

43,216 SF FOR SALE

# 1001 SAWMILL PARKWAY

HURON, OH 44839

**EXPANDABLE INDUSTRIAL BUILDING  
SITUATED OFF ROUTE 2**

Mike Petrigan, SIOR  
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CBRE, Inc.  
950 Main Street  
Suite 200  
Cleveland, Ohio 44113

**CBRE**

# PROPERTY HIGHLIGHTS

1001 SAWMILL PARKWAY | HURON, OH

**43,216**

BUILDING SQUARE FEET

**28**

TOTAL ACRES

**EXPANDABLE**

OPPORTUNITY TO INCREASE SF

**1997**

YEAR BUILT

- + 20' Clear Height
- + Clear Span - Few Columns Throughout Building
- + Building Made of Block Construction
- + 3 Shop Offices
- + Heavy Power
- + New LED Lighting
- + 9 Drive-In Doors (8 - 14x14; 1 - 10x10)
- + Excellent Site for Retail, Industrial, Storage, Etc.
- + Highway Visibility and Direct Access to Route 2 (26,523 VPD) from Rye Beach Road (5,695 VPD)

**SALE PRICE**

**\$3,295,000**



# PROPERTY AERIAL

1001 SAWMILL PARKWAY | HURON, OH

**EXCELLENT HIGHWAY  
VISIBILITY & DIRECT ACCESS**

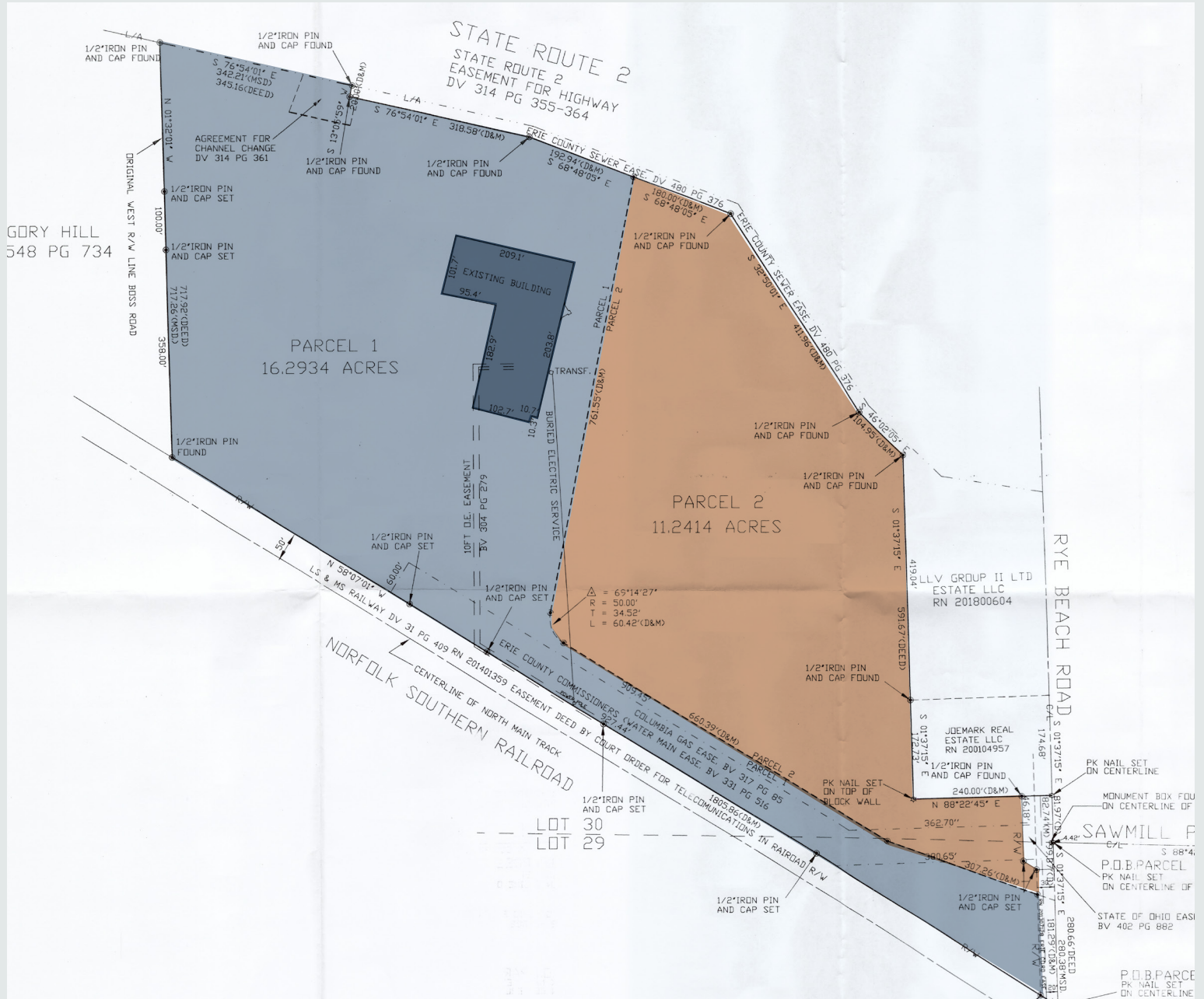


# SITE PLAN

1001 SAWMILL PARKWAY | HURON, OH

**PARCEL 1**  
16.2934 AC  
PPN: 39-00627.003

**PARCEL 2**  
11.2414 AC  
PPN: 39-00627.001



GORY HILL  
548 PG 734

STATE ROUTE 2  
STATE ROUTE 2  
EASEMENT FOR HIGHWAY  
DV 314 PG 355-364

PARCEL 1  
16.2934 ACRES

PARCEL 2  
11.2414 ACRES

NORFOLK SOUTHERN RAILROAD  
CENTERLINE OF NORTH MAIN TRACK

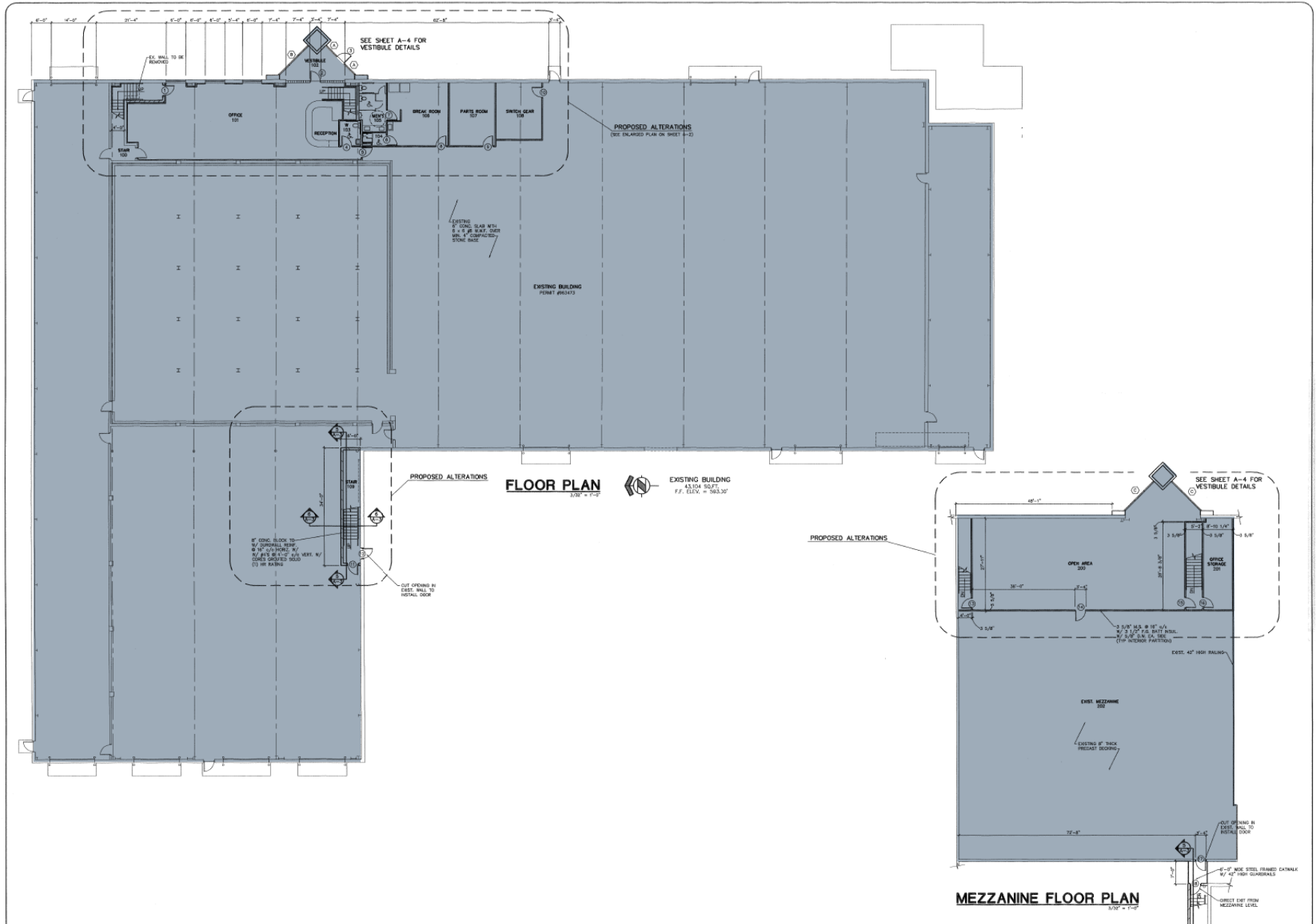
RYE BEACH ROAD

SAWMILL PARKWAY  
STATE OF OHIO EASE  
BY 402 PG 682

LOT 30  
LOT 29

# SITE PLAN

1001 SAWMILL PARKWAY | HURON, OH



# INTERIOR

1001 SAWMILL PARKWAY | HURON, OH

**CLEAR SPAN WAREHOUSE WITH  
UPDATED LED LIGHTING & 9 DRIVE-INS**



# AREA DEMOGRAPHICS

2024 CATEGORIES	1 MILE	5 MILES	10 MILES
Population	1,688	20,994	63,533
Population 25 & Over	1,266	15,720	45,831
Daytime Population	2,169	22,333	69,104
Businesses	87	972	2,821
Employees	2,945	23,750	55,682
Households	726	9,112	27,341
Avg. HH Income	\$87,991	\$93,393	\$83,283
Median HH Income	\$62,082	\$73,760	\$65,312
Owner Occupied Housing Units	561	6,826	18,698
Avg. Housing Value	\$247,098	\$259,949	\$230,331
Median Housing Value	\$187,723	\$221,875	\$191,528



All demographic categories are for 2024 unless otherwise noted.

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**CBRE**

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