

2357 Enterprise St. (KF 6)



126,000 Sq Ft
\$ 4,450,000.00

Building Address: 2357 Enterprise St.
Community: Fremont
Available Sq Ft: 126,000
Ceiling Height Max: 28
Rail: Yes
Sale: Yes
Lease: Yes
Multi-tenant: Yes

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Address: 2357 Enterprise St.
Community: Fremont
County: Sandusky
State: Ohio

Photo: Yes
Drawing: No

Building Features

Total Sq Ft:	126,000	Year Built:	2008
Available Sq Ft:	126,000	Condition:	Excellent
Building Location:	One block from SR 53	Parking:	75
Office Sq Ft:	240	Former Use:	New
Dimensions:	300' x 478'	Multi-tenant:	Yes
Column Spacing:	50' x 60'	Truck Docks:	9
Ceiling Height Max:	28	Drive-in Doors:	1
Ceiling Height Min:	28	Crane:	No
Number of Floors:	1	Zoning:	I-2
Floor Type:	6" reinforced concrete	Industrial Park:	Yes
Wall Type:	Steel Siding	Acreage:	8
Roof Type:	Standing Seam	Additional Acreage:	0
Sprinkler System:	Heavy Dute ESFR	Sale Price:	\$ 4,450,000.00
Lease Price per Sq Ft:	\$ 4.45		

Utilities

Electric Supplier:	AEP	Primary Voltage:	1200 AMP 277/480 Volt 3 phase
Gas Supplier:	Columbia Gas	Secondary Voltage:	
Water Supplier:	City of Fremont	Main Size:	8"
Sanitary Sewer:	City of Fremont	Pressure:	
Storm Sewer:	City of Fremont	Main Size:	2"
Telecommunications:	AT&T	Pressure:	
		Main Size:	6"
		Location:	@site

Transportation

Interstate:	I80/I90	Distance in Miles:	1.0
Highway:	US20	Distance in Miles:	1.0
Commercial Airport:	Toledo Express	Distance in Miles:	35.0
Local Airport:	Sandusky County Regional	Distance in Miles:	8.0
Water Port:	Toledo	Distance in Miles:	40.0
Rail:	Yes	Siding:	

Local Property Taxes

Tax District:	Fremont CSD
Real Property Tax:	\$ 0.00

Comments

Lease price of \$4.45 s.f. triple net. Minimum avl. sq. footage:
126,000 Incentives Possible: Yes Water/Sewer Main: At road, main sizes are
12". Rail is adjacent to site. Latitude: 41.379835 Longitude: -83.115134

