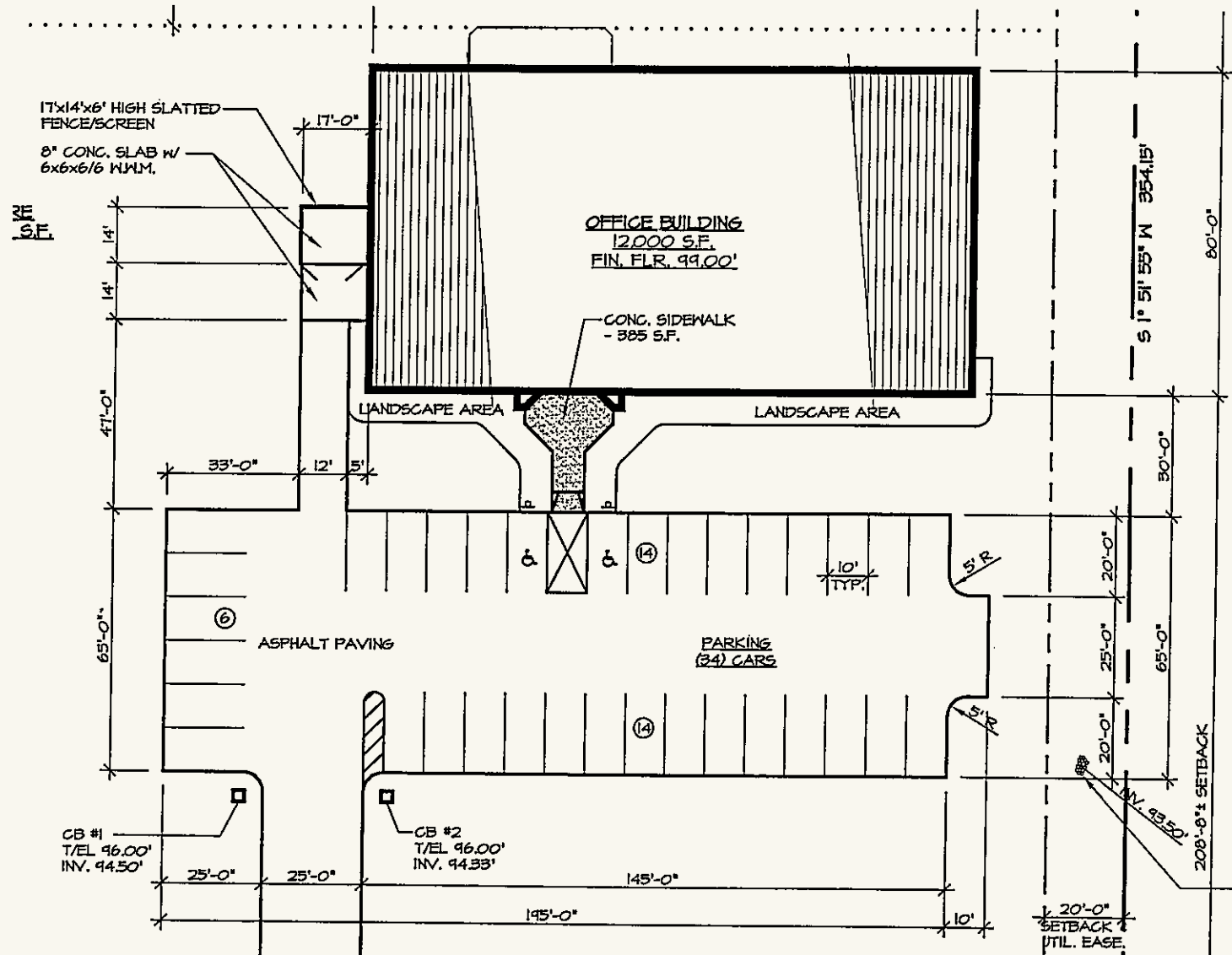
FLOOR PLAN

12,000 sf



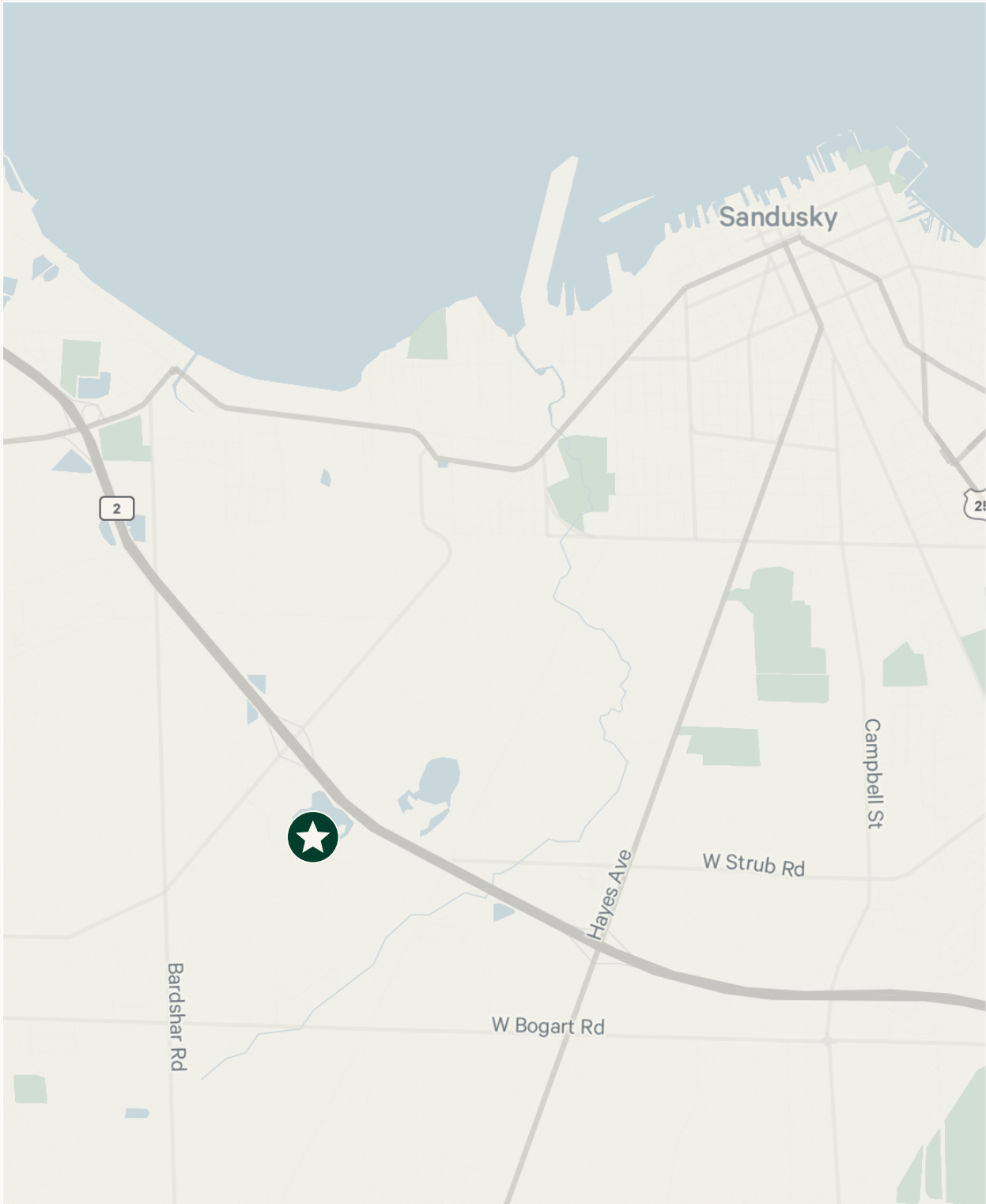
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319 HOWARD DRIVE | SANDUSKY, OHIO



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AREA DEMOS

5 MILE RADIUS

37,582

2024 demographics

1,878

2024 businesses

16,244

2024 households

\$73,643

2024 avg. hh income

\$190,789

2024 avg. hh value



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DRIVE

Sandusky, Ohio

MIKE PETRIGAN, SIOR

Senior Vice President

+1 216 363 6435
mike.petrigan@cbre.com

SUSAN FEGEN

Associate

+1 216 906 0022
susan.fegen@cbre.com

CBRE, INC.

950 Main Avenue, Suite 800
Cleveland, Ohio 44113



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