

Ohio

Clyde Commerce Park - Site 1 & 2

1766 CR 260 (Durnwald Dr.), Clyde, Ohio 43410 - Sandusky County



Property Details

Latitude/Longitude: 41.2979, -82.9546

Type of space: Industrial, Retail

Min Size: 20 acres

Max Size: 167 acres

Last Updated: 8/22/2024

Availability

For Sale: Yes

Sale Price: \$35,000

Sale Price per acre: 35,000

Sale Terms: per acre

Ownership: Mark Lehmkuhl

Ownership Type: Private

Number of Owners: 1

Date Property is Available: 1/1/2023

Lease Rate: 0.00 /sf

Property Description: This property is located within existing Clyde industrial park 1/4 mile south of US 20. All utilities are on site.

Broker Contact

Contact Name: Robert Rigsby

Contact Company: Russell Real Estate Services

Contact Phone: 216-389-5330

Email Address: ne14spd@yahoo.com

Contact Address: 33 Public Square

Contact City: Brecksville

Description

Introducing two prime 167-acre industrial development sites within Clyde Industrial Park, strategically located just off US 20. This impressive property, under the ownership of the Lehmkuhl family, comes with completed Phase I as of September 2023, ensuring a smooth transition for potential buyers. Boasting all utilities on site and large-capacity municipal electric, water, and sewer provided by the City of Clyde, this site presents an ideal investment opportunity for industrial development. With rail lining the north side of the site boundaries, this property offers great potential and is ready for purchase.

The industrial park offers great access to I-80/90 and a regional airport less than a 10-minute drive away, this property presents an excellent opportunity for industrial development. It is priced at \$35,000 per acre, and incentives are available.

Site Details

Industrial Park: Yes

Industrial Park Name: Clyde Commerce Park

Lot Size: 167 acres

Total Developable Acres: 167 acres

Contact Information

Company: Sandusky County Economic Development Corporation

Contact Name: Beth Hannam

Address: 2511 Countryside

City: Fremont

State: Ohio

Phone: (419) 332-2882

Email: director@sanduskycountyedc.org

Website: <https://www.sanduskycountyedc.net/>

Contact Information

Company: Regional Growth Partnership

Contact Name: Matt Davis

Address: 2 Maritime Plaza

City: Toledo

State: Ohio

Cell: 419.799.0675

Email: davis@rgp.org

Website: www.rgp.org



Documents

[Tax Map.pdf](#)

[Phase I ESA - Lehmkuhl.pdf](#)

[Lehmkuhl Properties - Utilities.pdf](#)

[FEMA Floodplain Map.pdf](#)

[500-mile radius.pdf](#)

Maximum Contiguous Developable Acres: 90 acres

Divisible: Yes

Total Number of Buildings: 0

Current Use: Agricultural

Former Use: Agricultural

Zoning: Industrial

Attainment: Eight-Hour Ozone: Yes

Attainment: Particulate Matter (PM 2.5): Yes

Attainment: Sulfur Dioxide (1-Hour SO2): Yes

Attainment: Lead: Yes

Attainment: NOX: Attainment

Attainment: CO: Attainment

Separate Mineral Rights: No

Business Near Site: Evergreen Plastics, Artiflex, Total Distribution, Spader Freight Services, Sandco Industries, Clyde Light & Power

Description of Buildings on Site: None

Topography: Flat

Jobs Hub: Yes

Utilities

Electric at Site: Yes

Distance to Nearest Distribution Electric Line (<69KV): 0 feet

Nearest Distribution Electric Line Size (KVA): Three phase 12.4kV KVA

Electric Provider: Clyde Light & Power

Distance to the electric substation: 0.25 miles

Redundant Power: No

Additional Electric Details: Electric runs across Elm st and then down Durnwald St along the site.

Gas at Site: Yes

Gas Provider: Columbia Gas of Ohio, Inc.

Gas Line Size: 6 in

Natural Gas Distribution Line Pressure : 5

Water at Site: Yes

Distance to water: 0 feet

Water Provider: City of Clyde

Water Line Size: 12 in

Water Main Pressure: 20 psi

Total Water Capacity at Site: 300,000 GPD

Excess Water Capacity at Site: 300,000 GPD

Water Details: Water runs down Elm St and to the northern part of the site on Durnwald

Sewer at Site: Yes

Sewer Provider: City of Clyde

Total Sewer Capacity at Site: 300,000 GPD

Excess Sewer Capacity at Site: 300,000 GPD

Sewer Line Size: 8 in

Waste Water Treatment Provider: City of Clyde

Fiber Service to Site: Yes

Distance to Fiber Line: 0 feet

Fiber Provider: Omnifiber or Everstream

Maximum Data Bandwidth: 144-count per provider/single-mode

Telecom: Yes

Telecom Provider: Verizon

Site Due Diligence

Phase I Environmental Site Assessment Completed: Yes

Phase I ESA Date: September 2023

Phase II ESA Completed: Not required

Geotechnical Study Completed: No
Wetlands Delineation Completed: No
Archeological Study Completed: No
Endangered Species Study Completed: No

Transportation

Nearest Highway: US 20
Distance to Nearest Highway: 0.25 miles
Nearest Interstate: I-80/90
Distance to Nearest Interstate: 12 miles
Nearest Airport: Sandusky County Regional Airport
Distance to Nearest Airport: 4 miles
Nearest International Airport: Cleveland Hopkins International Airport
Distance to International Airport: 65 miles
Distance to Port: 42 miles
Rail at Property: Yes
Distance to Rail: 150 feet
Rail Provider(s): Norfolk Southern
Rail Type: Mainline
Rail Spur at Property: No