

— AVAILABLE FOR SALE OR LEASE —  
**66,386 SF Industrial Building**



**2100**  
**CEDAR STREET**  
Fremont, Ohio

Click Here



To View  
Drone Video



— LEASE RATE: \$5.50/SF NNN | SALE PRICE: \$5,310,880 (\$80/SF) —

**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

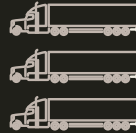
4 drive-in doors

(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

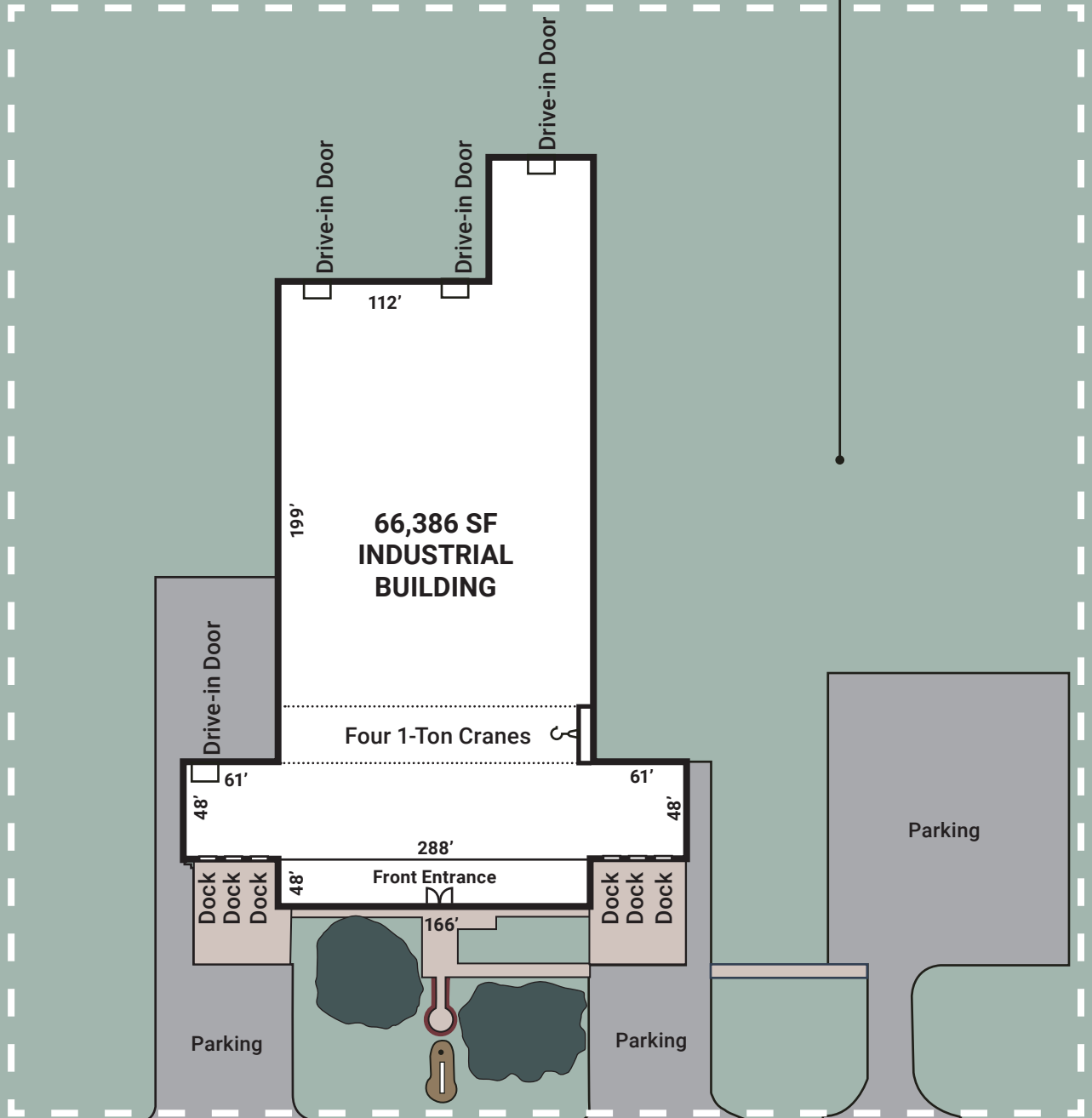
Easy Access to I-80 (Ohio Turnpike)



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# SITE PLAN

9+ ACRES  
(EXPANSION POSSIBLE)



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# AERIAL VIEW



66,386 SF  
INDUSTRIAL  
BUILDING

9+ ACRES  
(EXPANSION POSSIBLE)

Cedar St



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# EXTERIOR DOCK PHOTOS



**2100**  
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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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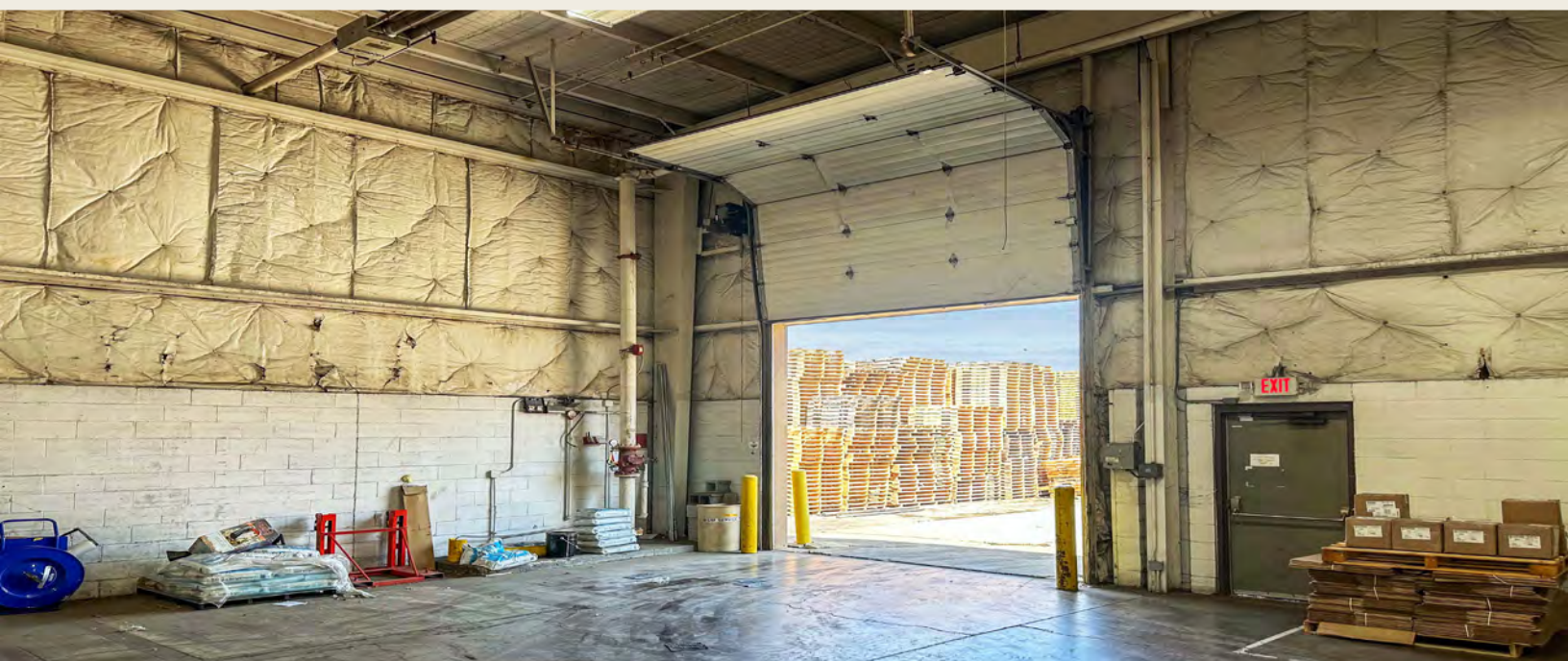
# OPEN OFFICE SPACE PHOTOS



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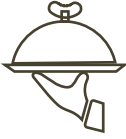











# INTERIOR DOCK AND DRIVE-IN PHOTOS



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# EMPLOYMENT OVERVIEW (15-MILES RADIUS)

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

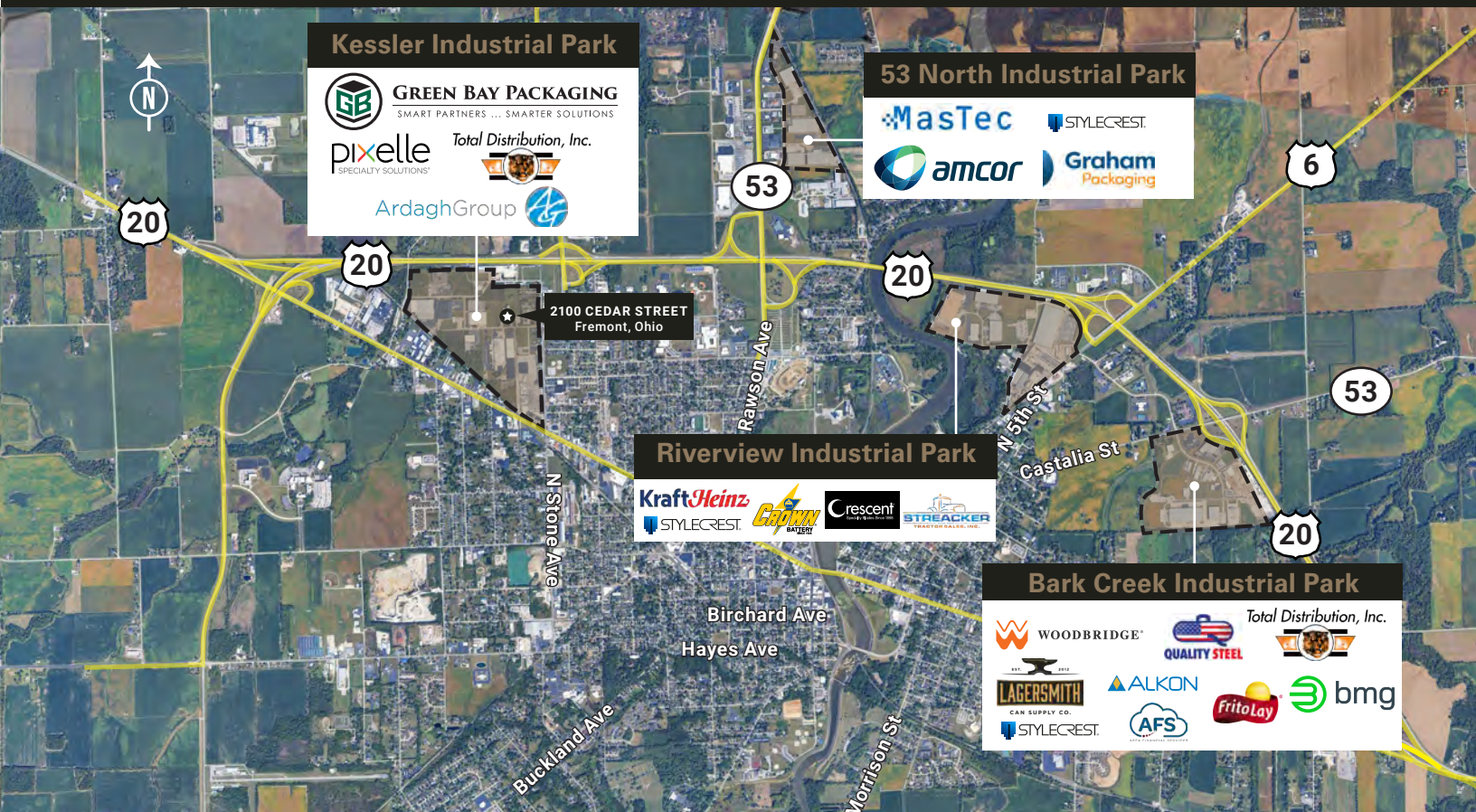
Established in the late 1980s and expanded in the 1990s during Phase 2 and Phase 3. Tenants include Style Crest Logistics, MasTec, Graham Packaging and Greenbay Packaging.

### 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

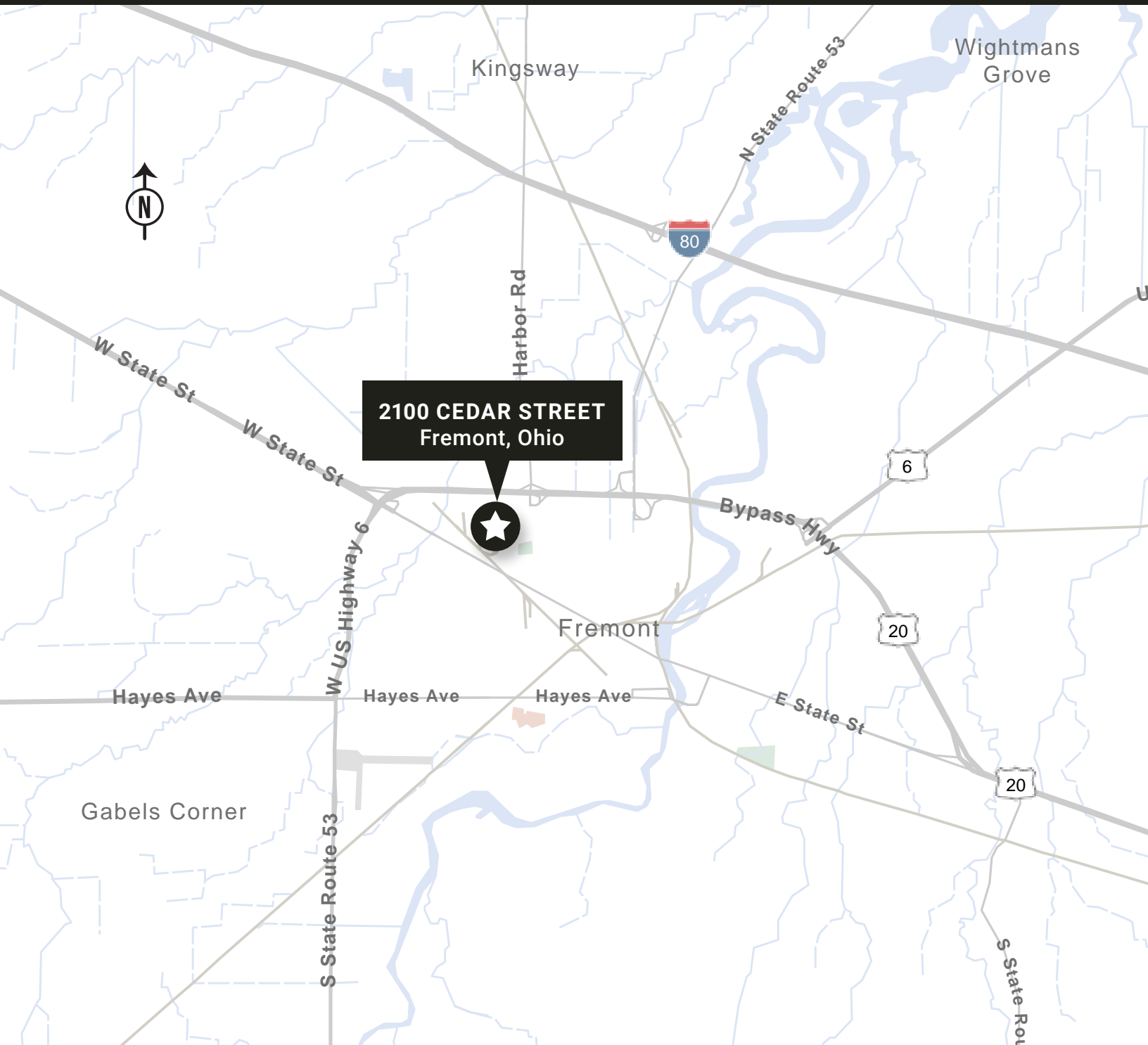
City	Distance	Drive Time
Toledo	35 miles	0:40
Cleveland	85 miles	1:20
Detroit	90 miles	1:34
Columbus	113 miles	1:40
Pittsburgh	202 miles	3:07
Cincinnati	207 miles	3:16
Grand Rapids	222 miles	3:22
Indianapolis	242 miles	3:54
Buffalo	278 miles	4:12



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# LOCATION MAP



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