

**KF-5 (105 Enterprise Dr.)**



**FRONT ELEVATION**  
NOT TO SCALE

**39,600 Sq Ft**  
**\$ 1,350,000.00**

**Building Address:** 105 Enterprise Drive  
**Community:** Bellevue  
**Available Sq Ft:** 39,600  
**Ceiling Height Max:** 28  
**Rail:** No  
**Sale:** Yes  
**Lease:** No  
**Multi-tenant:** No

**Contact Name:** Mr. Steve Fuhr  
**Organization:** Bellevue Development Corporation  
**Office Phone:** (419) 483-9700  
**Cell Phone:**  
**Fax:** (419) 483-4259  
**Email:** sfuhr@bellevuedevelopment.org

**Address:** 105 Enterprise Drive  
**Community:** Bellevue  
**County:** Sandusky  
**State:** Ohio

**Photo:** No  
**Drawing:** Yes

**Building Features**

<b>Total Sq Ft:</b>	39,600	<b>Year Built:</b>	2000
<b>Available Sq Ft:</b>	39,600	<b>Condition:</b>	Excellent
<b>Building Location:</b>	105 Enterprise Dr.	<b>Parking:</b>	15
<b>Office Sq Ft:</b>	168	<b>Former Use:</b>	Warehouse
<b>Dimensions:</b>	180	<b>Multi-tenant:</b>	No
<b>Column Spacing:</b>	44	<b>Truck Docks:</b>	4
<b>Ceiling Height Max:</b>	28	<b>Drive-in Doors:</b>	1
<b>Ceiling Height Min:</b>	26	<b>Crane:</b>	No
<b>Number of Floors:</b>	1	<b>Zoning:</b>	Industrial
<b>Floor Type:</b>	6" Concrete	<b>Industrial Park:</b>	No
<b>Wall Type:</b>	Metal Siding	<b>Acreage:</b>	3
<b>Roof Type:</b>	Stand Seam	<b>Additional Acreage:</b>	0
<b>Sprinkler System:</b>	Yes	<b>Sale Price:</b>	\$ 1,350,000.00
<b>Lease Price per Sq Ft:</b>	\$ 0.00		

**Utilities**

<b>Electric Supplier:</b>	First Energy-Ohio Energy	<b>Primary Voltage:</b>	400 AMP MDP 3 PHASE
		<b>Secondary Voltage:</b>	480/277 volt
<b>Gas Supplier:</b>	Columbia Gas	<b>Main Size:</b>	8"
		<b>Pressure:</b>	
<b>Water Supplier:</b>	City of Bellevue	<b>Main Size:</b>	2"
		<b>Pressure:</b>	
<b>Sanitary Sewer:</b>	City of Bellevue	<b>Main Size:</b>	6"
<b>Storm Sewer:</b>	City of Bellevue	<b>Location:</b>	On Site
<b>Telecommunications:</b>			

**Transportation**

<b>Interstate:</b>	I80/90	<b>Distance in Miles:</b>	10.0
<b>Highway:</b>	US20	<b>Distance in Miles:</b>	0.5
<b>Commercial Airport:</b>	Toledo Express	<b>Distance in Miles:</b>	60.0
<b>Local Airport:</b>	Sandusky County Regional Airport	<b>Distance in Miles:</b>	11.0
<b>Water Port:</b>	Toledo	<b>Distance in Miles:</b>	60.0
<b>Rail:</b>	No	<b>Siding:</b>	

**Local Property Taxes**

**Tax District:**  
**Real Property Tax:** \$ 0.00

**Comments**

Latitude: 41.2799 Longitude: -82.8637 Tax Incentives possible. Landlord willing to make necessary improvements for tenants w/5 year lease. Realtor: Dick Smith (Bus: 419-333-5702 or Cell: 419-680-2139) P. O. Box 1150 Milan, OH 44846



FRONT ELEVATION  
MTS

