

2249 Enterprise Street (KF-3)



80,640 Sq Ft
\$ 2,825,000.00

Building Address: 2249 Enterprise St
Community: Fremont
Available Sq Ft: 80,640
Ceiling Height Max: 32
Rail: Yes
Sale: Yes
Lease: Yes
Multi-tenant: No

Contact Name: Mike Jay
Organization: Fremont Economic Development
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Address: 2249 Enterprise St
Community: Fremont
County: Sandusky
State: Ohio

Photo: No
Drawing: No

Building Features

Total Sq Ft:	80,640	Year Built:	1999
Available Sq Ft:	80,640	Condition:	Excellent
Building Location:	Fremont North Industrial Park	Parking:	35
Office Sq Ft:	180	Former Use:	Manufacturing
Dimensions:	240	Multi-tenant:	No
Column Spacing:	40' x 48'	Truck Docks:	6
Ceiling Height Max:	32	Drive-in Doors:	1
Ceiling Height Min:	28	Crane:	No
Number of Floors:	1	Zoning:	Industrial I-2
Floor Type:	6" reinforced concrete	Industrial Park:	Yes
Wall Type:	P/C Concrete	Acreage:	9
Roof Type:	EPDM .045 Ballasted	Additional Acreage:	0
Sprinkler System:	Wet .40 over 2500 sf	Sale Price:	\$ 2,825,000.00
Lease Price per Sq Ft:	\$ 4.65		

Utilities

Electric Supplier:	AEP-Ohio Power	Primary Voltage:	800 AMP
Gas Supplier:	Columbia Gas	Secondary Voltage:	277/480 Volt
Water Supplier:	City of Fremont	Main Size:	8"
Sanitary Sewer:	City of Fremont	Pressure:	
Storm Sewer:	City of Fremont	Main Size:	2"
Telecommunications:		Pressure:	
		Main Size:	6"
		Location:	

Transportation

Interstate:	I80/90	Distance in Miles:	2.0
Highway:	US 20 & SR 53	Distance in Miles:	0.2
Commercial Airport:	Toledo Express	Distance in Miles:	40.0
Local Airport:	Sandusky County Regional	Distance in Miles:	8.0
Water Port:	Toledo	Distance in Miles:	45.0
Rail:	Yes	Siding:	Yes

Local Property Taxes

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

Comments

Latitude: 41.3784 Longitude: -83.1150 Water/Sewer Mains: At road, are 12". Realtor: Dick Smith (419.499.4931) Located in city of Fremont's enterprise zone and community re-investment area. Job training available. Landlord willing to make necessary improvements for tenant with five-year lease. Office build-out is available. Building is expandable.



