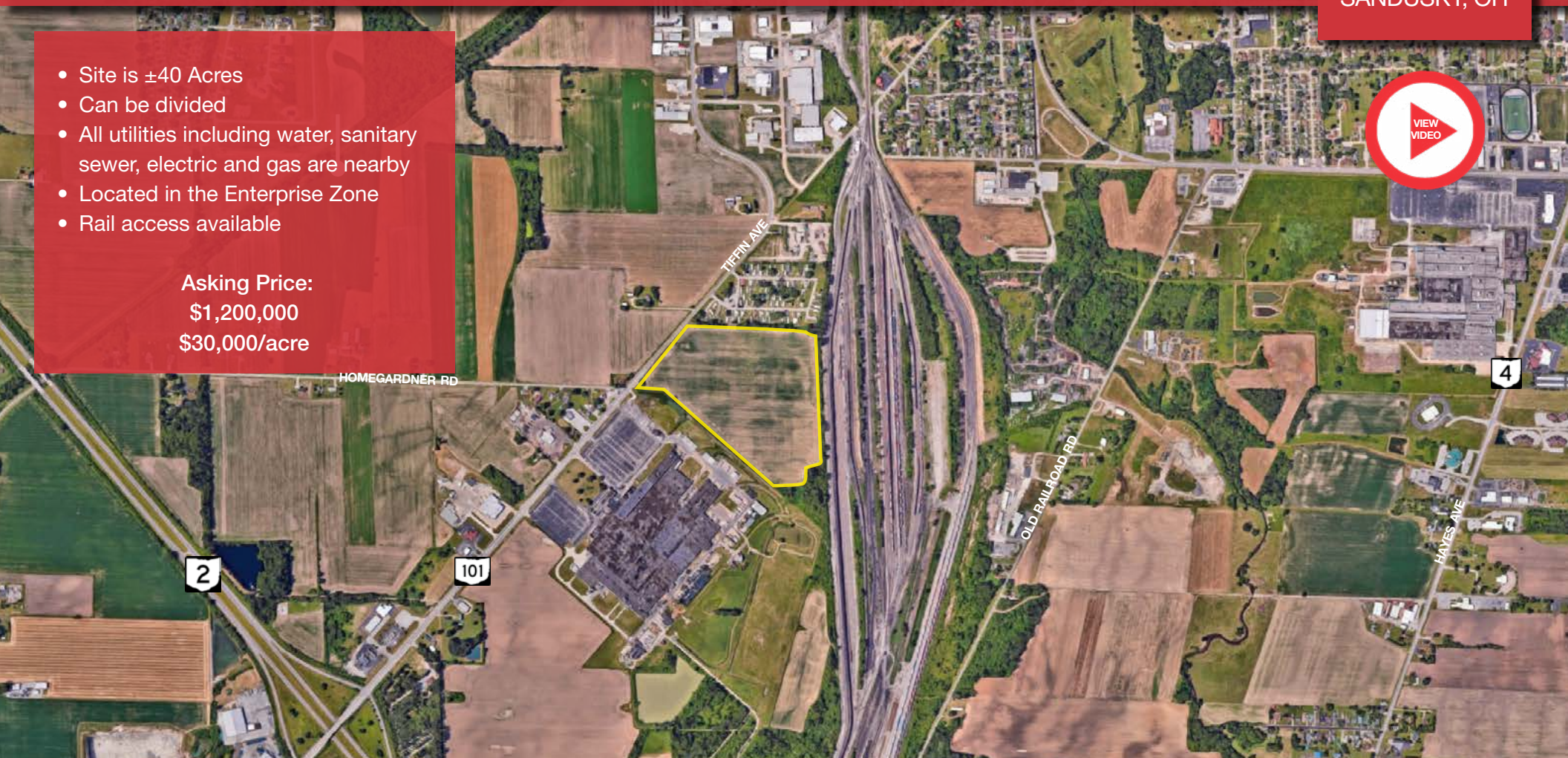


±40 ACRES FOR SALE

STATE ROUTE 101
@ STATE ROUTE 412
SANDUSKY, OH

- Site is ±40 Acres
- Can be divided
- All utilities including water, sanitary sewer, electric and gas are nearby
- Located in the Enterprise Zone
- Rail access available

Asking Price:
\$1,200,000
\$30,000/acre



For more information

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Vice President
Industrial-Retail-Development

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Senior Vice President
Corporate Services

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VP Global Supply Chain & Ports/Rail Logistics Practice
NAI Global Industrial Chairperson

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ELECTRIC



Provider: Ohio Edison

NATURAL GAS



Provider: Columbia Gas of Ohio

WATER



Provider: Erie County Dept of Environmental Svcs.

SEWER



Provider: Erie County Dept of Environmental Svcs.



Situated on the corner of State Route 2 and State Route 101 with excellent access to Route 4 and Route 6.



Population exceeds 113,000 within 15 miles

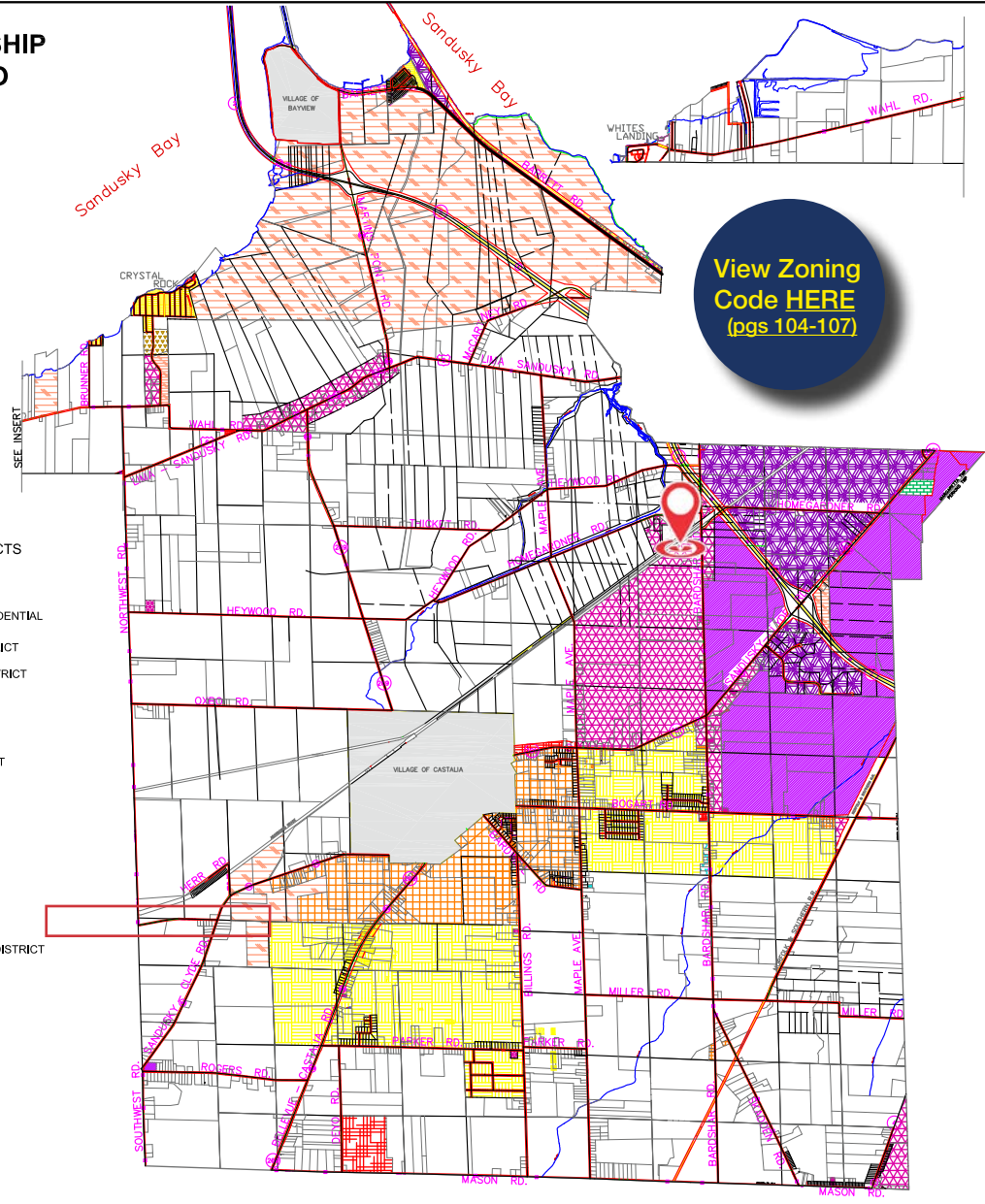


Site is zoned I-2 Heavy Industrial

ZONING MAP

STATE ROUTE 101
@ STATE ROUTE 412
SANDUSKY, OH

MARGARETTA TOWNSHIP ERIE COUNTY, OHIO ZONING MAP



View Zoning Code [HERE](#) (pgs 104-107)

MARGARETTA TOWNSHIP ZONING DISTRICTS

- A AGRICULTURE
- R-1 SINGLE FAMILY SERVICED RESIDENTIAL
- R-2 TWO FAMILY RESIDENTIAL DISTRICT
- R-3 MULTI-FAMILY RESIDENTIAL DISTRICT
- MH MOBILE HOME PARK
- C-1 LOCAL COMMERCIAL DISTRICT
- C-2 GENERAL COMMERCIAL DISTRICT
- C-3 RECREATION DISTRICT
- PBO PROFESSIONAL & BUSINESS OFFICE DISTRICT
- I-1 LIGHT INDUSTRIAL DISTRICT
- I-2 HEAVY INDUSTRIAL DISTRICT
- MA MINERAL AGGREGATE DISTRICT
- PUD PLANNED UNIT DEVELOPMENT DISTRICT



Prepared by the Erie County Department of Planning and Development
This map is to be used for illustrative purposes only. Refer to the original documents for accuracy. Erie County, Ohio assumes no liability or responsibility for any errors or omissions contained herein.
Source: Erie County Auditor, Margarett Township
Compiled: November 2018
Approved: December 6, 2018
Resolution 2018-16



Heavy Industrial District (I-2)

20.0 Purpose

The I-2 District is to permit certain industrial uses to locate in desirable areas of the Township, which uses are primarily of a manufacturing, assembling and fabricating character, including large scale or specialized industrial operations requiring good access by road and/or railroad and needing special sites or public utility services. Reasonable regulations apply to uses in this District, so as to permit the location of industries which will not cause adverse effects on residential and commercial areas in the Township.

20.1 Principal Permitted Uses

The following provisions apply in all I-2 Districts. In an I-2 District, no person shall hereafter use any building or structure except in accordance with the following provision:

- 1) Light, medium and heavy industrial uses including manufacturing, processing, metal stamping and automobile and truck assembly.
- 2) Cleaning and dyeing plants.
- 3) Underground bulk liquid storage.
- 4) Transport terminals, including railway yards.
- 5) Recycling depots and recycling operations.
- 6) Concrete and paving establishments.
- 7) Building or contracting yards.
- 8) Industrially oriented offices.
- 9) Material storage facilities.
- 10) Warehousing.
- 11) Retail sales outlets accessory to the main industrial use.
- 12) Equipment repair and servicing shops.
- 13) Machine shops.
- 14) Junkyards.
- 15) Auto Body Repair.

20.2 Conditionally Permitted Uses

- 1) All uses permitted in the I-1 District.
- 2) Outdoor advertising signs and billboards. As specified in Article 19.7.
- 3) Adult Businesses or sexually-oriented businesses shall be permitted by conditional use only within the I-2 Heavy Industrial District and only if the Margaretta Township Zoning Board of Appeals determines that each of the following conditions have been met:
 - A) No adult business shall be operated on a parcel of real estate within one thousand (1,000) feet from the boundaries of another parcel of real estate having situated on it a school, church, cemetery, library, public park, tavern, bar, residence or another adult business.
 - B) An employee of an adult business, in the performance of the employee's duties, shall appear on the premises in a state of nudity only where the employee is appearing on a stage that is at least twenty-four (24) inches above the main floor level of the adult business and the employee is at least six (6) feet from the nearest other employee and/or customer.
 - C) The board shall determine whether to issue or deny the conditional zoning permit based solely upon the standards set forth in Article 9. The Board's decision to grant or deny the certificate shall be made within thirty (30) days of the filing of a complete application. If no decision is made within thirty (30) days of the filing of a complete application, the conditional zoning permit shall be issued.
- 4) Fireworks Sales
Any business handling fireworks must meet the following provisions:
 - A) No building or other use of land, except landscaped passive areas shall be situated adjacent to any residentially zoned property.
 - 5) Mini-storage buildings. As specified in Article 19.2
 - 6) Renewable energy Facilities. As specified in Article 24.9.

20.3 Site and Landscape Plan Review

For all uses permitted in the I-2 District, a site plan shall be submitted to the Township Zoning Inspector, for review. The Township Zoning Inspector, in review of the site plan, shall have regard to the provisions of Section 23.22. The Township Zoning Inspector may require certain modifications in terms of the location of buildings, parking and driveways and may require screening and landscaping techniques to ameliorate potential nuisance problems with adjoining districts or uses or to lessen the transmission of noise from the public street system.

ABOUT SANDUSKY

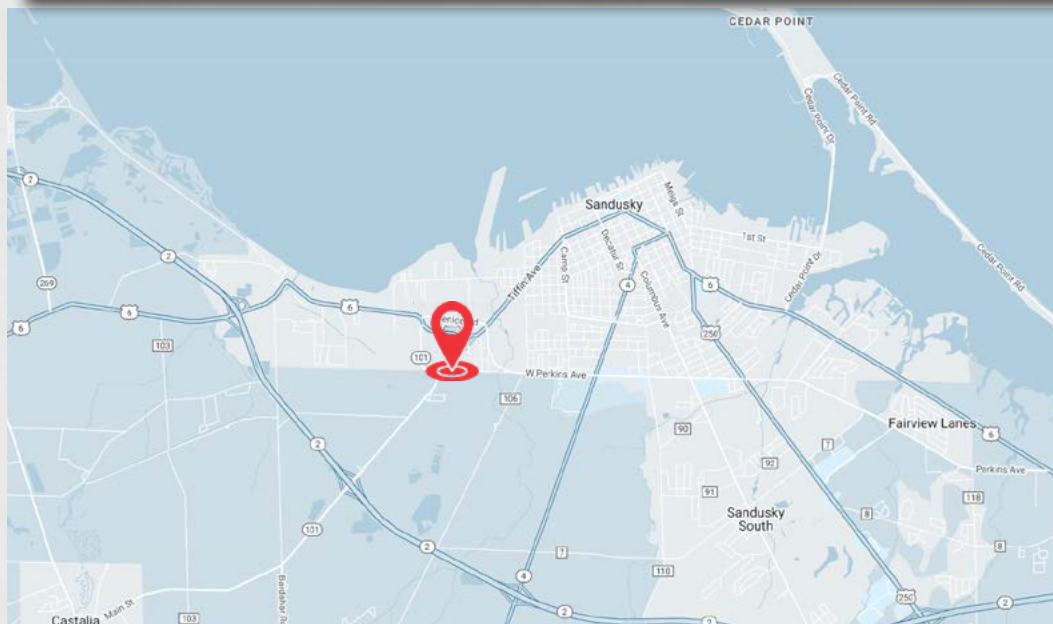
STATE ROUTE 101
@ STATE ROUTE 412
SANDUSKY, OH

Sandusky is a city in and the county seat of Erie County, Ohio, United States. It is situated along the southern shore of Lake Erie, Sandusky is located roughly midway between Toledo and Cleveland. According to 2020 census, the city had a population of 25,095, and the Sandusky metropolitan area had 115,986 residents.

Sandusky is home to the Cedar Fair Entertainment Company, which owns large amounts of property in Sandusky. These properties include Cedar Point, Cedar Fair's flagship park and one of the most popular amusement parks in the world, as well as Cedar Point Shores waterpark, adjacent to Cedar Point itself. In 2011, Sandusky was ranked #1 by Forbes as the "Best Place to Live Cheaply" in the United States due to its high median family income of \$64,000 compared to its relatively low cost of living. The National Arbor Day Foundation has designated Sandusky as a Tree City USA.

The community is currently served by Erie-Ottawa International Airport in nearby Port Clinton for general aviation and limited commercial service to the Lake Erie Islands. Today, flights from Detroit Metropolitan Airport, John Glenn Columbus International Airport, Cleveland Hopkins International Airport serve Sandusky.

In terms of road access, Sandusky is a short drive off the Ohio Turnpike (Interstate 90 and Interstate 80), enabling easy transportation to Sandusky from cities like Toledo, Cleveland, and Erie, Pennsylvania via those roads. U.S. Route 6 runs through Sandusky, and both Ohio State Route 4 and U.S. Route 250 converge on Sandusky.

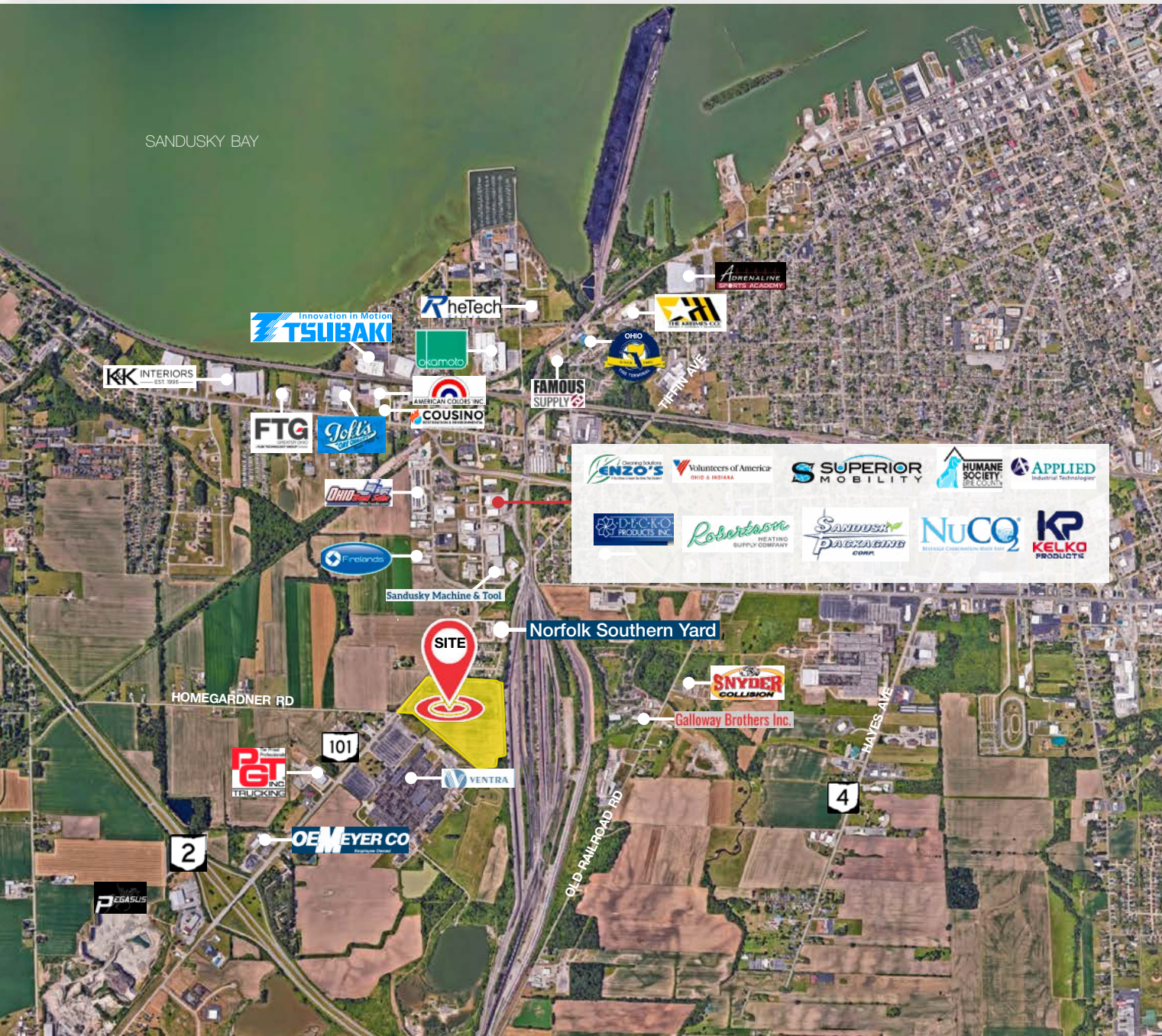


<i>Demographics</i>		5 Miles	10 Miles	15 Miles
Population		41,505	62,624	113,692
Total Employees		24,487	34,061	54,272
Average HHI		\$73,670	\$85,073	\$83,729

ABOUT SANDUSKY

STATE ROUTE 101
@ STATE ROUTE 412
SANDUSKY, OH

SANDUSKY BAY



TOP INDUSTRIAL EMPLOYERS

COMPANY	# EMP.
Whirlpool Corp	3200
Revere Plastics	623
Crown Battery	579
Product: Storage Batteries	485
Product: Plastic Injection Molding	379
Style Crest	314
Kraft Heinz	311
Amcor, Fremont Division	273
Auria Solutions	261
EPC	200

COUNTY EMPLOYERS

Whirlpool Corp	3200
Revere Plastics	623
Sandusky County	594
Crown Battery	579
Fremont City Schools	486
ABC INOAC	485
# of Employers: 450	450
Sunrise Cooperative	430
GLCAP	406
ProMedica	390

source: sanduskycountyedc.net

ABOUT NORFOLK SOUTHERN

STATE ROUTE 101
@ STATE ROUTE 412
SANDUSKY, OH



Norfolk Southern Corporation (NYSE: NSC) is one of the nation's premier transportation companies. Its Norfolk Southern Railway Company subsidiary operates approximately 19,500 route miles in 22 states and the District of Columbia, serves every major container port in the eastern United States, and provides efficient connections to other rail carriers. Norfolk Southern is a major transporter of industrial products, including chemicals, agriculture, and metals and construction materials. In addition, the railroad operates the most extensive intermodal network in the East and is a principal carrier of coal, automobiles, and automotive parts.

About NORFOLK SOUTHERN



MAKING CONNECTIONS

Norfolk Southern (NYSE: NSC) has served the freight transportation needs of America for nearly two centuries, connecting businesses and communities to the marketplaces of the world — creating jobs, supporting economies, and transporting goods on safe, environmentally friendly rail.

- 43 PORTS SERVED**
- 61 AUTOMOTIVE FACILITIES SERVED**
- 55 INTERMODAL TERMINALS**
- 154 TUNNELS**
- 62,700 FREIGHT CARS**
- 250 SHORT LINE CONNECTIONS**
Adds 20,000+ miles to NS network
- CONNECTS**
with Western rail carriers
- 4,155 LOCOMOTIVES**
- 9,706 BRIDGES**
- 41 RAIL-TRUCK TRANSFER FACILITIES**