

2140 ENTERPRISE STREET
FREMONT, OH 43420

RETAIL BUILDING FOR LEASE
1,200 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

FULL-SERVICE COMMERCIAL REAL ESTATE

FREMONT RETAIL



GENERAL INFORMATION

Lease Rate:	\$15.00 per square foot NNN
Space Available:	1,200 square feet
Building Size:	8,000 square feet
Number of Stories:	One
Year Constructed:	1998
Condition:	Remodeled 2026 – ready for occupancy
Acreage:	1.85 acres
Closest Cross Street:	Industrial Drive
County:	Sandusky
Zoning:	B-2
Parking:	88± spaces
Curb Cuts:	Two
Street:	2 lane, 2 way



For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

2140 Enterprise Street, Fremont, OH 43420

Retail Building For Lease

1,200
Square Feet
AVAILABLE

BUILDING SPECIFICATIONS

Exterior Walls:	Block
Structural System:	Block
Roof:	Flat rubber
Floors:	Concrete
Floor Coverings:	Carpet/luxury vinyl plank
Ceiling Height:	9'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Central
Power:	200 amp
Restrooms:	One – unisex
Security System:	Per tenant
Overhead Doors:	No
Sprinklers:	No
Signage:	Pylon

BUILDING INFORMATION

Current Occupant:	Vacant
Occupancy Date:	Upon lease execution
Other Occupants:	Verizon, Edward Jones, Armed Forces Career Center
Sign on Property:	Yes
Key Available:	Lockbox

LEASE DETAILS

Term:	3 – 5 years
Security Deposit:	1 month's rent
Options:	Negotiable
Improvement Allowance:	As is
Tenant Responsible For:	Utilities and NNN expenses. Subject space is 15% of prorata share of building.
	CAM electrical: \$600/year, lawn: \$2,500/year, snow: 2024 - \$3,000, 2025 - \$14,775, annual roof inspection: \$100/unit, Back flow certificate: \$250/unit.

2025 REAL ESTATE TAXES

Parcel:	34-60-00-0382-15
Total Taxes:	\$14,665.46

Comments:

- The unit was remodeled in 2026 and ready for immediate occupancy.
- The layout consists of a reception area, 4 offices, kitchen/storage area and one unisex restroom.

For more information, please contact:

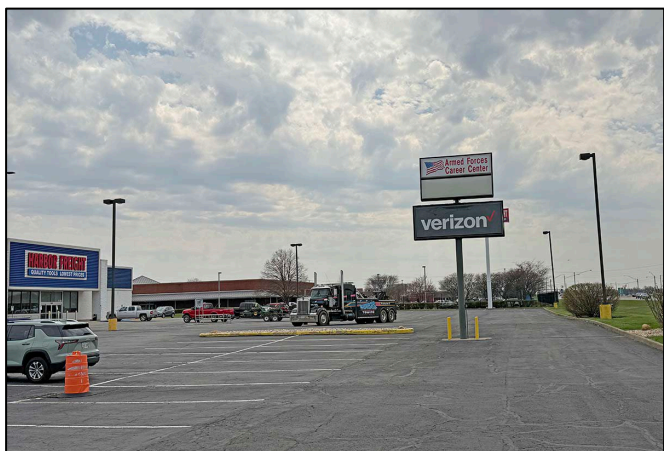
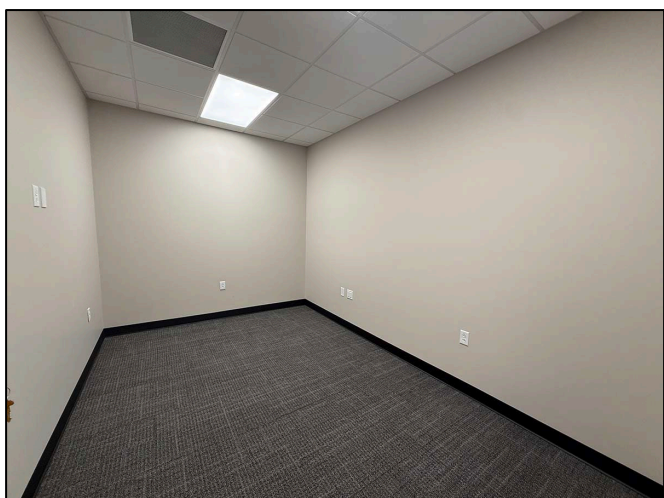
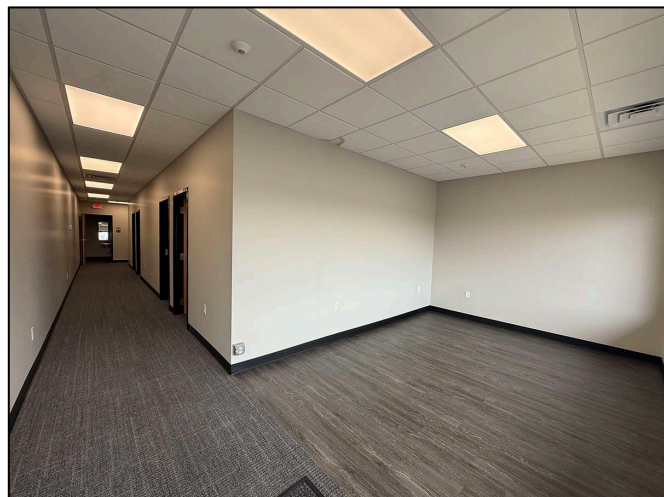
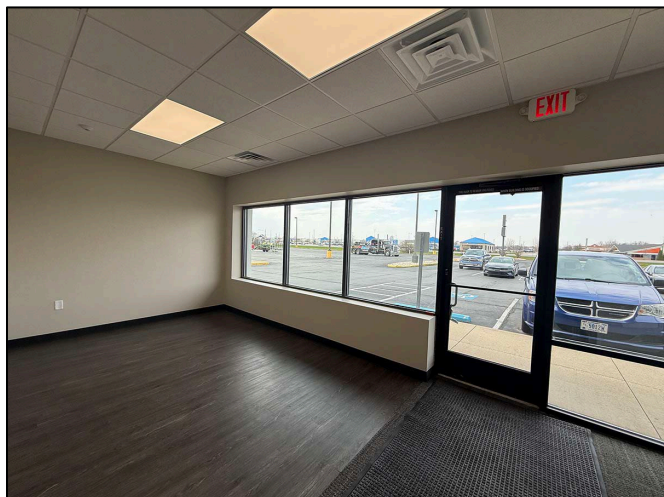
MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

2140 Enterprise Street, Fremont, OH 43420

Retail Building For Lease

1,200
Square Feet
AVAILABLE



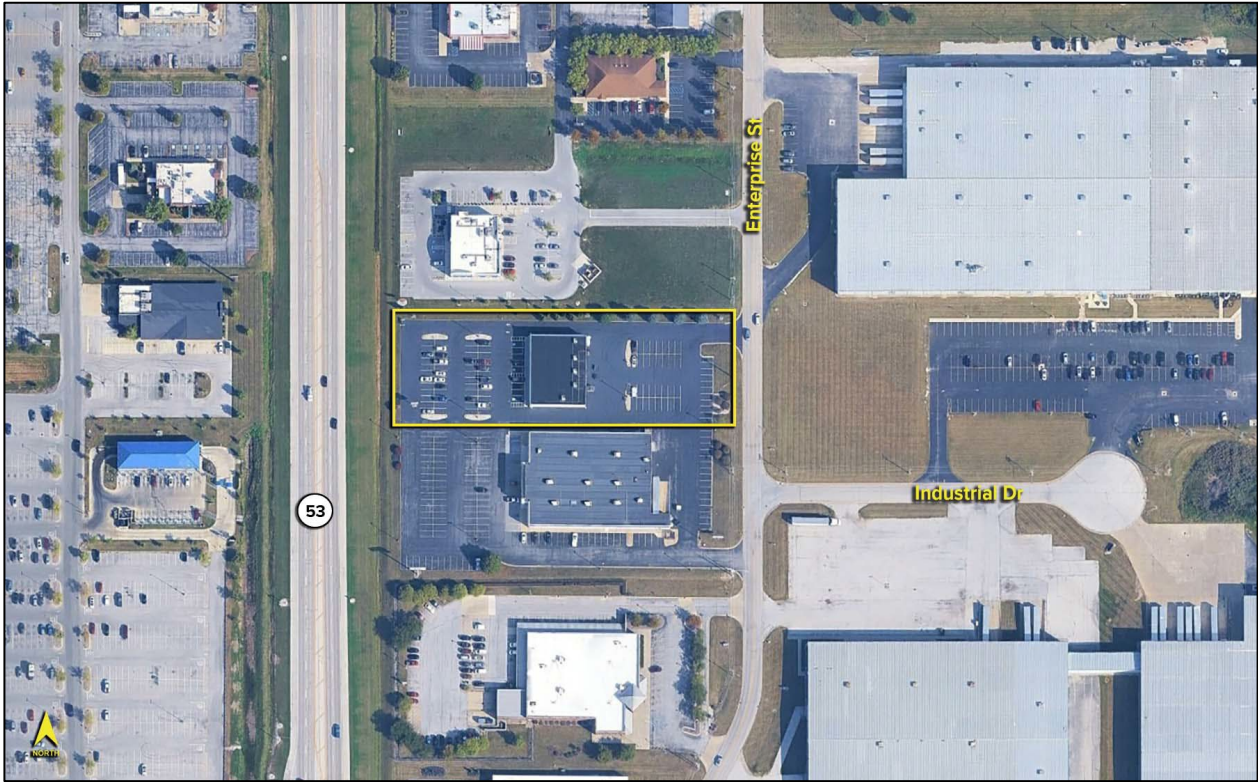
For more information, please contact:
MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

2140 Enterprise Street, Fremont, OH 43420

Retail Building For Lease

1,200
Square Feet
AVAILABLE



For more information, please contact:
MEGAN MALCZEWSKI, CCIM, SIOR
(419) 215 1008
mmalczewski@signatureassociates.com

SIGNATURE ASSOCIATES
7150 Granite Circle, Suite 200
Toledo, Ohio 43617
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.