

AVAILABLE FOR SUBLEASE
66,386 SF Industrial Building



2100
CEDAR STREET
Fremont, Ohio

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To View
Drone Video



LEASE RATE: \$5.50/SF NNN

NEWMARK

Terry COYNE.com

HIGHLIGHTS



Building Size

+/-58,434 SF warehouse (1st floor)

+/-7,952 SF office (2nd floor)

+/-66,386 SF total



Year Built

1978



Truck Wells

Two (2)



Acreage

9+ acres (expansion possible)



Central Location

Positioned between Detroit, Toledo, Cleveland and Columbus



Clear Height

20.5' to 55.0'



Automobile Parking

- 60 surface automobile spaces (.86/1,000 SF)
- Interior parking is available



Sprinkler System

Brand new wet system



Roof Condition

Decent (roof repairs in progress)



Docks/Drive-ins

6 exterior docks with levelers

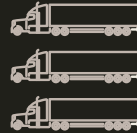
4 drive-in doors

(3 doors are 11'10"; 1 door is 13'11")



Zoning

Industrial (I-2)



Trucks per Well

Three (3)



Heavy Power

2,000a, 227-440v, 3-phase, 4w



Regional Location

Outstanding access to airport, ports and highways



Cranes

Four (4) 1-ton cranes



Trailer Parking

Yes



Heating

Two CIRC-AIR units



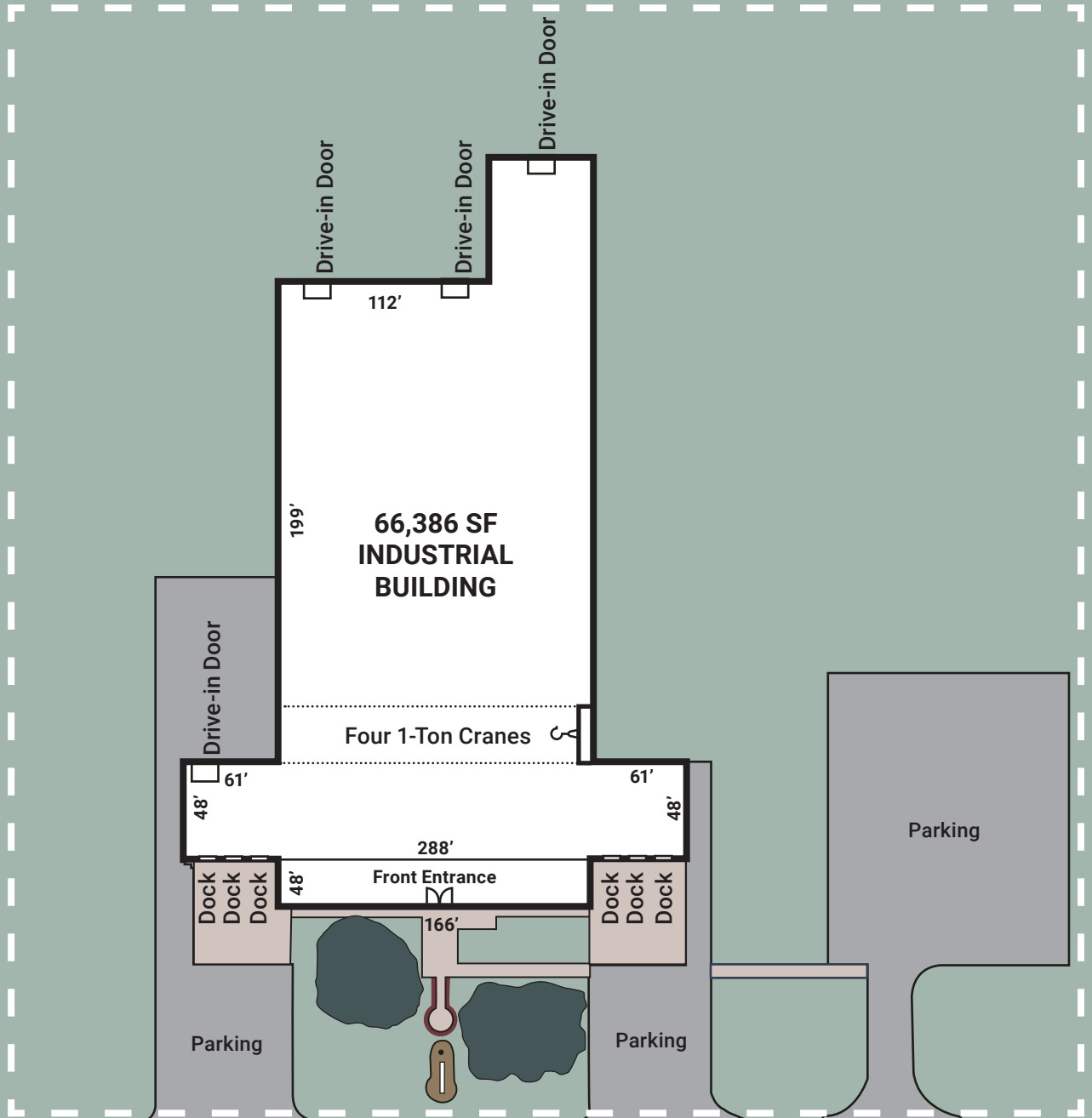
Freeway Access

Easy access to I-80 (Ohio Turnpike)



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SITE PLAN



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AERIAL VIEW



66,386 SF
INDUSTRIAL
BUILDING

Cedar St



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EXTERIOR DOCK PHOTOS



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ADDITIONAL EXTERIOR PHOTOS



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INTERIOR WAREHOUSE PHOTOS



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WAREHOUSE PHOTOS



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INTERIOR WAREHOUSE CRANE PHOTOS



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— ADDITIONAL INTERIOR WAREHOUSE PHOTOS —



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INTERIOR OFFICE PHOTOS



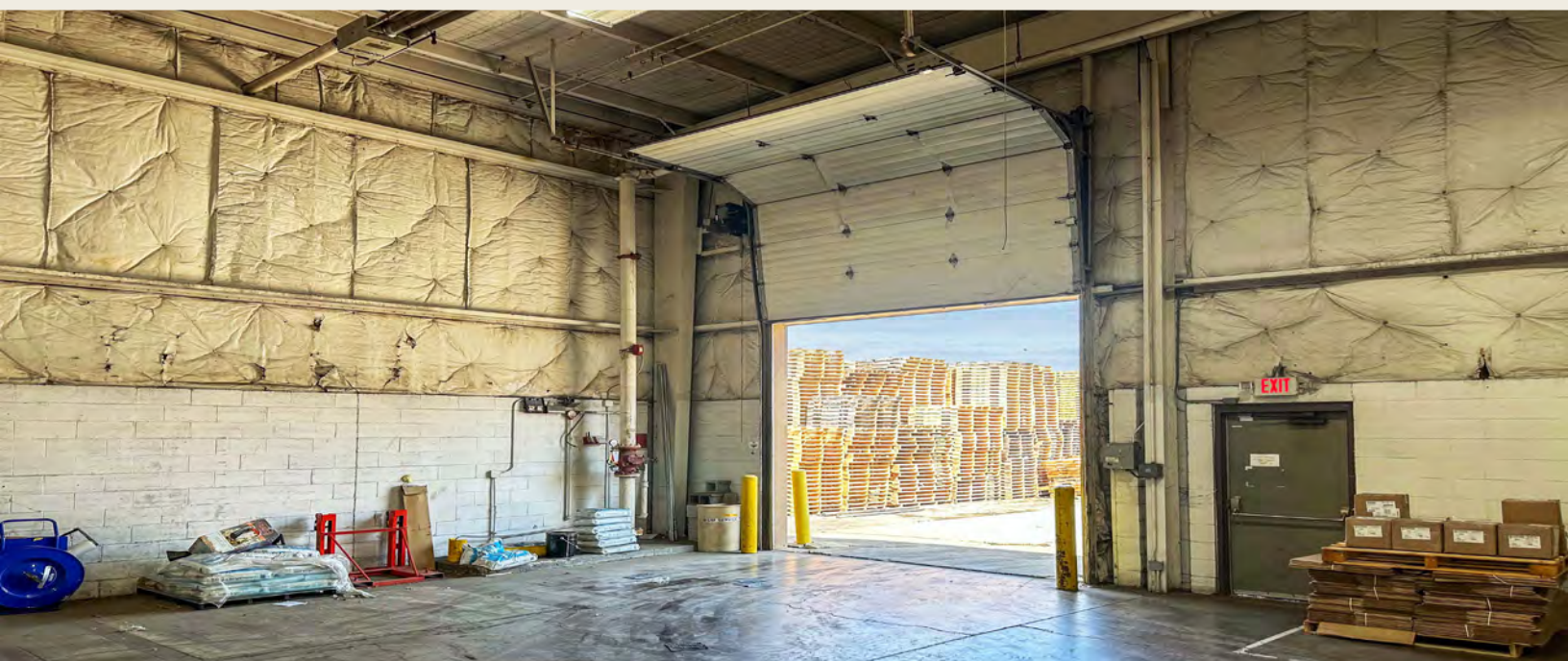
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OPEN OFFICE SPACE PHOTOS







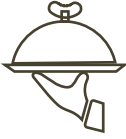











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INTERIOR DOCK AND DRIVE-IN PHOTOS



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EMPLOYMENT OVERVIEW (15-MILES RADIUS)

KEY FACTS	EDUCATION	INCOME	EMPLOYMENT	
 78,627 Population	 37.2% High School Diploma	 \$63,096 Median Household Income	 49.9% White Collar	 15.3% Services
 44.2 Median Age	 31.7% Some College	 \$35,448 Per Capita Income	 34.8% Blue Collar	 2.4% Unemployment Rate
 33,227 Households	 21.0% Bachelors/ Graduate/ Professional Degree	COMMUTERS	BUSINESS	
		 13.9% Spend 7+ hours commuting to and from work per week	 2,685 Total Businesses	 36,606 Total Employees
 \$53,652 Media Disposable Income				



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STRATEGIC ACCESS TO NEARBY INDUSTRIAL PARKS

An emerging center for industrial growth

Kessler Industrial Park

Fremont's original industrial park was established in 1967. Tenants include Ardagh Group Metal Packaging, Greenbay Packaging, Total Distribution and Pixelle Specialty Solutions.

53 North Industrial Park

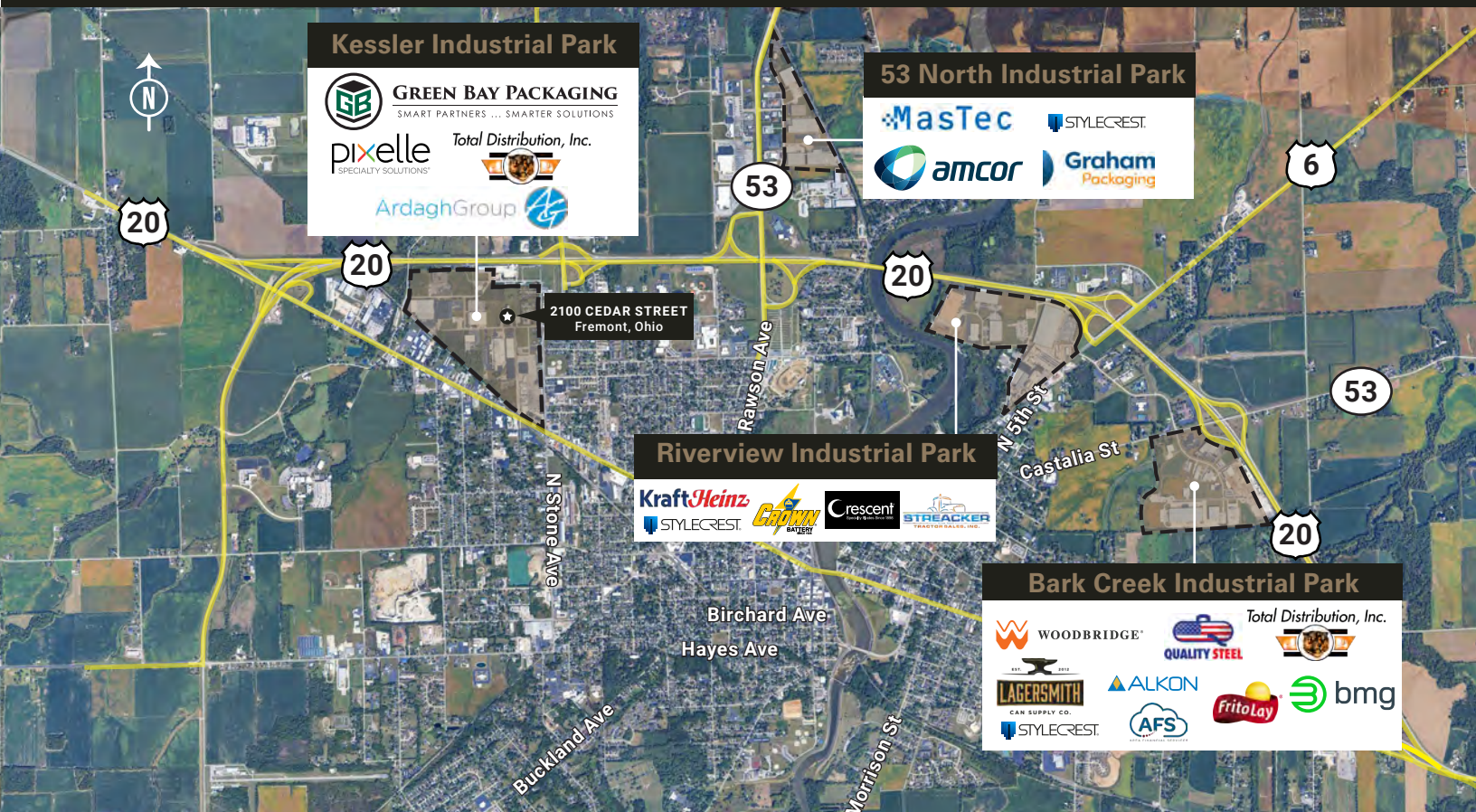
Established in the late 1980s and expanded in the 1990s during Phase 2 and Phase 3. Tenants include Style Crest Logistics, MasTec, Graham Packaging and Greenbay Packaging.

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. Tenants include Frito Lay, Woodbridge, Lagersmith, Area Financial Services, Alkon, BMG, Style Crest Logistics, Total Distribution and Quality Steel

Riverview Industrial Park

Riverview Industrial Park is home to key manufacturers and logistics providers. Tenants include Kraft Heinz, Crown Battery, Crecent, Streaker Tractor Sales and Style Crest Logistics.



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REGIONAL MAP

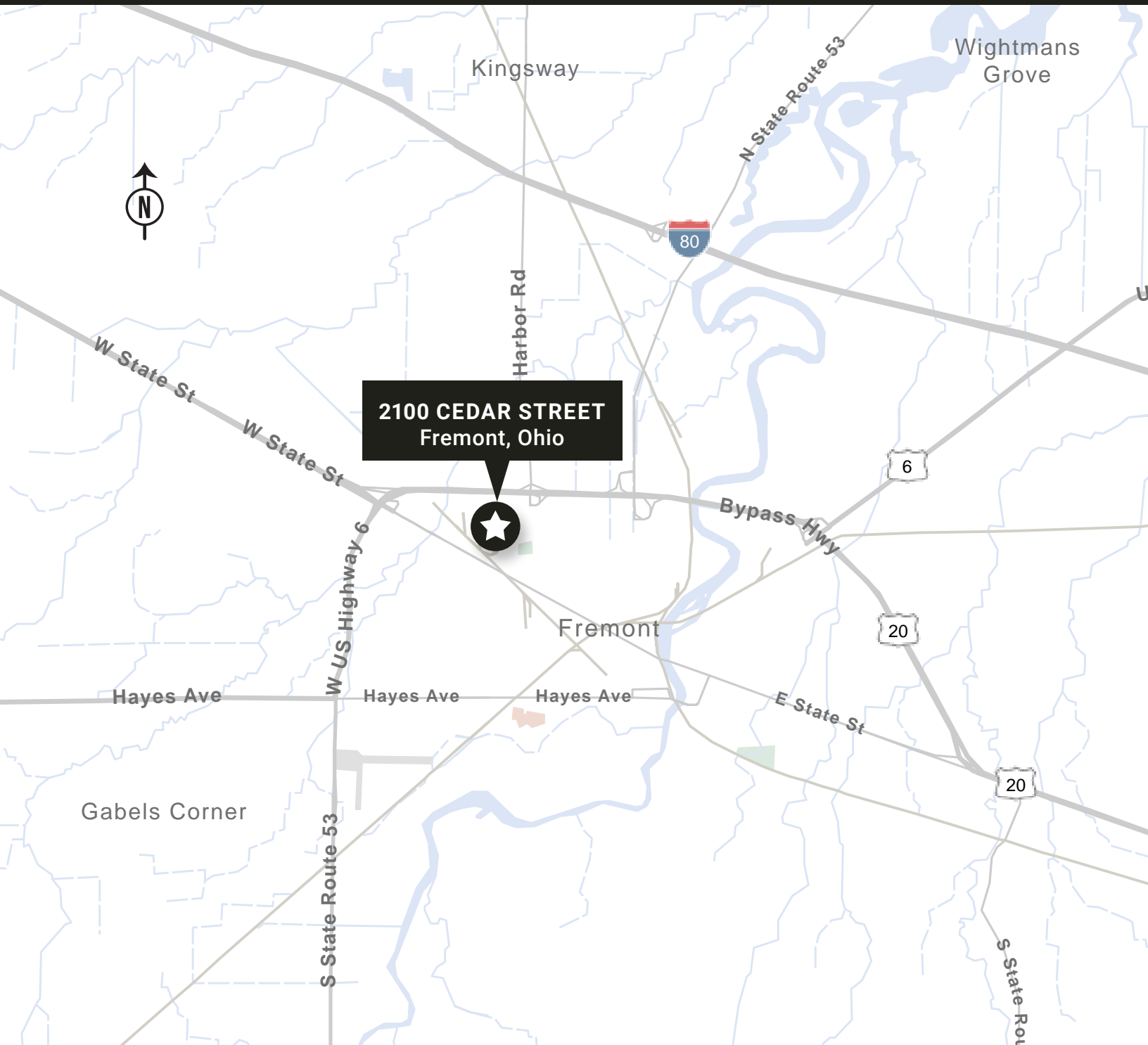
Strategically positioned in Northwest Ohio within 300 miles

City	Distance	Drive Time
Toledo	35 miles	0:40
Cleveland	85 miles	1:20
Detroit	90 miles	1:34
Columbia	113 miles	1:40
Pittsburgh	202 miles	3:07
Cincinnati	207 miles	3:16
Grand Rapids	222 miles	3:22
Indianapolis	242 miles	3:54
Buffalo	278 miles	4:12



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LOCATION MAP



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