

**102 Commerce Parkway (Bellevue)**



**22,450 Sq Ft**  
**\$ 1,729,000.00**

**Building Address:** 102 Commerce Parkway  
**Community:** Bellevue  
**Available Sq Ft:** 22,450  
**Ceiling Height Max:** 12  
**Rail:** No  
**Sale:** Yes  
**Lease:** Yes  
**Multi-tenant:** Yes

**Contact Name:** Mr. Steve Fuhr  
**Organization:** Bellevue Development Corporation  
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**Address:** 102 Commerce Parkway  
**Community:** Bellevue  
**County:** Sandusky  
**State:** Ohio

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

**Building Features**

<b>Total Sq Ft:</b>	22,450	<b>Year Built:</b>	2006
<b>Available Sq Ft:</b>	22,450	<b>Condition:</b>	Excellent
<b>Building Location:</b>	Intersection of Rt. 20 & Progress Dr.	<b>Parking:</b>	88
<b>Office Sq Ft:</b>	0	<b>Former Use:</b>	New Construction
<b>Dimensions:</b>		<b>Multi-tenant:</b>	Yes
<b>Column Spacing:</b>	40	<b>Truck Docks:</b>	0
<b>Ceiling Height Max:</b>	12	<b>Drive-in Doors:</b>	0
<b>Ceiling Height Min:</b>	12	<b>Crane:</b>	No
<b>Number of Floors:</b>	1	<b>Zoning:</b>	Commercial/Business B-2
<b>Floor Type:</b>	Concrete	<b>Industrial Park:</b>	Yes
<b>Wall Type:</b>		<b>Acreage:</b>	4
<b>Roof Type:</b>	Flat	<b>Additional Acreage:</b>	3
<b>Sprinkler System:</b>	No	<b>Sale Price:</b>	\$ 1,729,000.00
<b>Lease Price per Sq Ft:</b>	\$ 9.00		

**Utilities**

<b>Electric Supplier:</b>	Ohio Edison	<b>Primary Voltage:</b>	
		<b>Secondary Voltage:</b>	
<b>Gas Supplier:</b>	Columbia Gas	<b>Main Size:</b>	
		<b>Pressure:</b>	
<b>Water Supplier:</b>	City of Bellevue	<b>Main Size:</b>	
		<b>Pressure:</b>	
<b>Sanitary Sewer:</b>	City of Bellevue	<b>Main Size:</b>	
<b>Storm Sewer:</b>		<b>Location:</b>	
<b>Telecommunications:</b>			

**Transportation**

<b>Interstate:</b>	I80/90	<b>Distance in Miles:</b>	10.0
<b>Highway:</b>	US 20	<b>Distance in Miles:</b>	0.1
<b>Commercial Airport:</b>	Toledo Express	<b>Distance in Miles:</b>	50.0
<b>Local Airport:</b>	Sandusky County Regional	<b>Distance in Miles:</b>	10.0
<b>Water Port:</b>	Toledo	<b>Distance in Miles:</b>	55.0
<b>Rail:</b>	No	<b>Siding:</b>	No

**Local Property Taxes**

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

**Comments**

Sq. Footage is broken into various sizes: Unit A: 3,200 s.f. Unit B: 1,600 s.f. Unit F-J: 10,825 s.f. Unit H: 1,600 s.f. Unit I/J: 5,600 s.f. Minimum lease term: 3 years. (Triple Net) Realtor: Miller Diversified Realty Corporation Contact: Jerry Miller 419.867.9119 or Cell: 419.392.6835 Latitude: 40.6896 Longitude: -89.6916

