

**105 ENTERPRISE DRIVE  
BELLEVUE, OHIO 44811**

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W MAIN STREET

**DISTRIBUTION OR MANUFACTURING FACILITY  
FOR 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>	I1- Wholesale and light industry
<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'x60' (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>Total NNN Est:</b>	<b>Property Taxes:</b> \$0.59/SF <b>Insurance:</b> \$0.12/SF <b>CAM:</b> \$0.12
	<b>Total Est Net: \$0.83/SF</b>
<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></ul>

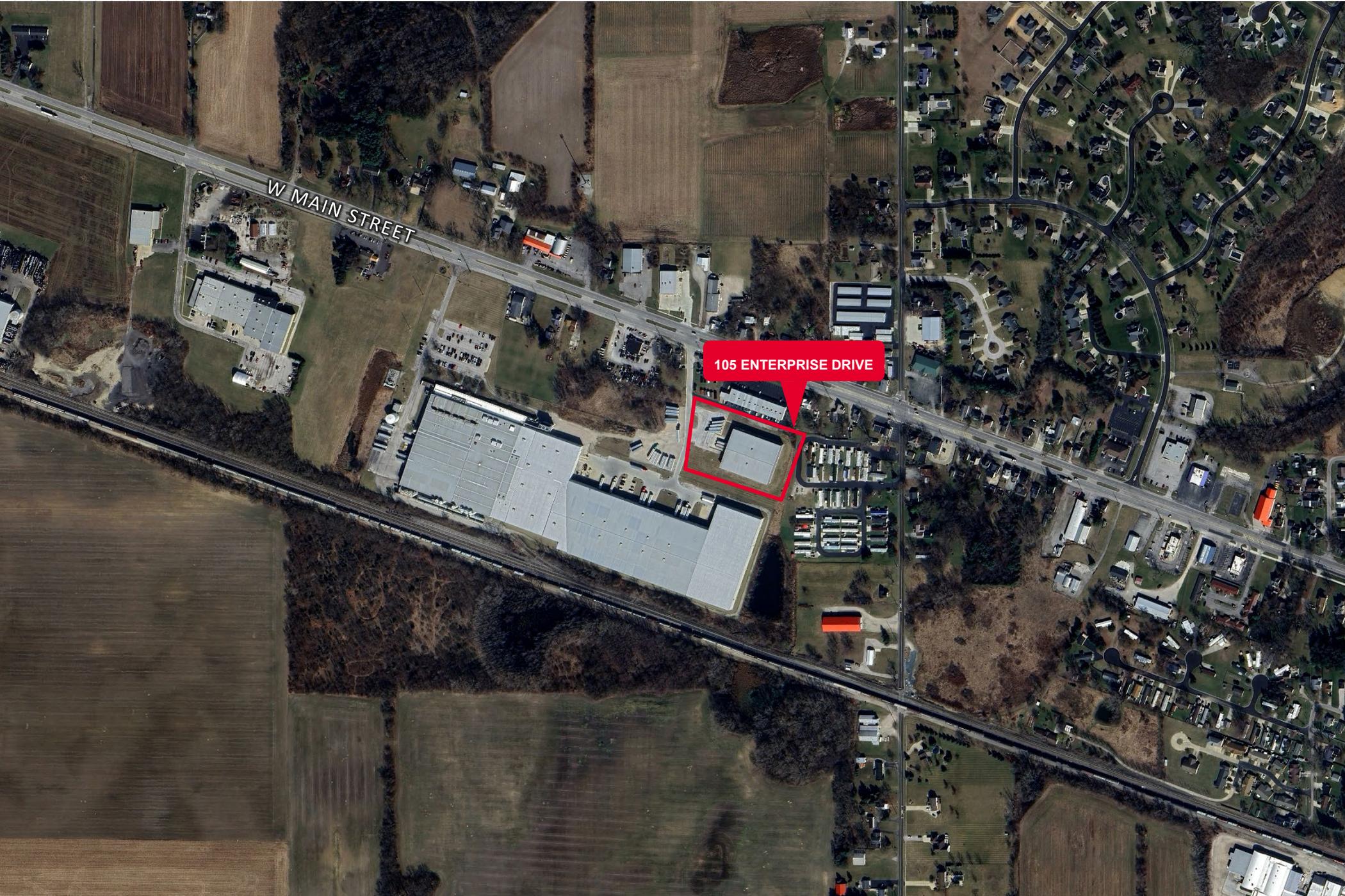
# PHOTOS

105 Enterprise Drive, Bellevue, OH 44811



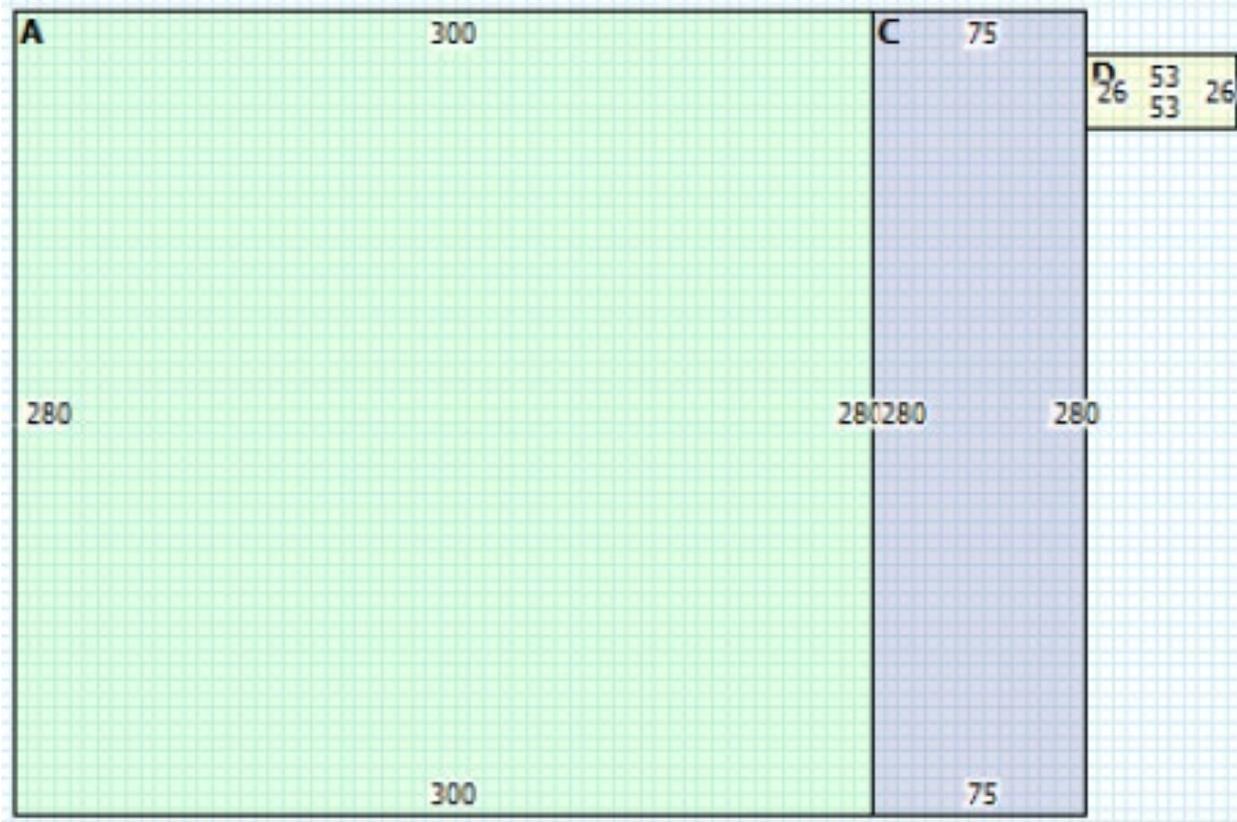
# PROPERTY AERIAL

105 Enterprise Drive, Bellevue, OH 44811



# FLOORPLAN

105 Enterprise Drive, Bellevue, OH 44811



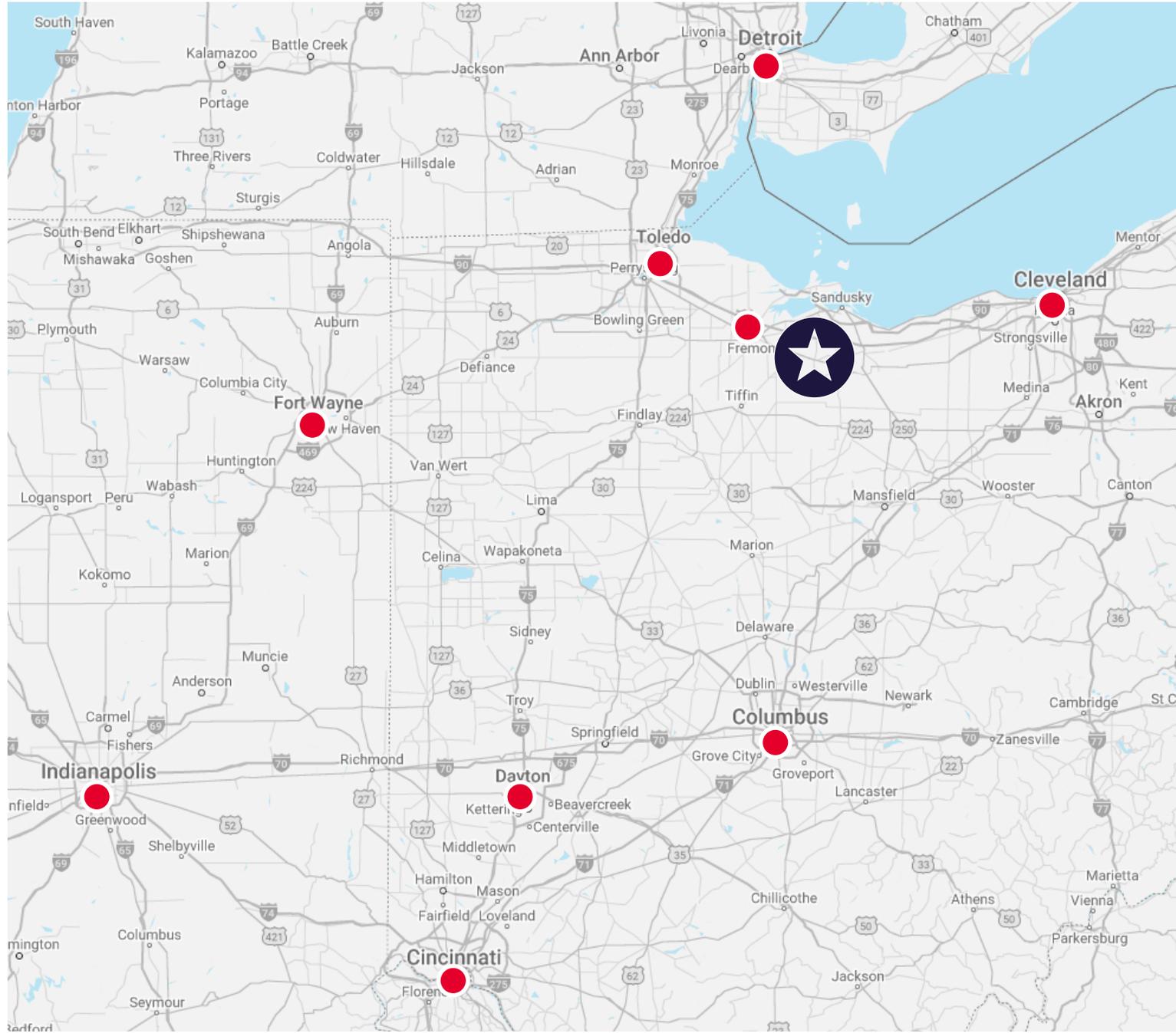


# MAP

105 Enterprise Drive, Bellevue, OH 44811



Distance to	# of Miles
I-90/ OH Turnpike	6
Fremont	14
Toledo, OH	52
Detroit, MI	105
Cleveland, OH	72
Columbus, OH	103
Fort Wayne, IN	133
Dayton, OH	158
Cincinnati, OH	205
Pittsburgh, PA	188
Indianapolis, IN	258
Chicago, IL	282



# 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**



**KraftHeinz**



**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

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**FOR MORE INFORMATION, CONTACT:**

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**CUSHMAN &  
WAKEFIELD**