

For Sale | For Lease

1722 Hayes Avenue
Sandusky, OH 44870

Colliers

Potential for
Additional
Drive-Ins



Property Highlights & Characteristics

PROPERTY DETAILS

Address	1722 Hayes Avenue • Sandusky, OH 44870
County	Erie
School District	Sandusky CSD
Parcel #'s	57-01276.000
Zoning	LM: Light Manufacturing

BUILDING DETAILS

Total SF	54,224
Office SF	1,200
Warehouse SF	53,024
Year Built	1985 (Remodeled 2021)
Clear Height	15'-16'7"
Docks	3 (9'x10' with levelers)
Drive-Ins	2 (12'x14')
Column Spacing	30'x50'
Lighting	T12/LED
Office HVAC	Window Unit
Warehouse Heat	Gas-fired forced air
Sprinklers	Ordinary Hazard/Wet

- Multitenant opportunity with in-place income perfect for owner-users or investors. Contact Broker for rent roll and additional details.
- Less than three (3) miles to Route 2.
- Located in the heart of Sandusky with access to great local amenities.
- Ample parking and outside storage available.
- Three (3) new docks and truck court installed in 2022.



UTILITY PROVIDERS

Electric	First Energy
Gas	Columbia Gas
Water	City of Sandusky
Sewer	City of Sandusky

AMENITIES

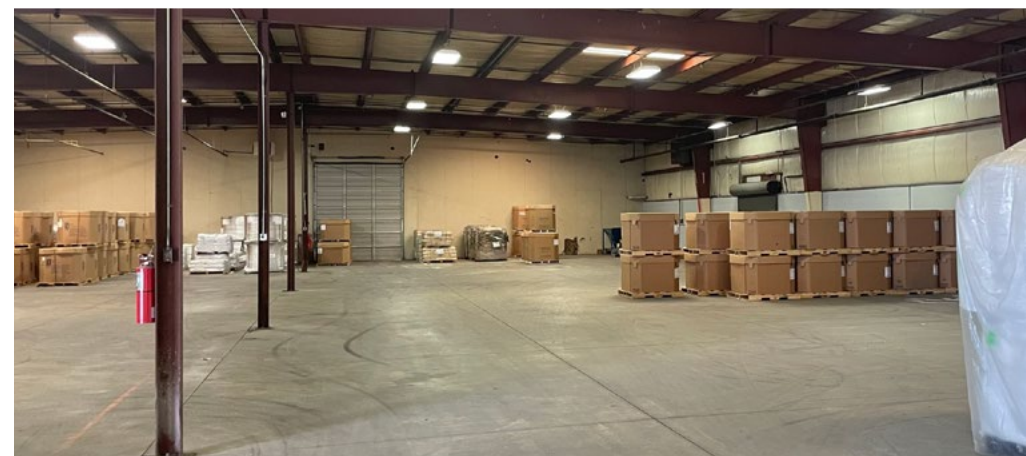
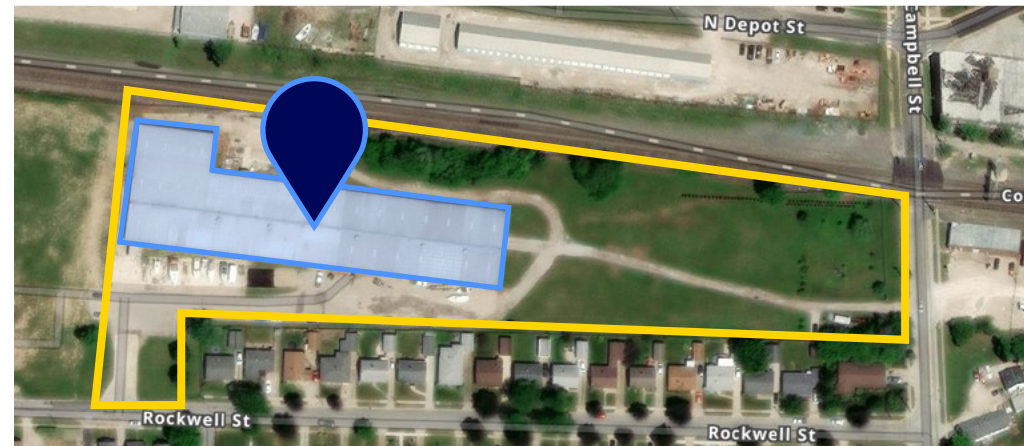
- New docks (2021)
- Concrete pad for truck parking.
- Well-maintained and extremely clean.

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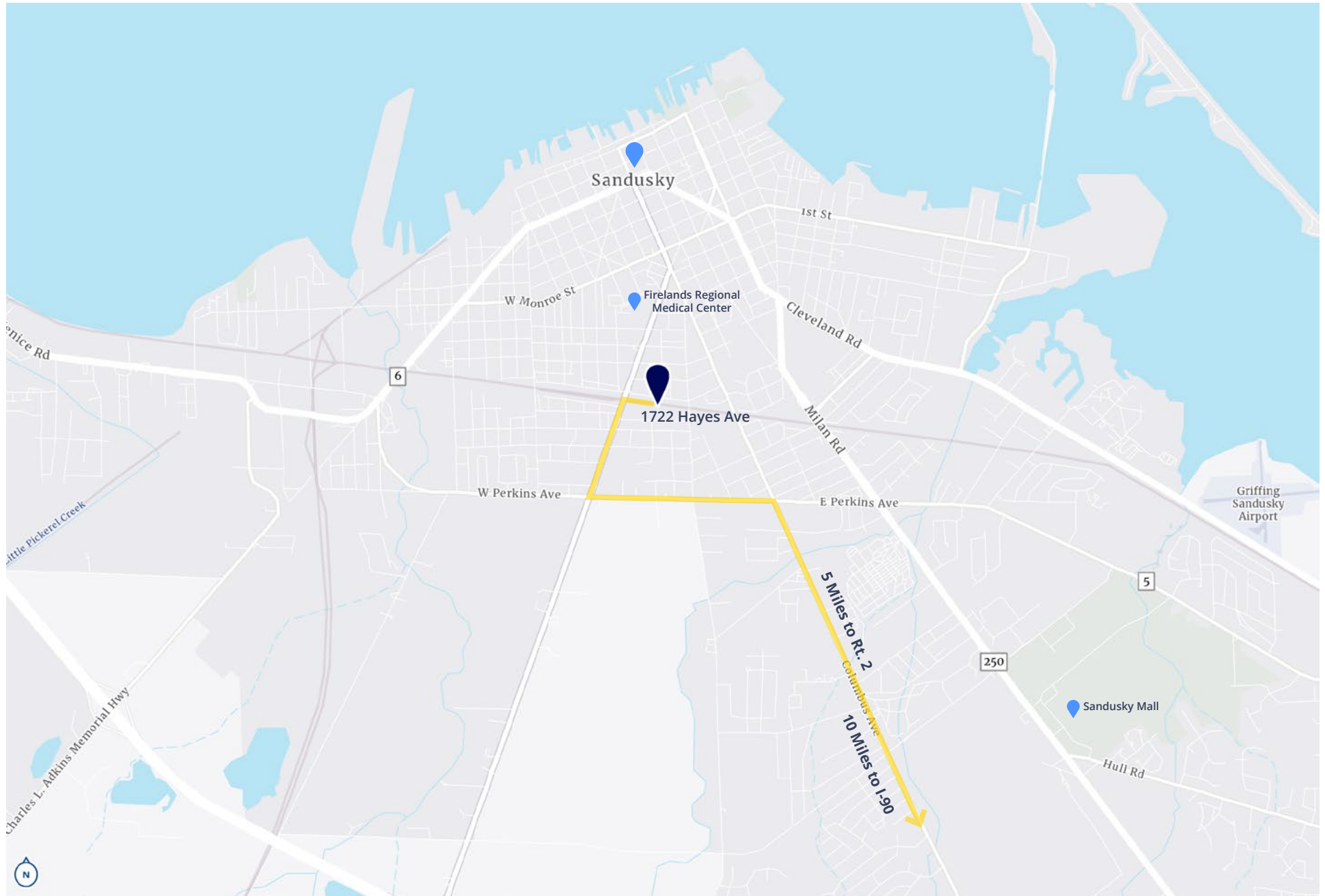


AVAILABILITIES

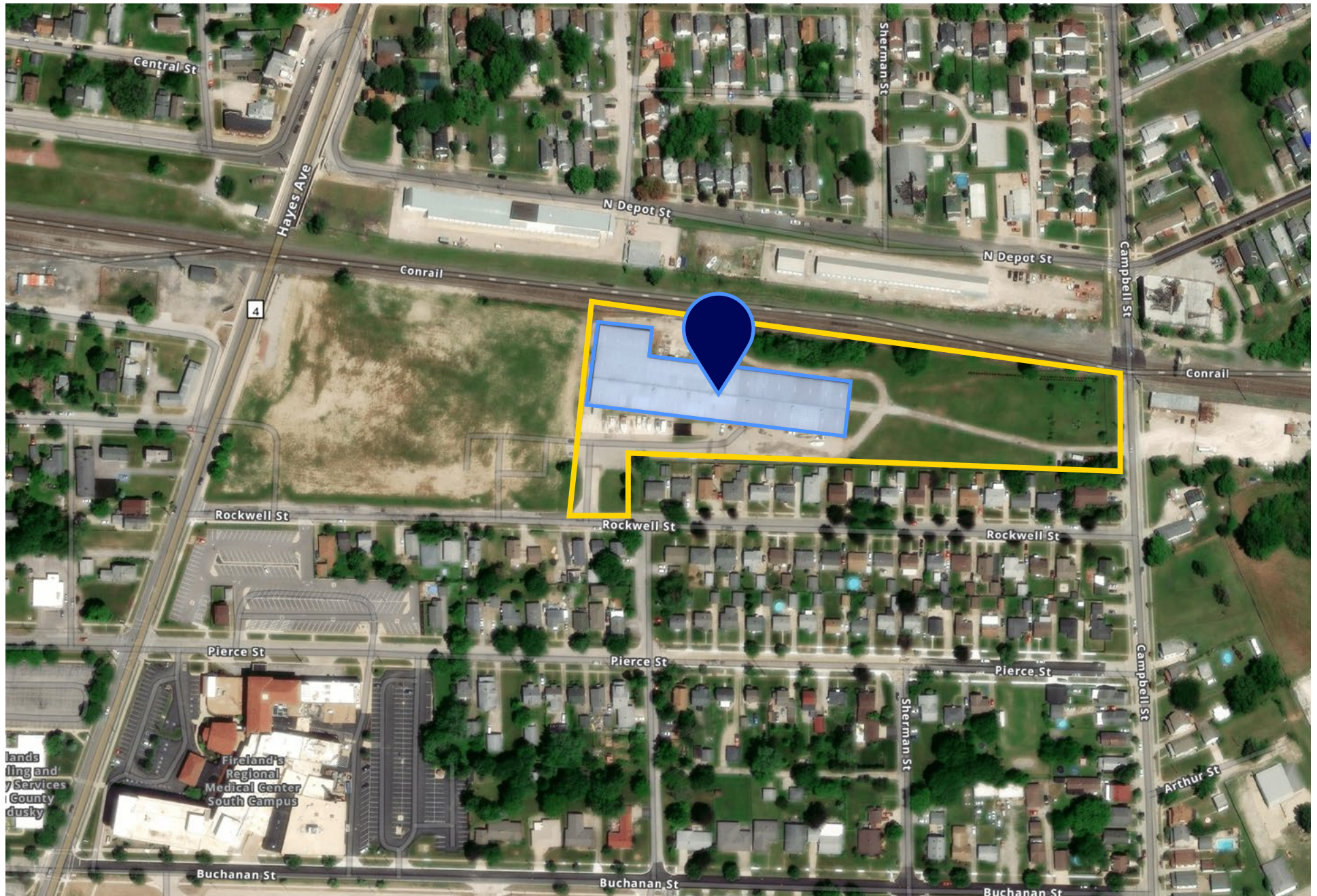
SF AVAILABLE	10,000 - 15,000 SF
OUTSIDE STORAGE	10,000 SF+ (concrete pad)
AVAILABILITY	30-60 days
DRIVE-INS	One (1) - (1) additional to-suit
DOCKS	Three (3) Fully Equipped (shared)



Map



Aerial



Property Photos







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