

4600 Oak Harbor Road



361,719 Sq Ft
\$ 6,800,000.00

Building Address: 4600 Oak Harbor Road
Community: Fremont
Available Sq Ft: 361,719
Ceiling Height Max: 22
Rail: Yes
Sale: Yes
Lease: No
Multi-tenant: Yes

Contact Name: Kay E. Reiter
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Address: 4600 Oak Harbor Road
Community: Fremont
County: Sandusky
State: Ohio

Photo: Yes
Drawing: No

Building Features

Total Sq Ft:	361,719	Year Built:	1970
Available Sq Ft:	361,719	Condition:	Good
Building Location:	North of Kingsway	Parking:	350
Office Sq Ft:	7,500	Former Use:	Mfg of rotors
Dimensions:	483 x 742	Multi-tenant:	Yes
Column Spacing:	40	Truck Docks:	8
Ceiling Height Max:	22	Drive-in Doors:	5
Ceiling Height Min:	18	Crane:	Yes
Number of Floors:	1	Zoning:	Industrial
Floor Type:	6	Industrial Park:	No
Wall Type:	Block/Steel	Acreage:	69
Roof Type:	Gen Flex	Additional Acreage:	0
Sprinkler System:	Wet	Sale Price:	\$ 6,800,000.00
Lease Price per Sq Ft:	\$ 1.25		

Utilities

Electric Supplier:	Toledo Edison	Primary Voltage:	10,000 KVA
Gas Supplier:	Columbia	Secondary Voltage:	
Water Supplier:	150,000 gal Storage Tank	Main Size:	Well (2)
Sanitary Sewer:	On Site	Pressure:	
Storm Sewer:	Ditch	Main Size:	Self-contained
Telecommunications:	AT&T	Location:	@on-site ditch

Transportation

Interstate:	I-80/I-90	Distance in Miles:	5.0
Highway:	US 20	Distance in Miles:	5.0
Commercial Airport:	Toledo	Distance in Miles:	40.0
Local Airport:	Sandusky County	Distance in Miles:	9.0
Water Port:	Toledo	Distance in Miles:	35.0
Rail:	Yes	Siding:	

Local Property Taxes

Tax District:	Fremont City
Real Property Tax:	\$ 35.50

Comments

Quality Industrial Bldg; Heavy power; compressed air throughout; interior docks; rail available. Latitude: 41.440731 Longitude: -83.137600 Incentives Possible: Yes Two (10,000) KVA transformers which feed four (4) feeds into the building and breaks down to eight (8) sub-stations. Two wells on site. During operation, a reverse osmosis system was used for water purification. Well number 2 feeds an elevated 150,000 gallon storage tank on site. Amount of water flow has never been an issue, even during peak mfg. times. Sanitary system is on site and is comprised of a treatment station w/retention area and lift station. Fire suppression system is handled by a 250,000 gallon tank w/a pump house fed through well #1. Lease price: \$1.50 per sq. ft. for 200,000 sq. ft. leases. \$1.75 per sq. ft. on 100,000 sq. ft. leases. (1/09) Contact: Darrell Bossert Ohio Realty Advisors 5401 Baumhart Rd. Ste. 12 Lorain, OH 44053 440.282.2694 - Office 440.539.4160 - cell email: DBossert@ohiorealtyadvisors.com

