

**2225 Cedar St. (formerly EPCO)**



**67,000 Sq Ft  
\$ 2,500,000.00**

**Building Address:** 2225 Cedar St.  
**Community:** Fremont  
**Available Sq Ft:** 67,000  
**Ceiling Height Max:** 46  
**Rail:** Yes  
**Sale:** Yes  
**Lease:** Yes  
**Multi-tenant:** Yes

**Contact Name:** Michael Jay  
**Organization:** Fremont Economic Development  
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**Address:** 2225 Cedar St.  
**Community:** Fremont  
**County:** Sandusky  
**State:** OH

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

**Building Features**

**Total Sq Ft:** 67,000  
**Available Sq Ft:** 67,000  
**Building Location:**  
**Office Sq Ft:** 7,200  
**Dimensions:**  
**Column Spacing:**  
**Ceiling Height Max:** 46  
**Ceiling Height Min:** 25  
**Number of Floors:** 1  
**Floor Type:**  
**Wall Type:** Block, Brick, Metal  
**Roof Type:** Flat & pitched sections  
**Sprinkler System:** Yes  
**Lease Price per Sq Ft:** \$ 3.75

**Year Built:** 1989  
**Condition:** Good  
**Parking:** 0  
**Former Use:** Mfg  
**Multi-tenant:** Yes  
**Truck Docks:** 1  
**Drive-in Doors:** 3  
**Crane:** Yes  
**Zoning:** Lt. Mfg.  
**Industrial Park:** Yes  
**Acreage:** 11  
**Additional Acreage:** 0  
**Sale Price:** \$ 2,500,000.00

**Utilities**

**Electric Supplier:** AEP  
**Gas Supplier:** Columbia Gas  
**Water Supplier:** City of Fremont  
**Sanitary Sewer:** City of Fremont  
**Storm Sewer:** City of Fremont  
**Telecommunications:** AT&T

**Primary Voltage:** 2000 amp  
**Secondary Voltage:**  
**Main Size:** 16"  
**Pressure:**  
**Main Size:** 4"  
**Pressure:**  
**Main Size:** 16"  
**Location:** @site

**Transportation**

<b>Interstate:</b>	I80/90	<b>Distance in Miles:</b>	4.0
<b>Highway:</b>	US 20, SR 53	<b>Distance in Miles:</b>	1.0
<b>Commercial Airport:</b>	Toledo Express	<b>Distance in Miles:</b>	35.0
<b>Local Airport:</b>	Sand Co Regional Airport	<b>Distance in Miles:</b>	7.0
<b>Water Port:</b>	Toledo	<b>Distance in Miles:</b>	40.0
<b>Rail:</b>	Yes	<b>Siding:</b>	Rail Spur

**Local Property Taxes**

<b>Tax District:</b>	Fremont CSD
<b>Real Property Tax:</b>	\$ 0.00

**Comments**

Parcel #346000032107 AC in office only. Highest ceiling height is 46' 3" in one area of the building. Realtor: Lance Tyo (TyoTeam) 419.290.3713 3306 Executive Pkwy., Toledo, OH 43606 Latitude: 41.364055 Longitude: -83.143479

