

# 319 Howard Dr

319 Howard Dr, Sandusky, OH 44870

**RUSSELL** Presented By:  
REAL ESTATE SERVICES Russell Real Estate Services



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## Property Details

**Price: \$899,999**

View the full listing here: <https://www.loopnet.com/Listing/319-Howard-Dr-Sandusky-OH/40776172/>

Price:	\$899,999
Property Type:	Office
Building Class:	C
Sale Type:	Investment
Lot Size:	2.88 AC
Gross Building Area:	12,000 SF
Rentable Building Area:	12,000 SF
:	
No. Stories:	1
Year Built:	2006
Tenancy:	Single
Parking Ratio:	3/1,000 SF
Zoning Description:	447-OFFICE BUILDINGS
APN / Parcel ID:	33-01527-009
Walk Score ®:	20 (Somewhat friendly)

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## Property Photos



Building Photo



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Building Photo



Interior Photo

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Interior Photo



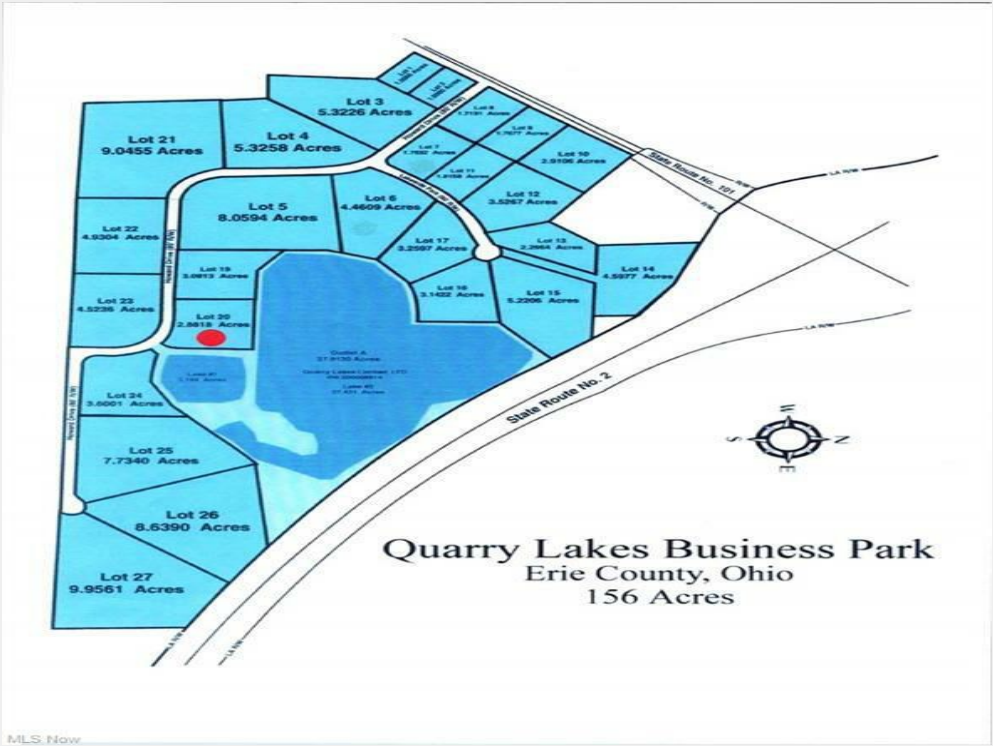
Interior Photo



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Site Plan

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Rare Flex Space Opportunity | Immediate Highway Access

Position your business for growth with this versatile 12,000 SF flex space facility offering an ideal blend of professional office, showroom, and warehouse space. The property features approximately 8,800 SF of finished office, showroom, conference, and employee amenity space, complemented by 3,200 SF of warehouse and storage area, creating a highly functional environment for a wide range of users.

Well-suited for owner-users, expanding businesses, or investors, the building accommodates administrative, sales, customer-facing, and operational functions under one roof. The property presents a professional corporate image while maintaining the flexibility and efficiency required for distribution, service, and light industrial operations.

Conveniently located with immediate highway access, the property provides excellent connectivity for employees, clients, and logistics. A 35-space on-site parking lot offers ample parking.

## Property Highlights:

- 12,000 SF total building area
- 8,800 SF office, showroom, conference, and employee amenity space
- 3,200 SF warehouse and storage area
- 35 on-site parking spaces
- Immediate access to major highways and transportation corridors
- Flexible layout suitable for office, showroom, service, distribution, technology, medical, and light industrial users
- Professional corporate environment with warehouse functionality
- Ideal for owner-users, headquarters operations, or investment ownership

Great opportunity to acquire a highly adaptable commercial property that combines professional office space with operational flexibility in a strategic, easily accessible location.



**Jesse Howells**

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