

For Sale | For Lease

1722 Hayes Avenue
Sandusky, OH 44870

Colliers



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.

For Lease | 1722 Hayes Avenue



AVAILABILITIES

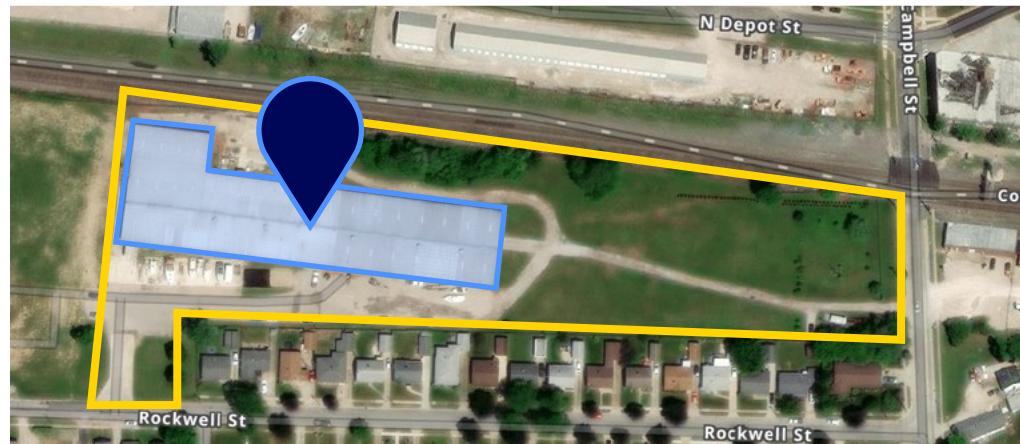
SF AVAILABLE 10,000 - 15,000 SF

OUTSIDE STORAGE 10,000 SF+ (concrete pad)

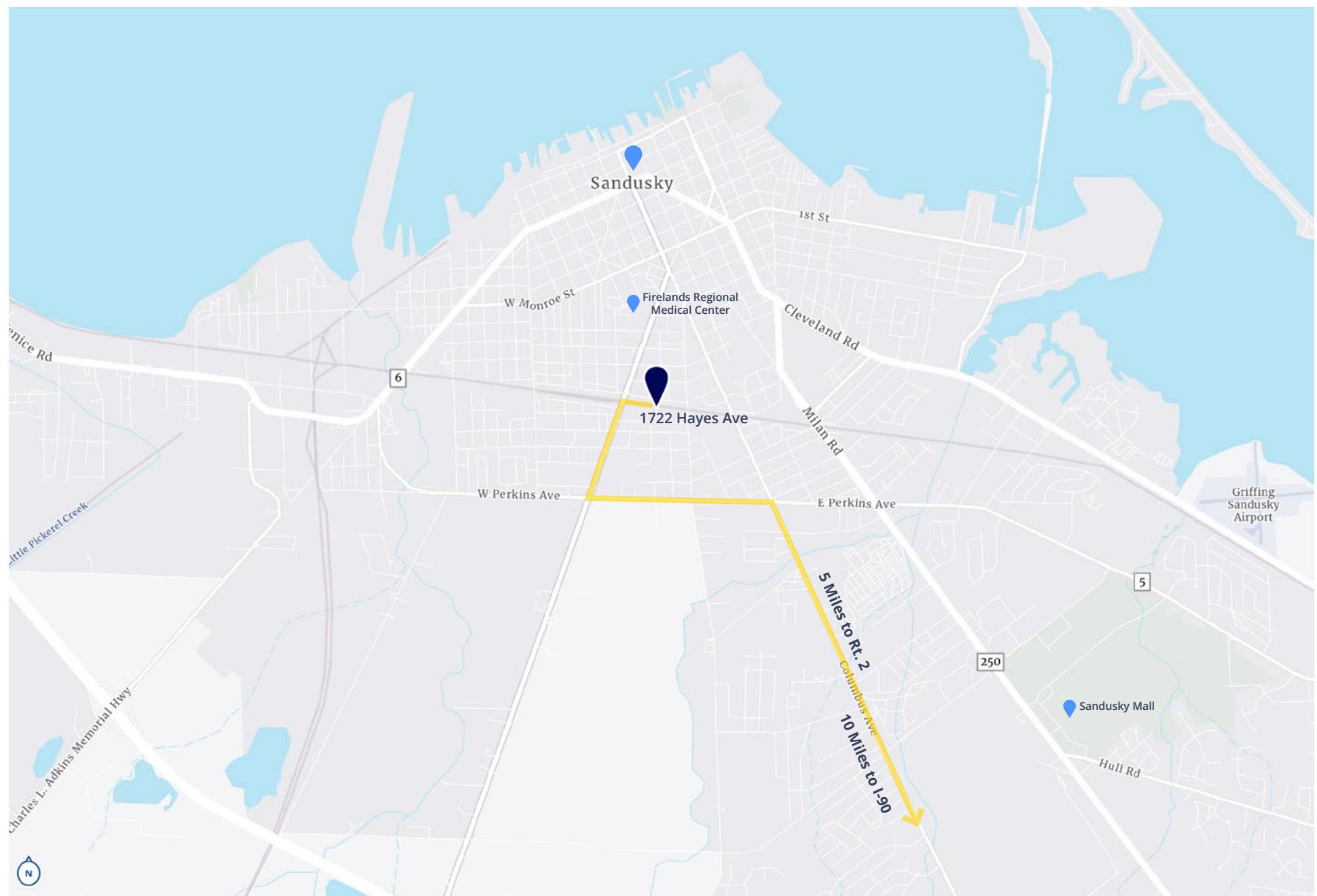
AVAILABILITY 30-60 days

DRIVE-INS One (1) - (1) additional to-suit)

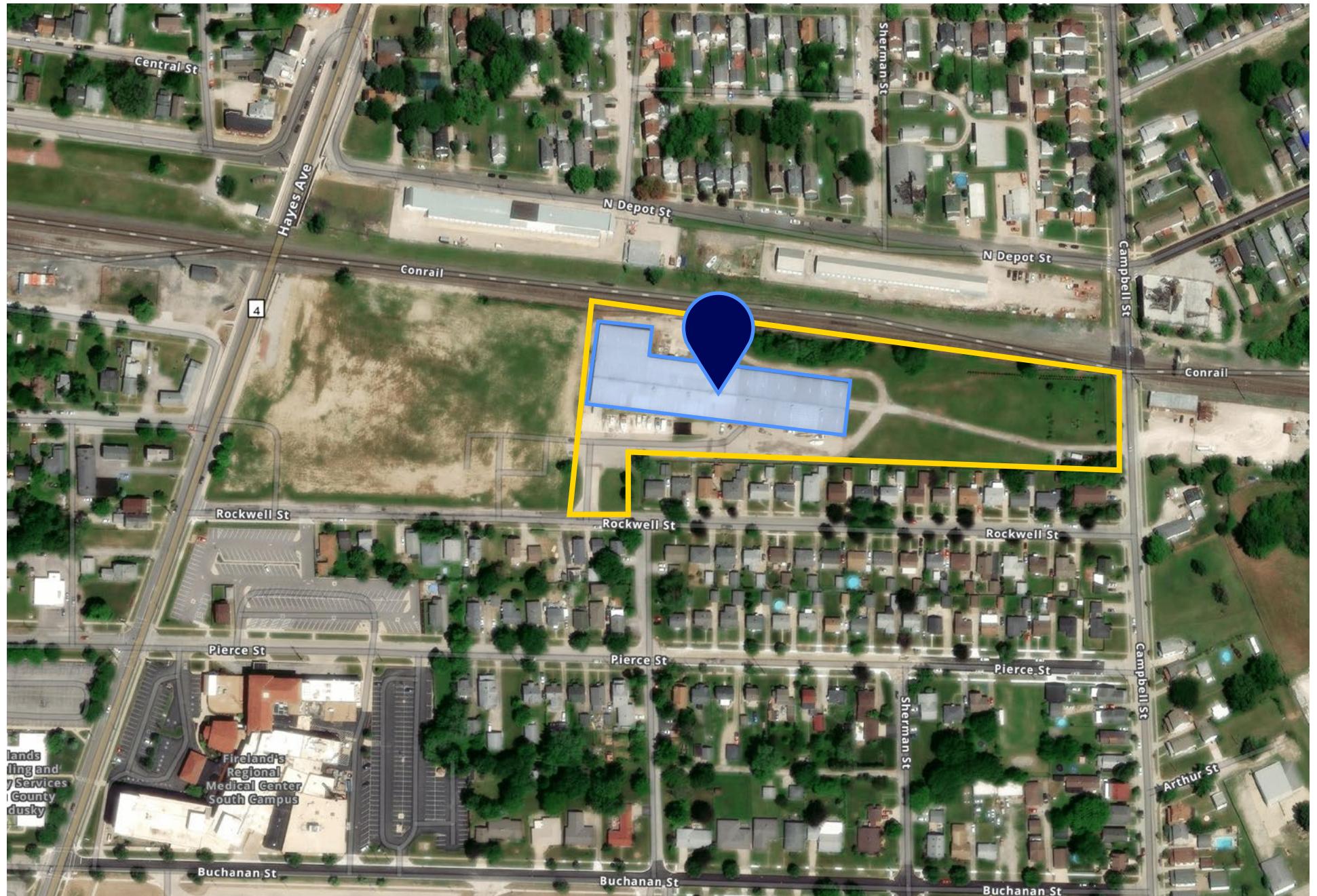
DOCKS Three (3) Fully Equipped (shared)



Map



Aerial



Property Photos







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