
AVAILABLE FOR SUBLEASE

66,386 SF Industrial Building



2100
CEDAR STREET
Fremont, Ohio

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Drone Video

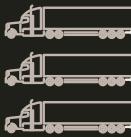


LEASE RATE: \$5.50/SF NNN

NEWMARK

Terry COYNE.com

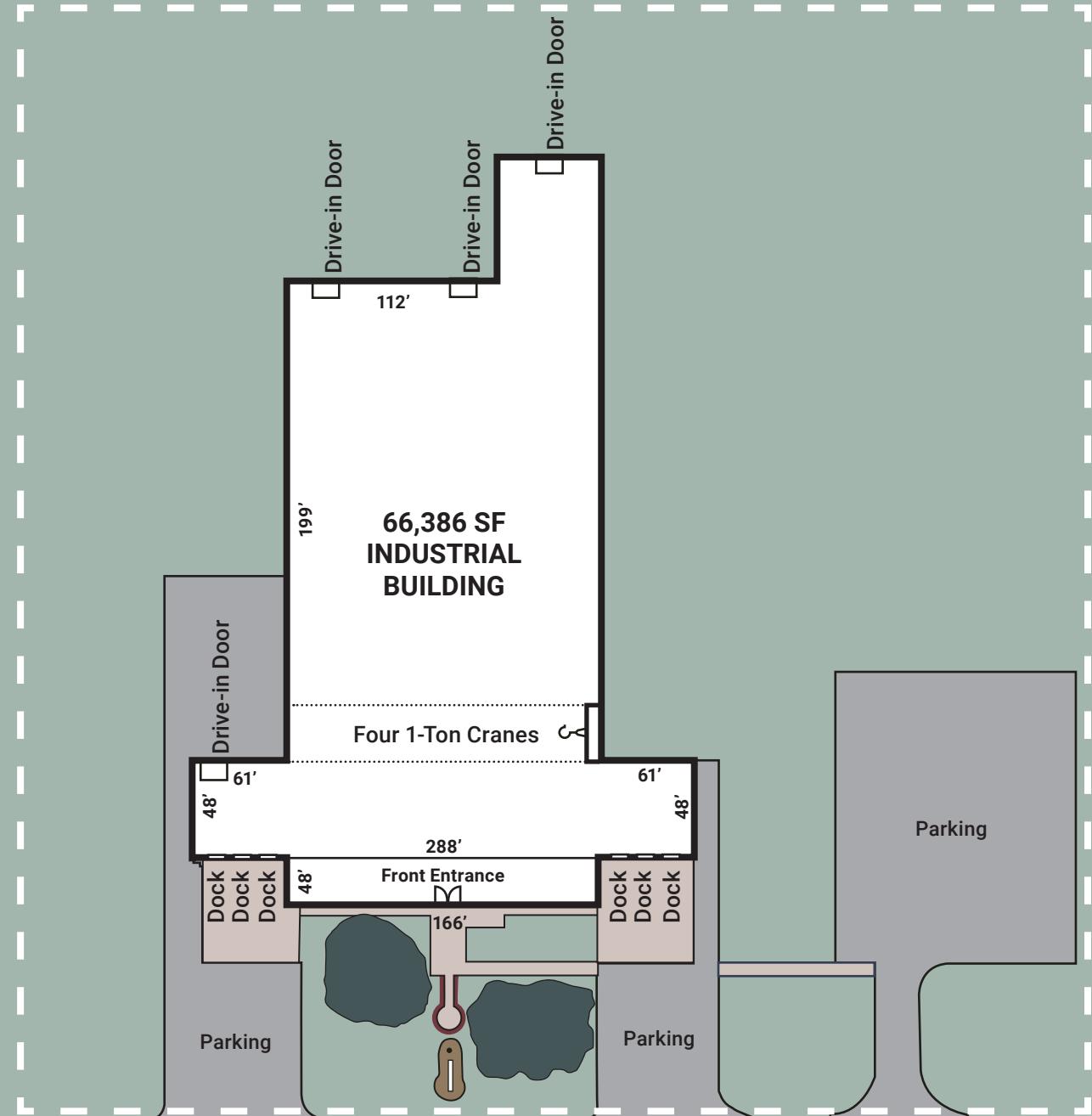
HIGHLIGHTS

 Building Size +/-58,434 SF warehouse (1st floor) +/-7,952 SF office (2nd floor) +/-66,386 SF total	 Docks/Drive-ins 6 exterior docks with levelers 4 drive-in doors (3 doors are 11'10"; 1 door is 13'11")
 Year Built 1978	 Zoning Industrial (I-2)
 Truck Wells Two (2)	 Trucks per Well Three (3)
 Acreage 9+ acres (expansion possible)	 Heavy Power 2,000a, 227-440v, 3-phase, 4w
 Central Location Positioned between Detroit, Toledo, Cleveland and Columbus	 Regional Location Outstanding access to airport, ports and highways
 Clear Height 20.5' to 55.0'	 Cranes Four (4) 1-ton cranes
 Automobile Parking <ul style="list-style-type: none">• 60 surface automobile spaces (.86/1,000 SF)• Interior parking is available	 Trailer Parking Yes
 Sprinkler System Brand new wet system	 Heating Two CIRC-AIR units
 Roof Condition Decent (roof repairs in progress)	 Freeway Access Easy access to I-80 (Ohio Turnpike)



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SITE PLAN



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AERIAL VIEW



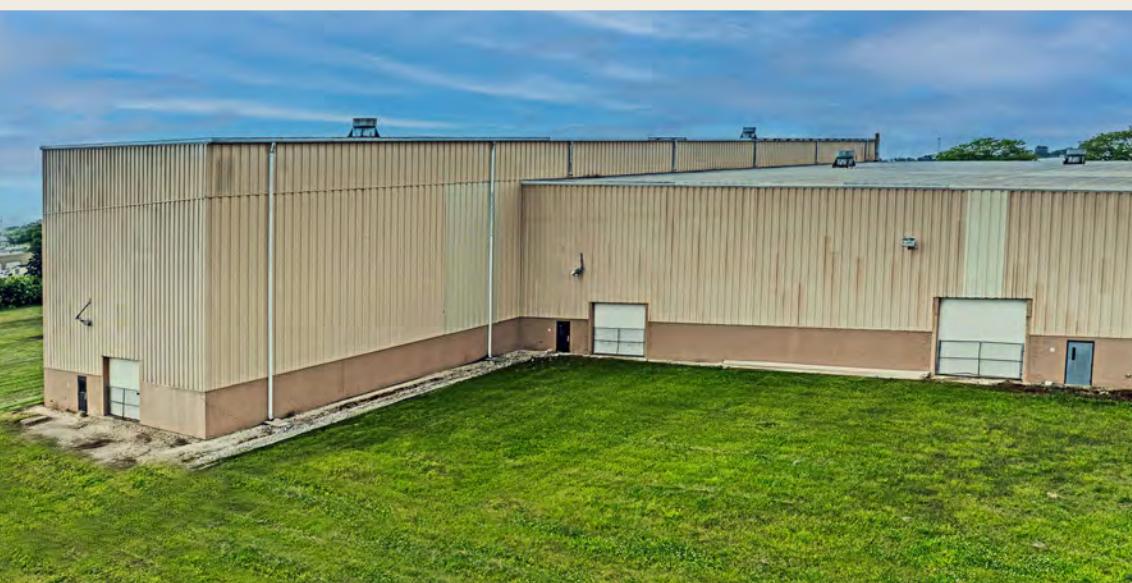
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EXTERIOR DOCK PHOTOS



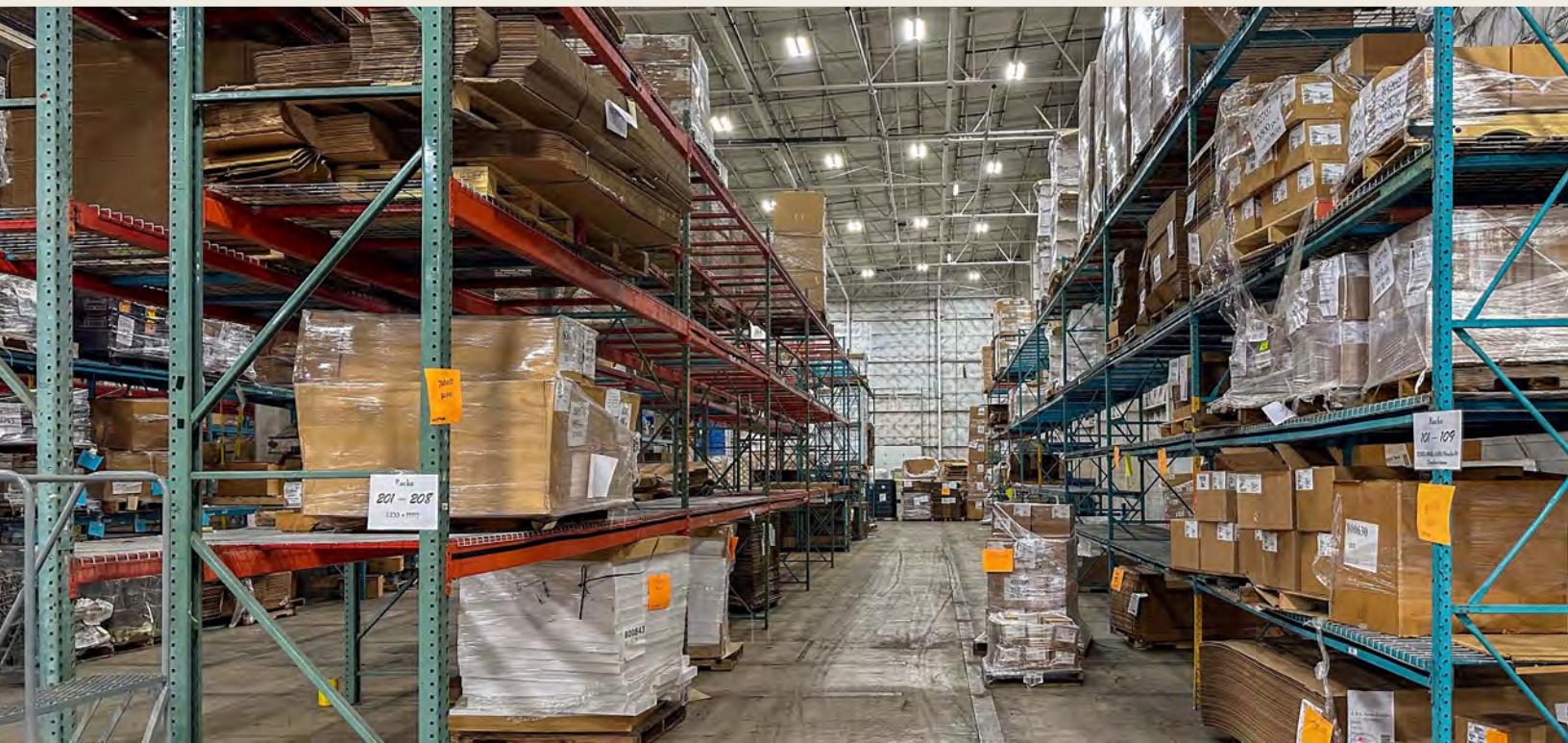
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ADDITIONAL EXTERIOR PHOTOS



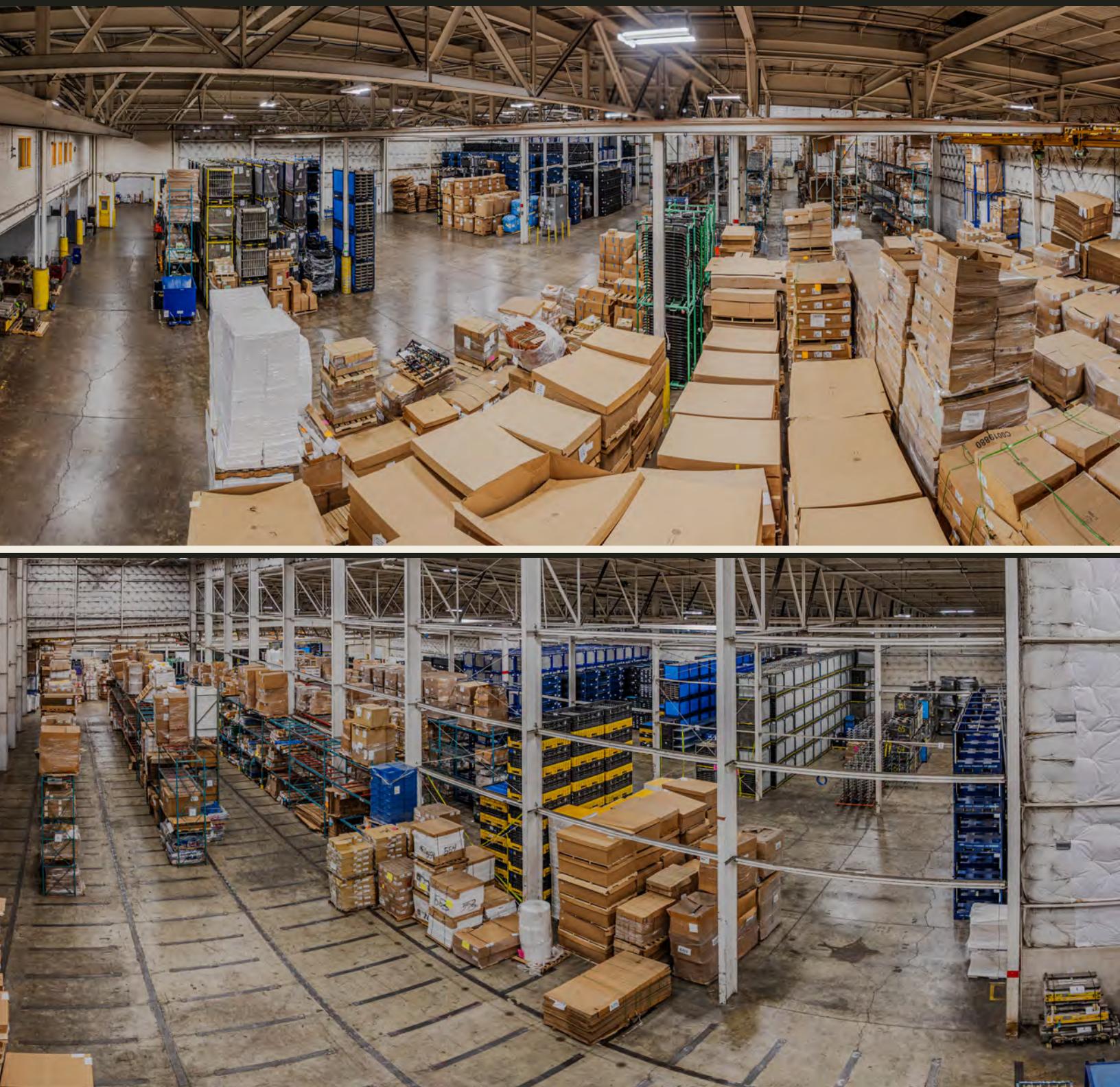
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INTERIOR WAREHOUSE PHOTOS



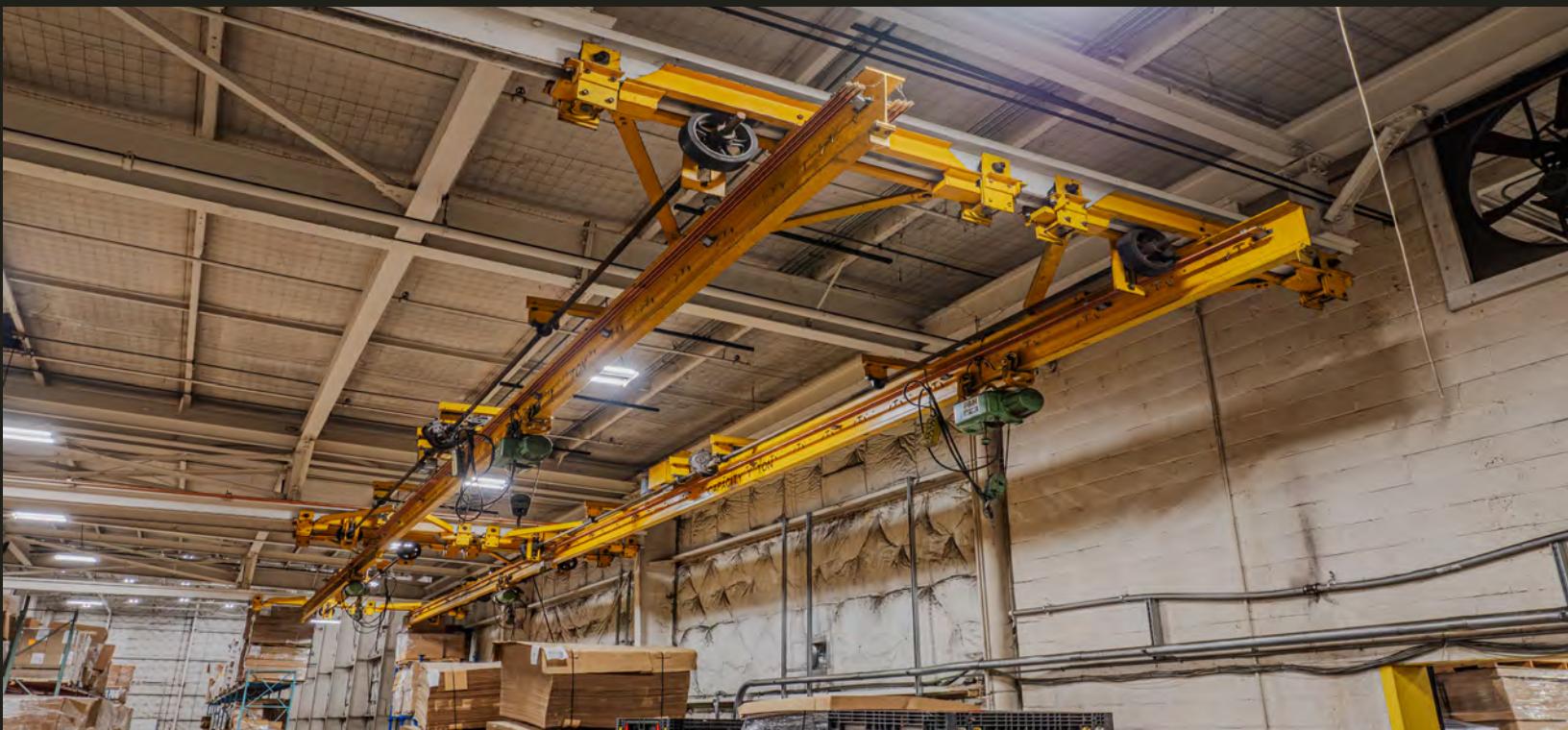
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WAREHOUSE PHOTOS



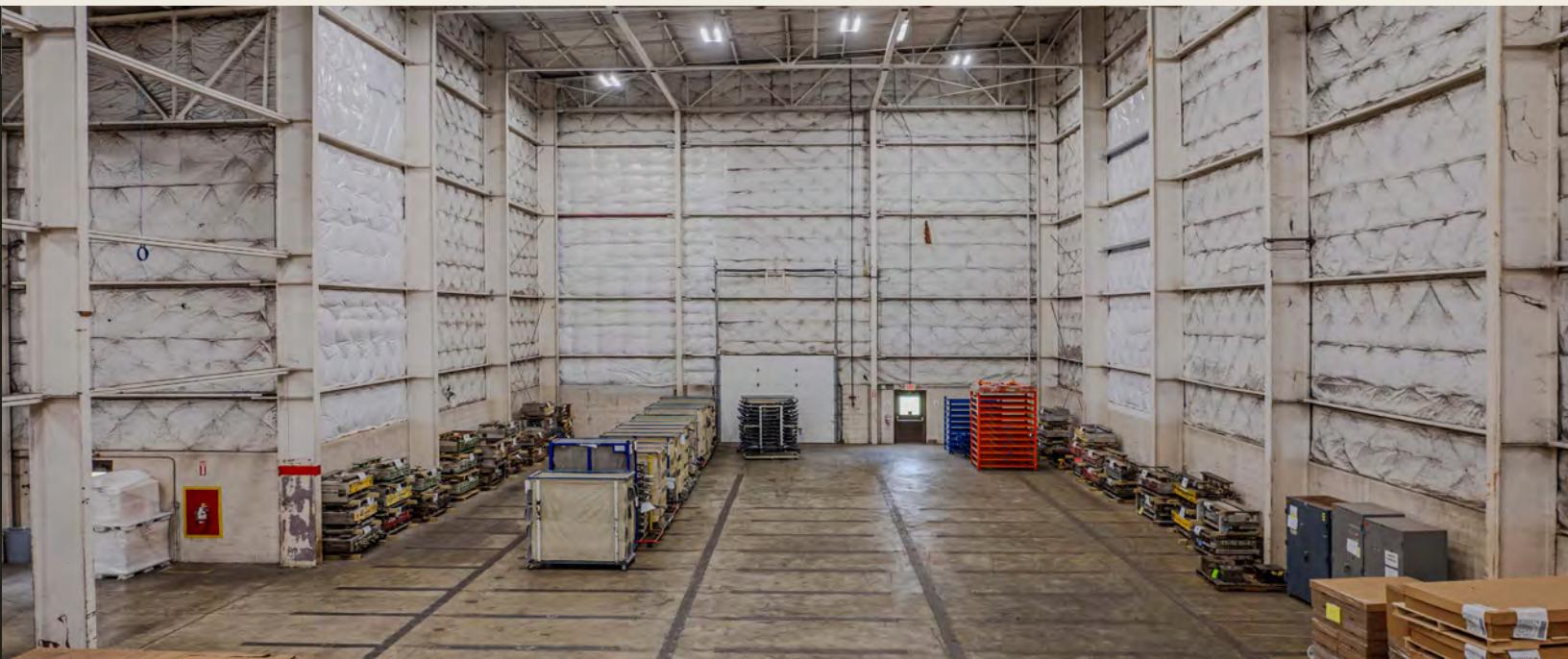
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INTERIOR WAREHOUSE CRANE PHOTOS



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— ADDITIONAL INTERIOR WAREHOUSE PHOTOS —



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INTERIOR OFFICE PHOTOS



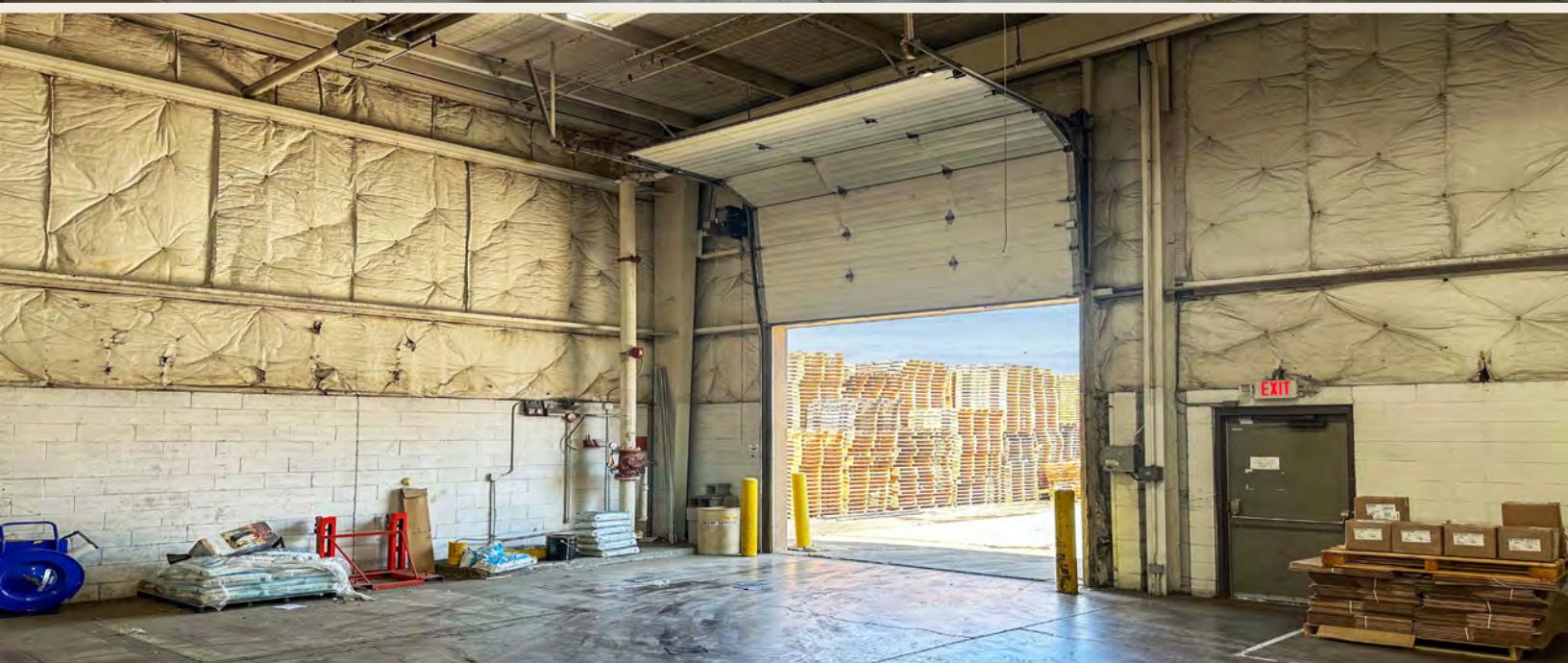
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OPEN OFFICE SPACE PHOTOS



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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	
 \$53,652 Media Disposable Income		 13.9% Spend 7+ hours commuting to and from work per week	 2,685 Total Businesses	 36,606 Total Employees



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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, Crescent, Streater Tractor Sales and Style Crest Logistics.

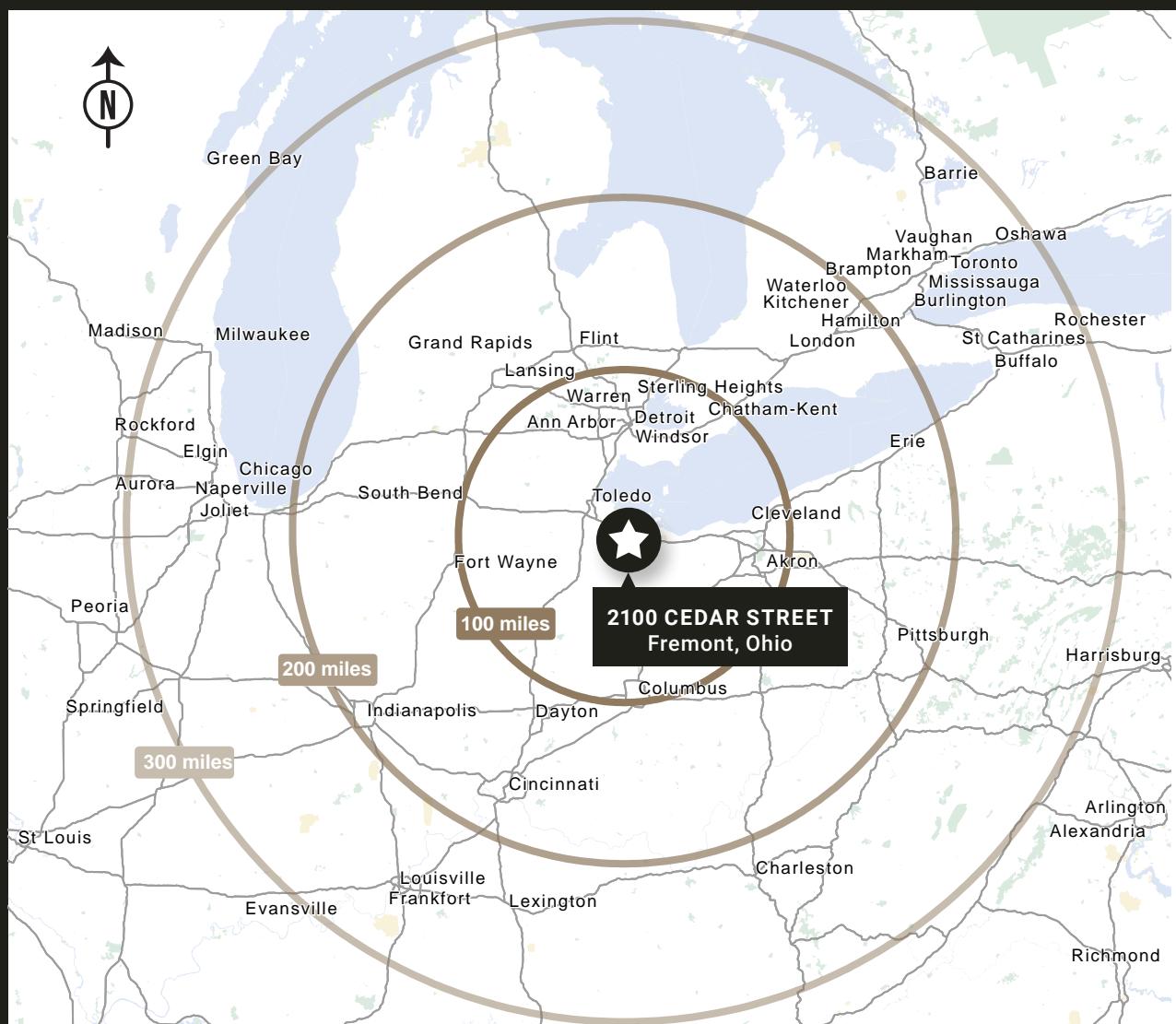


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REGIONAL MAP

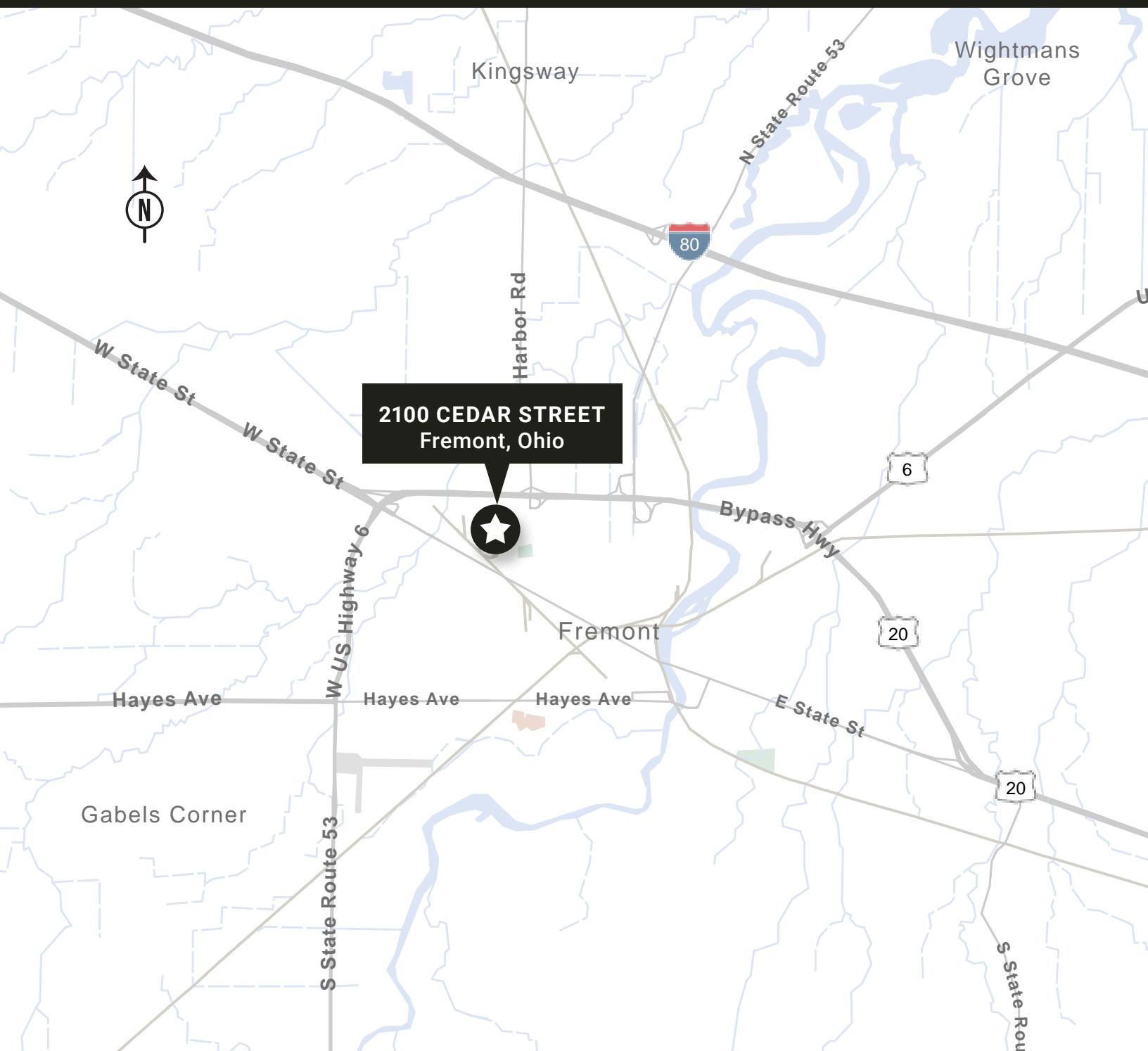
Strategically positioned in Northwest Ohio within 300 miles

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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