

1827 SANDUSKY STREET
FOSTORIA, OHIO 44830

INDUSTRIAL BUILDING FOR SALE
22,950 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

BOWLING TRANSPORTATION



GENERAL INFORMATION

Sale Price:	\$1,700,000
Building Size:	22,950 SF
Number of Stories:	1 with mezzanine
Year Constructed:	1998
Condition:	Great
Acreage:	17.09 acres
County:	Seneca
Closest Cross Street:	SRS 92
Zoning:	Industrial – 482 Comm. Truck Terminal
Parking:	50 striped + outdoor truck/trailer storage
Curb Cuts:	1
Street:	2 lane, 2 way
Heavy Haul Route:	US 12 or US 23



For more information, please contact:

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7150 Granite Circle, Suite 200
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BUILDING SPECIFICATIONS

Office Space:	10,530 SF
Shop Space:	12,420 SF
Exterior Walls:	Steel siding
Structural System:	Steel beams
Roof:	Pitched metal
Floors/Floor Coverings:	Concrete/LVP (5" in shop)
Ceiling Height:	20' in shop
Heating:	GFA in office Infrared tube + suspended heaters in shop
Air Conditioning:	Central in office
Power:	800-amp, 480V
Security System:	Yes - cameras + alarm
Restrooms:	5 total
Overhead Doors:	12 – 16' x 12'
Truck Well/Dock:	No
Sprinklers:	No
Signage:	Monument + facade
Rail:	Possible spur access
Floor Drains:	Yes – in wash bays + shop

BUILDING INFORMATION

Current Occupant:	Bowling Transportation
Occupancy Date:	Negotiable
Sign on Property:	No
Showing Instructions:	Contact agents

2026 PROPOSED REAL ESTATE TAXES

Area	Fostoria Corp.
Parcel Number:	PSI-03-0934484-04-00
Total Annual Taxes:	\$41,894.00*
* Estimated	

UTILITIES

Electric:	First Energy
Gas:	Dominion
Water:	City of Fostoria
Sanitary/Storm Sewer:	City of Fostoria

Comments:

- Well-maintained truck maintenance and dispatch facility
- 6 drive through bays with a separate wash bay
- Distance from US-23 – 3.77 miles
- Multiple state routes (12, 18, 199, 587 and 613) lead in and out of Fostoria. US 23 is the major posted truck route through Fostoria, and US 224 to the south is a well-traveled route from Findlay to Tiffin to Akron and Youngstown.

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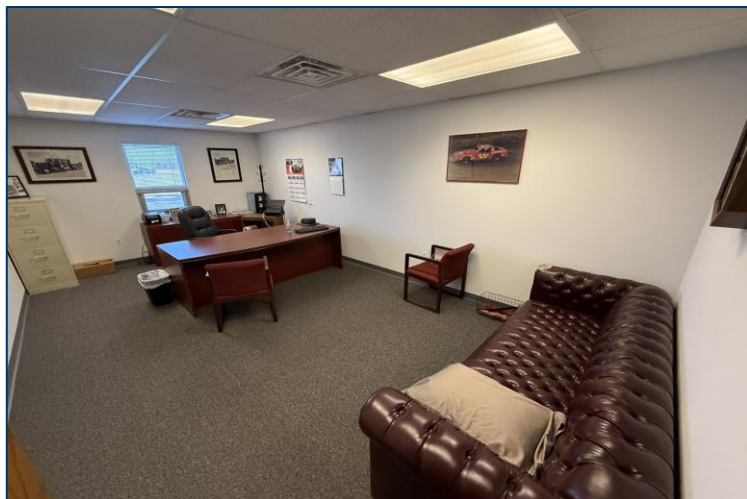
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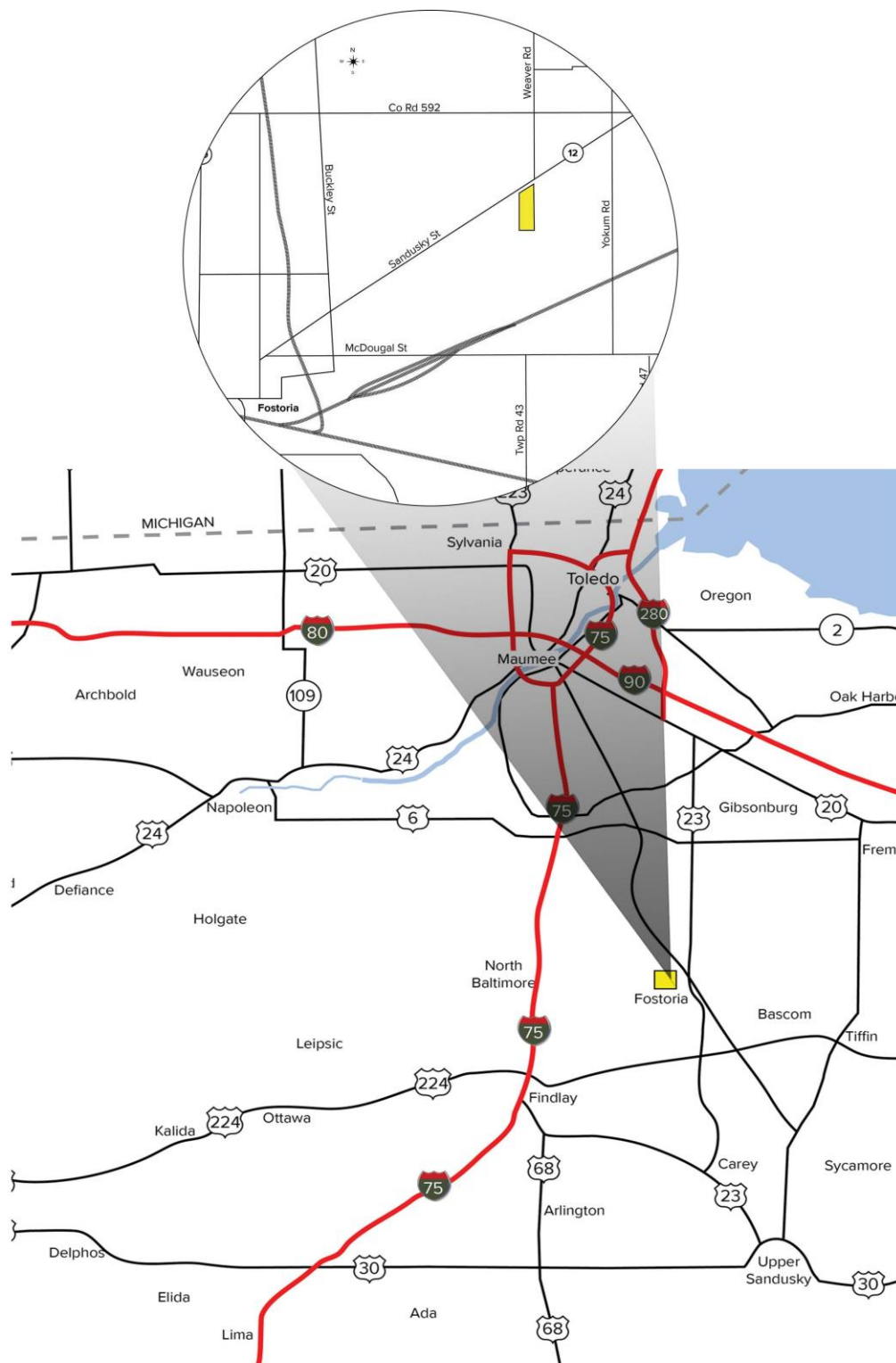
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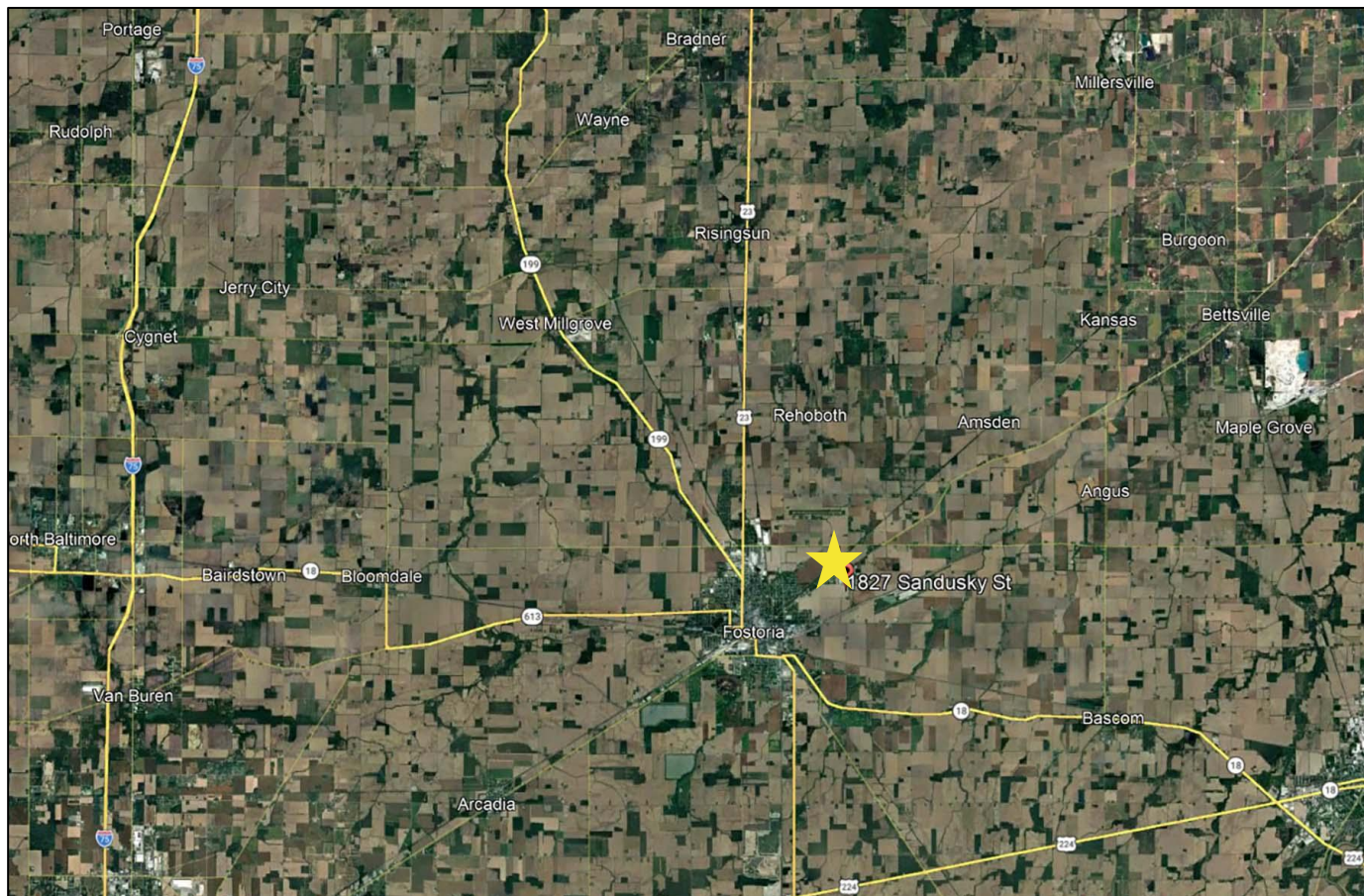
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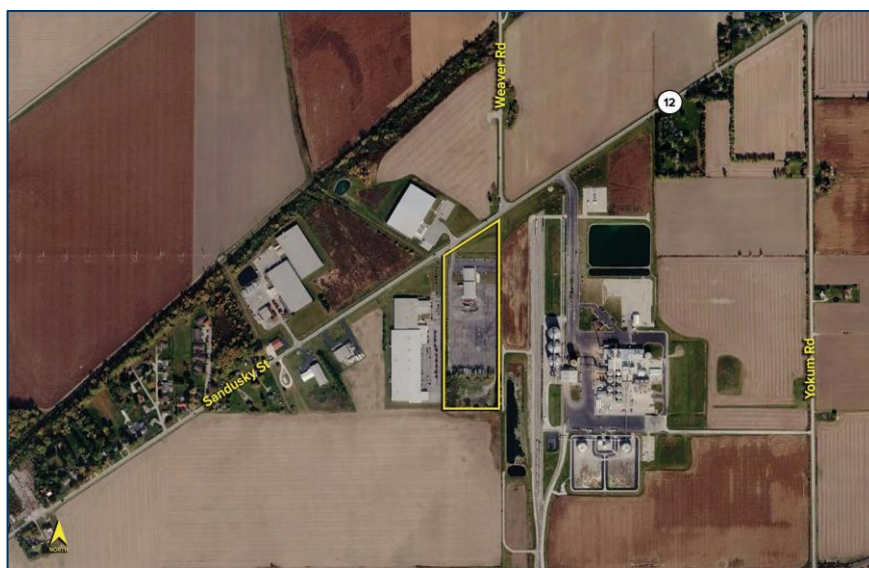
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CITY	DISTANCE TO 1827 Sandusky Street
Ann Arbor	96 Miles
Chicago	273 Miles
Cincinnati	180 Miles
Cleveland	107 Miles
Columbus	98.3 Miles
Detroit	96.1 Miles
Flint	147 Miles
Fort Wayne	104 Miles
Grand Rapids	225 Miles
Indianapolis	227 Miles
Lansing	158 Miles
Louisville	278 Miles
Pittsburgh	223 Miles
Windsor	96.7 Miles



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