

1011 FREMONT AVENUE
SANDUSKY, OHIO 44870

INDUSTRIAL BUILDING FOR SALE & LEASE
19,940 Square Feet Available



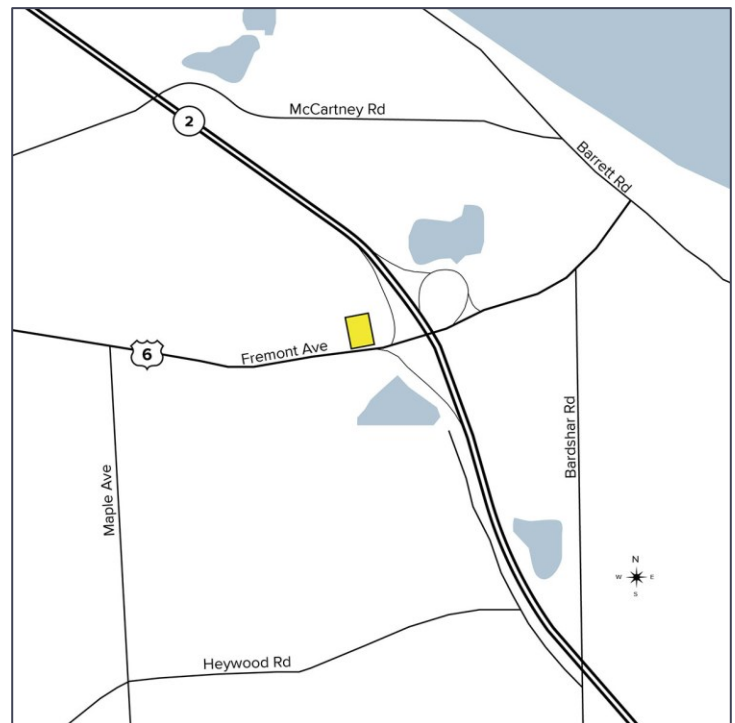
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Sale Price:	\$1,295,000
Lease Rate:	\$6.75/SF NNN
Available Space:	19,940 SF
Building Size:	19,940 SF
Number of Stories:	1
Year Constructed:	1993, addition in 2020
Condition:	Great
Acreage:	2.05
Land Dimensions:	323' x 405'
Closest Cross Street:	On/Off ramp for SR-2
County:	Erie
Zoning:	CS – Commercial Service
Parking:	Unmarked surface
Curb Cuts:	2
Street:	2- 4 lane, 2-way Highway



For more information, please contact:

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BUILDING SPECIFICATIONS

Office Space:	20%
Shop Space:	80%
Exterior Walls:	Metal siding
Structural System:	Engineered steel
Roof:	Pitched metal
Floors/Coverings:	Concrete
Ceiling Height:	14' to beam
Basement:	No
Heating:	GFA
Air Conditioning:	¾ of building is air conditioned
Power:	600 amps, 120/208W 3 phase
Security System:	Yes – interior & exterior cameras
Restrooms:	4
Overhead Doors:	(3)8' x 8', (2)12' x 12', and (1) 6'x 6' rollup door
Truck Well/Dock:	No
Sprinklers:	Yes
Signage:	Monument/pylon
Rail:	No
Cranes:	No
Floor Drains:	Yes

Comments:

- Multi-use building
- Current layout is showroom/office and warehouse
- The building was built as a reception hall, most recently used as a vehicle dealership.
- All original as-built and modified site plan are available upon request.
- Entire building can be opened or subdivided
- Located directly off of State Route 2

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Immediately upon lease execution
Sign on Property:	Yes
Showing Instructions:	Contact agents

LEASE DETAILS

Term:	3 + years
Security Deposit:	Negotiable
Options:	Negotiable
Improvements Allowance:	Negotiable
Tenant Responsibilities:	CAM, property taxes, insurance, and utilities

REAL ESTATE TAXES

Parcel Number:	60-00412.001
Total Annual Taxes:	\$10,702

UTILITIES

Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	City of Sandusky
Sanitary/Storm Sewer:	City of Sandusky

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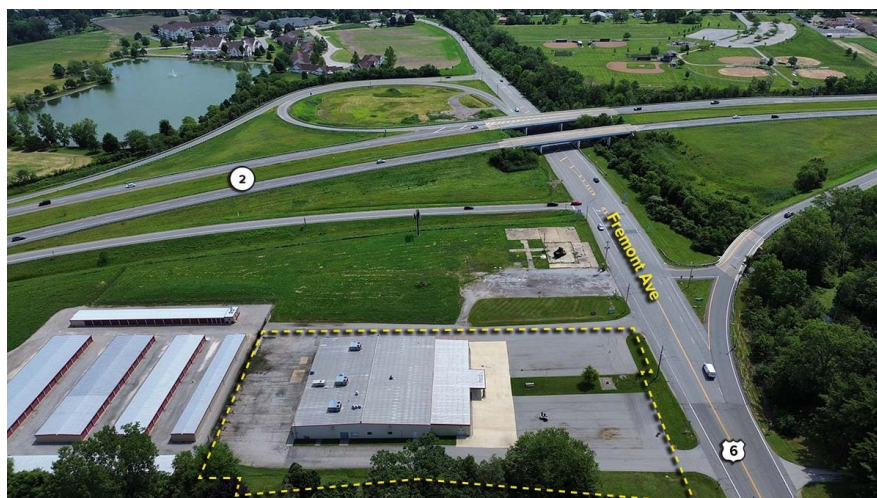
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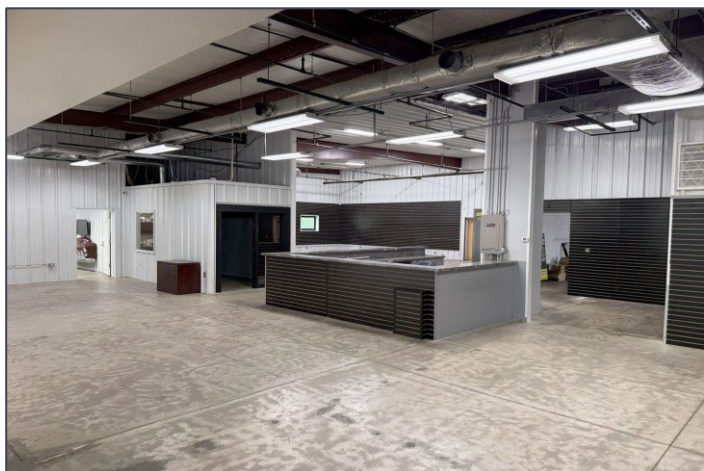
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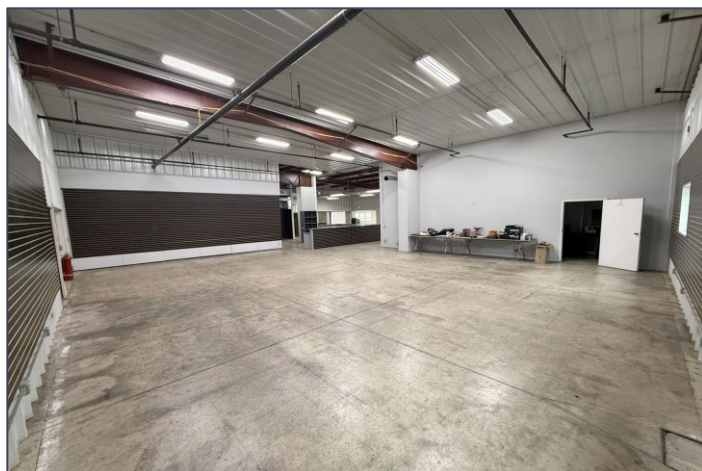
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Showroom



Showroom/Offices



Showroom



Maintenance



Warehouse

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TRAFFIC COUNTS (TWO-WAY)

6,373	Fremont Avenue
10,242	SR – 2 Southeast Bound
10,337	SR – 2 Northeast Bound

DEMOGRAPHICS

	POPULATION	MED. HH INCOME
5 MILE	28,880	\$63,671
10 MILE	64,976	\$72,924
20 MILE	168,416	\$72,514

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