


For lease, sale or build-to-suit

323 S. Front Street, Fremont, Ohio

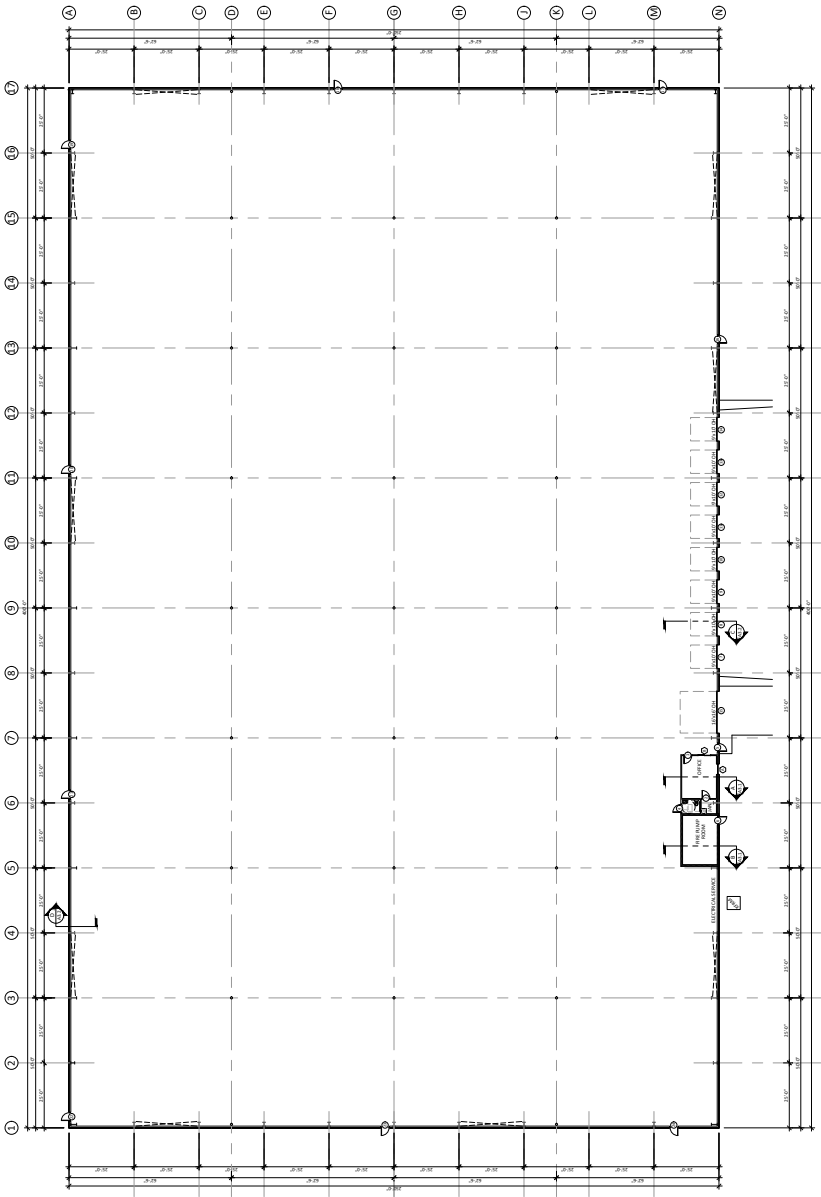
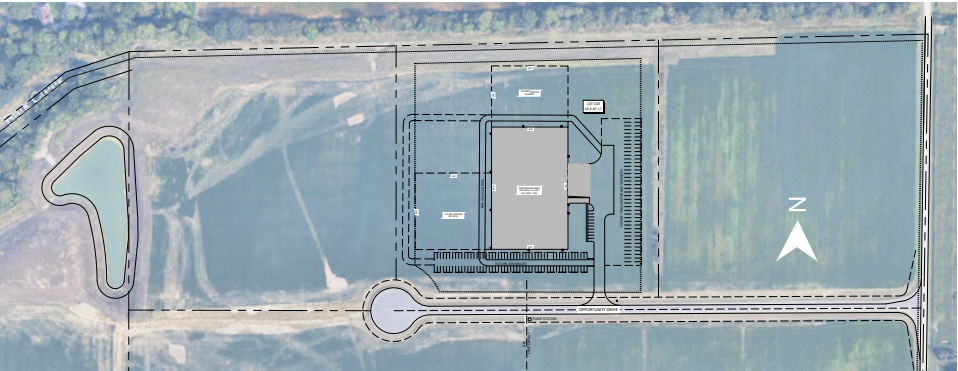
- 100,000 SF (expandable) spec building under construction with March 2026 delivery

 **JLL** SEE A BRIGHTER WAY



100,000 SF Spec building Under Construction with March 2026 Delivery

Available	100,000 s.f. (Expandable)
Acres	16.5
Docks / drive-in	8 / 1(16'x16')
Office s.f.	BTS
Clear height	30' - 32'
Building size	250' x 400'
Power	2500 AMPS of 480 Volt 3 Phase
Car parking	100
Trailer parking	40
Estimated delivery	March 2026



Construction progress

As of January 2026



About the Industrial Park

[Click here for more information about the Industrial Park](#)

- **Site ready** - 132 developable acres, with a 100,000 s.f. (expandable) speculative industrial building, breaking ground August 2025, available for lease or sale with a March 2026 delivery date.
- **Available square footage** - 100,000 – 1,000,000+ s.f. (expandable)
- **Infrastructure and utilities** - Offers modern utilities, including water, sewer, electricity, and high-speed internet.
- **Strategic location** - Conveniently located near major transportation routes, including Interstate 80/90 (Ohio Turnpike) and State Route 53/6/20 bypass, providing easy access to regional and national markets.
- **Pro-business environment** - Fremont and Sandusky County support businesses through tax incentives, grants, and low-cost financing options.
- **Skilled workforce** - The Fremont area offers a skilled and dedicated workforce with experience in manufacturing, logistics, and industrial operations.
- **Access to major markets** - Located within a few hours of major cities like Toledo, Cleveland, Detroit, and Columbus, allowing businesses to serve large metropolitan areas efficiently.
- **Quality of life for employees** - Fremont offers an excellent quality of life with affordable housing, good schools, recreational opportunities, and a strong sense of community.
- **Room for growth and expansion** - H.P. Young Industrial Park offers space for future expansion, allowing businesses to scale operations seamlessly.

Incentive programs/sources	Estimated savings
JobsOhio Grant	\$75,000
Enterprise Zone	15-year abatement at 100%

Sandusky County
OhioMeansJobs-
Assistance w/Recruitment Efforts
*Assist w/recruitment of new employees
* Job training assistance

Valued at \$72,000
*According to Society of Human Resource Management (SHRM). The average cost per hire is approximately \$4,000 (18 new FTE's x \$4,000 = \$72,000)

Utilities and site overview

Infrastructure that works for you









100,000 SF Spec (Expandable) building delivering March 2026

Summary - infrastructure

Electric (AEP)	• 3.2MW available on site
Electric (First Energy)	• 1 MW available on site
Water (Municipal)	• On-site • 12" main, 4 MGD excess capacity
Sewer (Municipal)	• On-site • 8" main, 300,000 GDP excess cap
Natural Gas (Columbia Gas)	• On-site
Fiber (OmniFiber)	• On-site • 2GB capacity
Cable (Spectrum)	• 1GB capacity

- Price: \$50,000 per acre
- All infrastructure is in place
- This is construction-ready with design and permits
- Local Developers will consider build-to-suit
- Leasing options available
- Flexible lot sizes

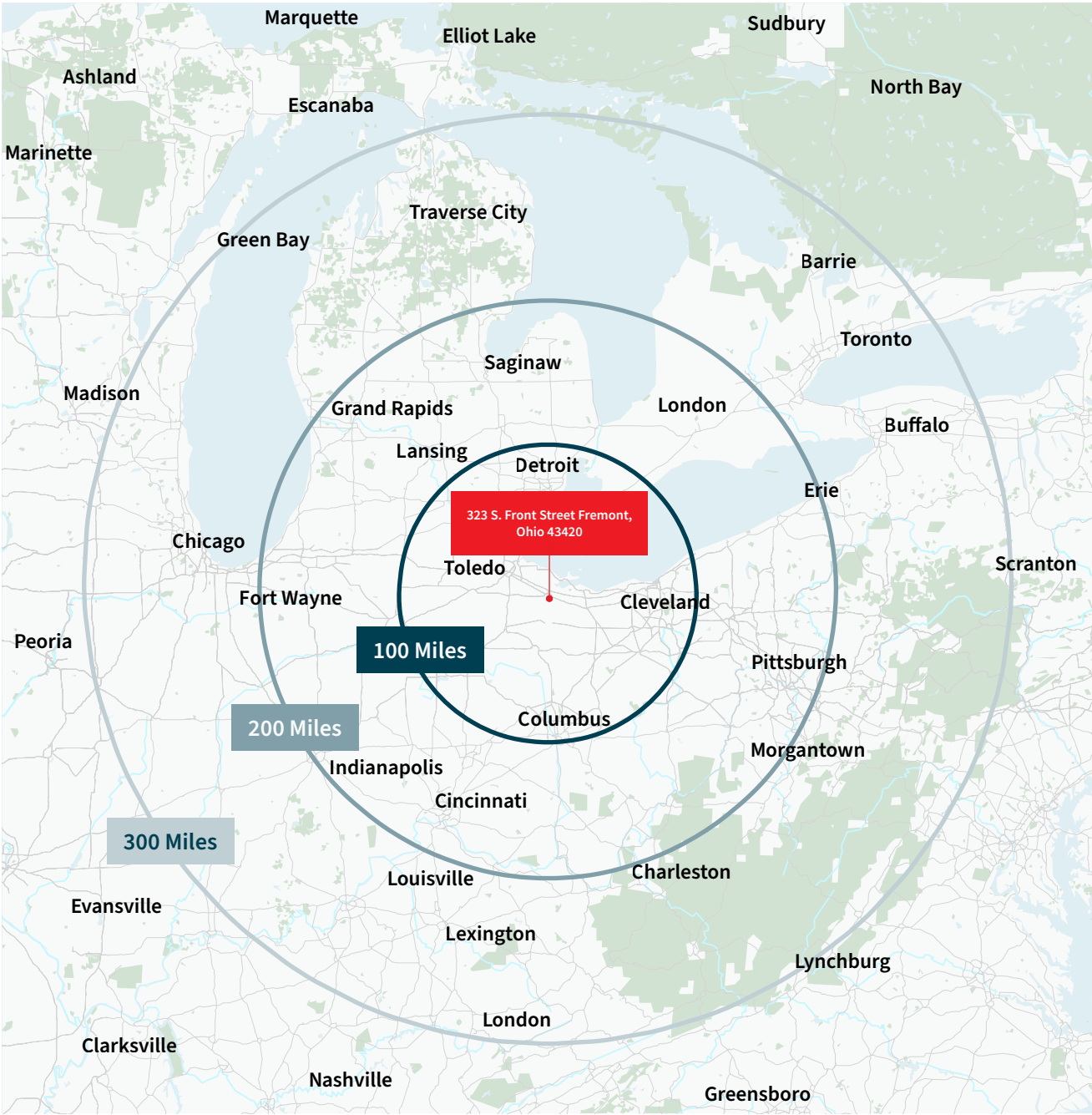


	Gas lines		Fiber optic
	Storm sewer		Electric
	Force main		Lot lines
	Sanitary main		
	Water main		

Range map

Strategically positioned in Northwest Ohio
within 300 miles

Cities	Distance(Miles)	Drive time
Toledo	35	0:40
Cleveland	85	1:20
Detroit	85	1:20
Columbus	100	2:00
Pittsburgh	203	3:10
Cincinnati	207	3:16
Grand Rapids	225	3:26
Indianapolis	245	3:55
Buffalo	275	4:20



Transportation access

Seamless access to markets

H.P. Young Industrial Park offers unparalleled connectivity, ensuring your business reaches regional, national, and global markets with ease.

Ask us about:

Proximity to the Canadian Border.

Access to foreign trade zones and port authority business reaches regional, national, and global markets with ease.

Highways

Immediate access to U.S. Route 20 and I-80/90 (Ohio Turnpike) for seamless road transport.

Ports - Toledo and Cleveland

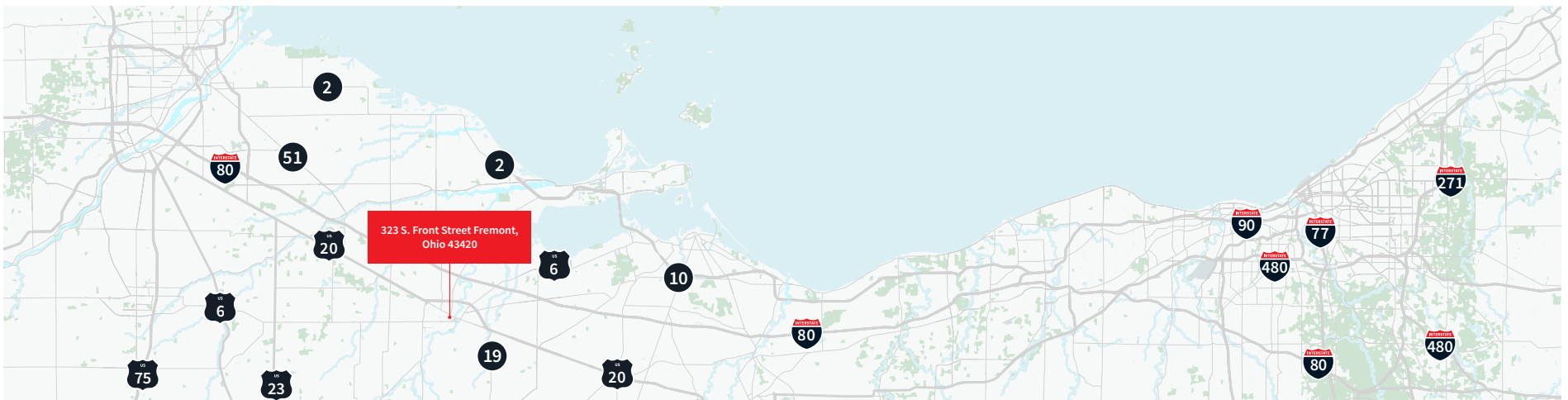
Easy access to the Port of Toledo and the Great Lakes, providing an efficient gateway for shipping and receiving.

Off-site rail

Connections to major rail lines, including Norfolk Southern and CSX, support efficient freight movement.

Airports - Airline services

- Detroit Metropolitan Airport - 1.2 hours
- Cleveland Hopkins International Airport - 1.3 hours
- Toledo Express Airport - 45 minutes
- Columbus John Glenn International Airport - 2.5 hours
- Sandusky County Regional Airport - 10 minutes - 5,500 ft runway



323 S. Front Street, Fremont, Ohio

Proximity to other industrial parks

A growing hub of industrial opportunity

Bark Creek Industrial Park

Located just minutes away, this park hosts companies across multiple industries, fostering a dynamic business environment and access to shared suppliers and talent.

River Bend Industrial Park

Home to key manufacturers and logistics providers, River Bend Industrial Park complements H.P. Young Industrial Park by offering additional opportunities for partnerships and growth.

53 North Industrial Park

Established in the late 1980s and expanded in the 1990s during Phase 2 and Phase 3. This park hosts companies such as Style Crest, MasTec, and Greenbay Packaging.

Kessler Industrial Park

Fremont's original industrial park was established in 1967. It is home to Ardagh Metal Packaging, Greenbay Packaging, Total Distribution, and Pixelle Specialty Solutions.

H.P. Young Industrial Park is strategically located within Fremont, Ohio's thriving industrial ecosystem. Its proximity to other established industrial parks creates opportunities for collaboration, supply chain optimization, and shared resources, making Fremont a prime location for businesses looking to expand or relocate.



Top employers

A thriving business ecosystem



Whirlpool Corporation

Employees: 3,200

Kitchen and laundry appliances and products



Style Crest

Employees: 500

Fiberglass steps, vinyl siding



Amcor, Fremont Division

Employees: 275

Flexible packaging



Revere Plastics

Employees: 623

Plastic parts, plastic injection molding



Motion Controls Robotics

Employees: 70

Automation



SMART PARTNERS ... SMARTER SOLUTIONS

Green Bay Packaging, Inc.

Employees: 100

Manufacturing



Crown Battery

Employees: 579

Storage batteries (wet cell)



Kraft Heinz

Employees: 375

Ketchup, BBQ Sauce



Autokiniton

Employees: 450

Propulsion-agonistic,
structural automotive components

323 S. Front Street/ Fremont, Ohio

Workforce statistics

A talented workforce ready to deliver

Population & workforce (within 45 miles)

Total labor force: 1,161,627

Manufacturing labor force

- Employed: 110,912
- Unemployed: 5,803 (4.81%)
- Avg. Hourly earnings: \$29.39
- Total % of workforce: 16.73%
- Commuters outgoing: 188,568
- Commuters incoming: 152,561

Total labor force: 581,099

- 4% unemployment rate
- \$53,371.50 per capita income



OhioMeansJobs – Sandusky County

Assisted 21 employers over the past 5 years

On-the-Job training:

163 employees

\$802,407 in wage reimbursement

Incumbent Worker Training:

87 employees

\$152,024 in funding



Terra State Community College

Apprenticeships

Manufacturing Training Center

Apprenticeship/Sponsorship programs:

Approx. 200 students each semester

14 training contracts w/ local employers



City of Fremont

Relocation grant program

Business tax incentives

Access to revolving loan fund



323 S. Front Street/ Fremont, Ohio

Education & amenities

A talented workforce ready to deliver

Career tech and higher education

(within 45 minutes drive)

Universities

Bowling Green State University (16,900)

Tiffin University (4,900)

Heidelberg University (1,000)

University of Toledo (21,000)

Community Colleges

Terra State Community College (2,200)

Owens Community College (2,100)

BGSU Firelands (1,850)

Professional Skills Institute (400)

Stautzenberger College (400)

Tech Centers

Vanguard-Sentinel Career & Technology Centers –
Fremont & Tiffin (1,600)

PENTA Vocational Schools (1,600)

EHOVE Career Center (650)

Sandusky Career Center (<100)

Fremont and the surrounding region are home to a robust network of educational institutions that support workforce development, higher education, and technical training. Businesses at H.P. Young Industrial Park benefit from access to a skilled, adaptable, and well-prepared workforce.

BGSU Firelands

VANGUARD SENTINEL
CAREER & TECHNOLOGY
CENTERS

UT THE UNIVERSITY OF
TOLEDO
1872

PENTA
CAREER CENTER

Heidelberg
UNIVERSITY

TERRA
STATE
COMMUNITY
COLLEGE

BGSU
Bowling Green State University

TU TIFFIN
UNIVERSITY

O
OWENS
COMMUNITY COLLEGE

Fremont, Ohio, offers easy access to Lake Erie for boating, fishing, and beach outings, as well as Cedar Point, a world-class amusement park. The city features local parks, shopping, dining, and cultural attractions like the Rutherford B. Hayes Presidential Library, blending small-town charm with nearby regional highlights.



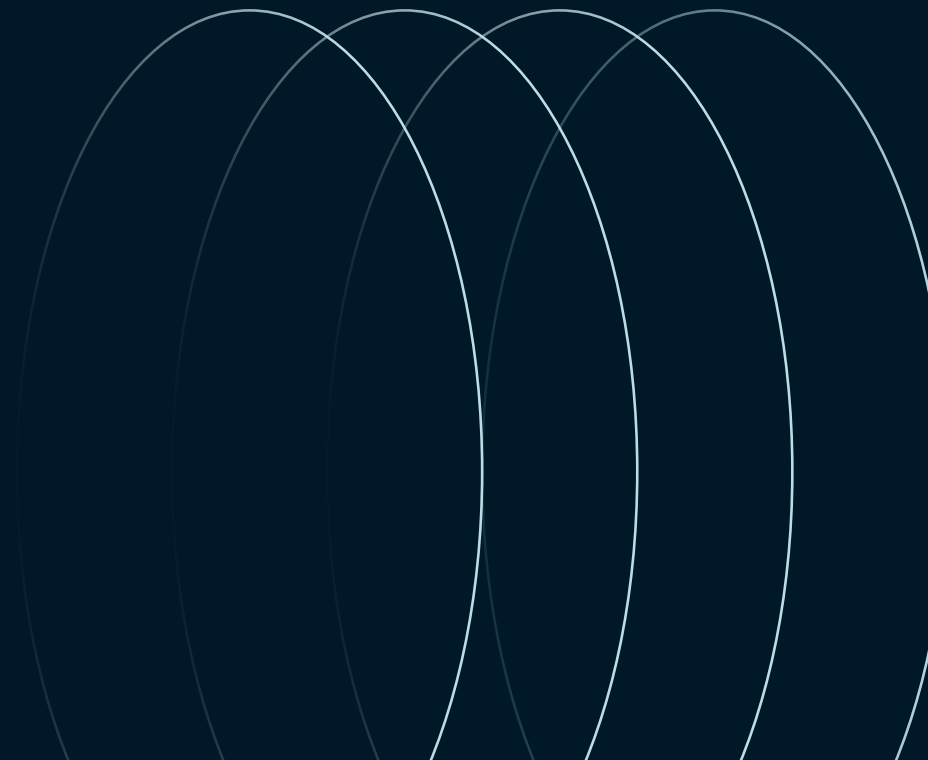
Rutherford B. Hayes Presidential
Library and Museum



Put-in-Bay



Cedar Point

**Matthew Collins**matthew.collins@jll.com

+1 740 815 7986

Joe Davisjoseph.davis@jll.com

+1 614 460 4425

Josh Weithmanjosh.weithman@jll.com

+1 614 460 4410

Tim Davistim.davis@jll.com

+1 614 460 4416

Agency Leasing Disclaimer:

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2023 Jones Lang LaSalle IP, Inc. All rights reserved.