

432 WINDSOR LANE  
GIBSONBURG, OHIO 43431

INDUSTRIAL BUILDING FOR SUBLEASE  
15,000± Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

## REINO LINEN WAREHOUSE



### GENERAL INFORMATION

Lease Rate:	\$3.00 PSF NNN
Available Space:	15,000± square feet
Building Size:	30,000± square feet
Number of Stories:	One
Year Constructed:	2014
Condition:	Like new
Acreage:	4.44 acres
Land Dimensions:	Irregular
Closest Cross Street:	Meadow, off Main Street
County:	Sandusky
Zoning:	R-3
Parking:	8± (stone drop lot – used by Reino)
Curb Cuts:	Two
Street:	2 lane, 2 way



For more information, please contact:

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# 432 Windsor Lane, Gibsonburg, OH 43431

## Industrial Building For SubLease

15,000±  
Square Feet  
AVAILABLE

### BUILDING SPECIFICATIONS

Office Space:	1 small office
Shop Space:	15,000± square feet
Exterior Walls:	Metal
Structural System:	Steel frame
Roof:	Standing seam metal
Floors/Coverings:	None
Ceiling Height:	24' to eaves, 27.5' to centerline
Basement:	No
Heating:	Gas forced air unit heater
Air Conditioning:	Office only
Power:	400a/208v/3-phase
Security System:	Yes
Restrooms:	Two
Overhead Door:	One
Truck Well/Dock:	Two dock doors
Sprinklers:	Yes
Signage:	Façade
Rail:	No
Cranes:	No
Floor Drains:	No

### BUILDING INFORMATION

Current Occupant:	Reino Linen
Occupancy Date:	To be determined
Sign on Property:	No
Key Available:	No – arrange access with listing agents

### LEASE DETAILS

Term:	Original lease expires 10/15/28
Security Deposit:	1 month's rent
Options:	None
Improvements Allowance:	None
Tenant Responsibilities:	Prorata share of utilities and NNN expenses. NNN charges = approx. \$1.34/SF for whse space.

### 2025 REAL ESTATE TAXES

Parcel:	27-24-00-0011-04
Total Taxes:	\$12,683.98

### Comments:

- Newly constructed warehouse building occupied/leased by Reino Linen.
- ½ warehouse and 1 small office available for sublease.

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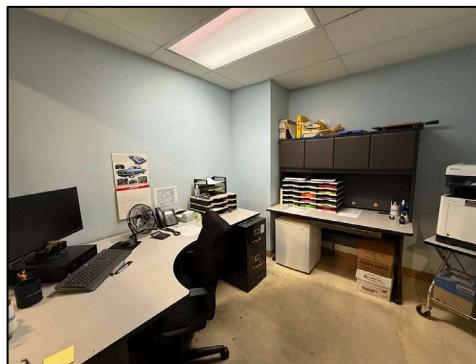
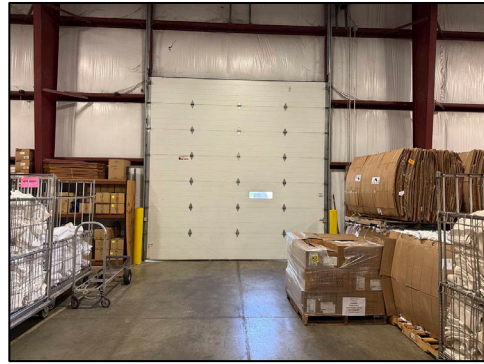
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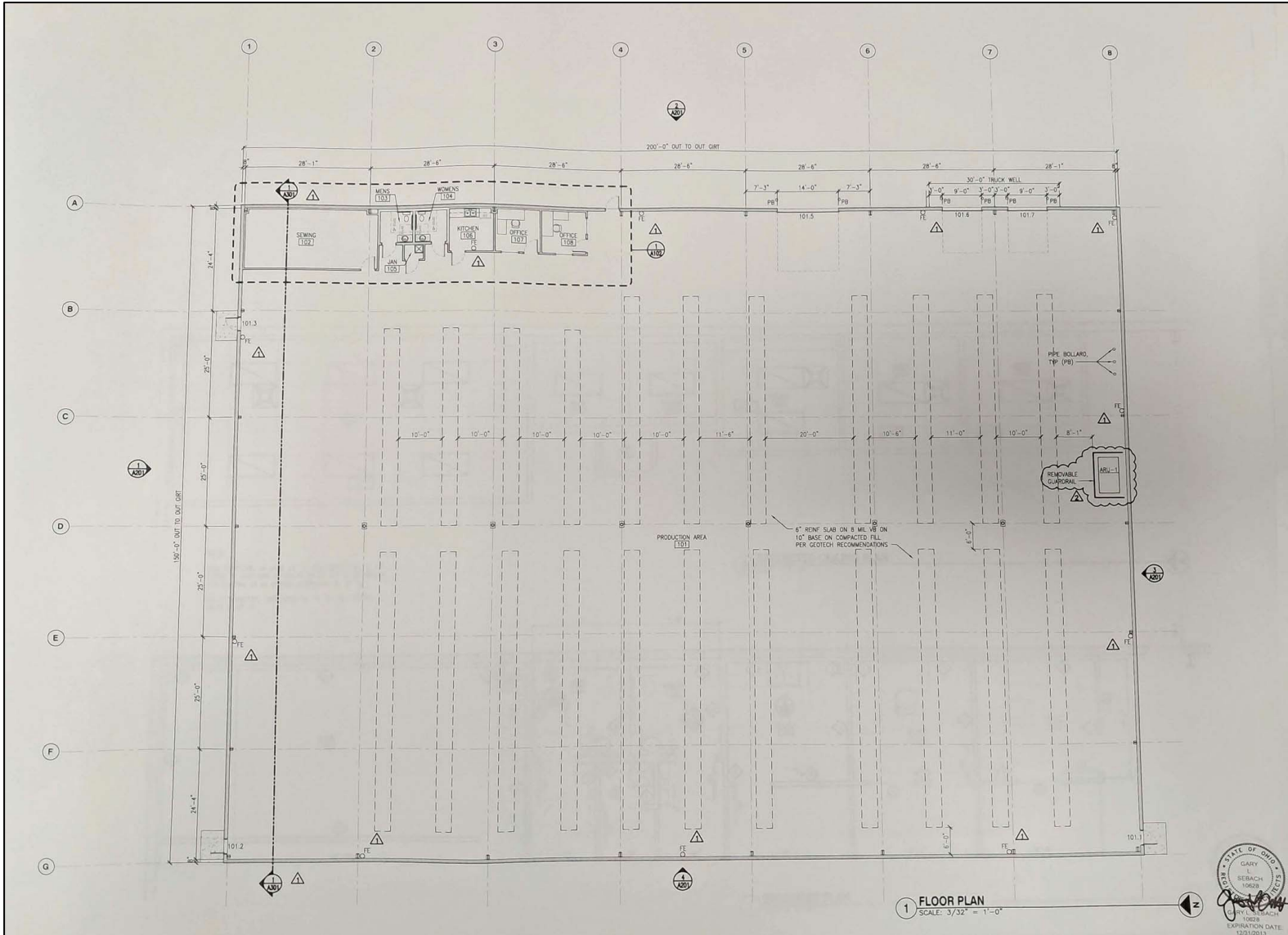
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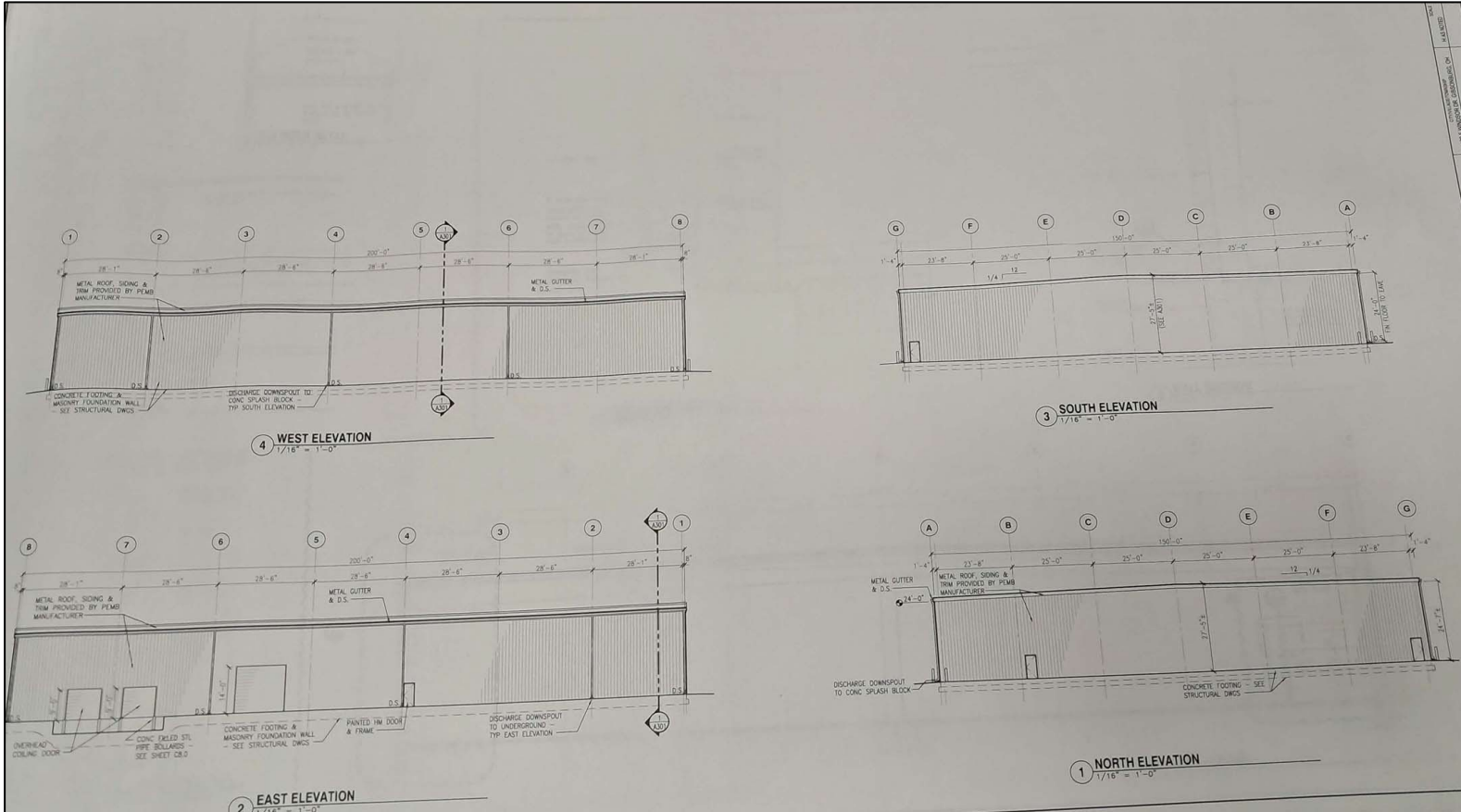
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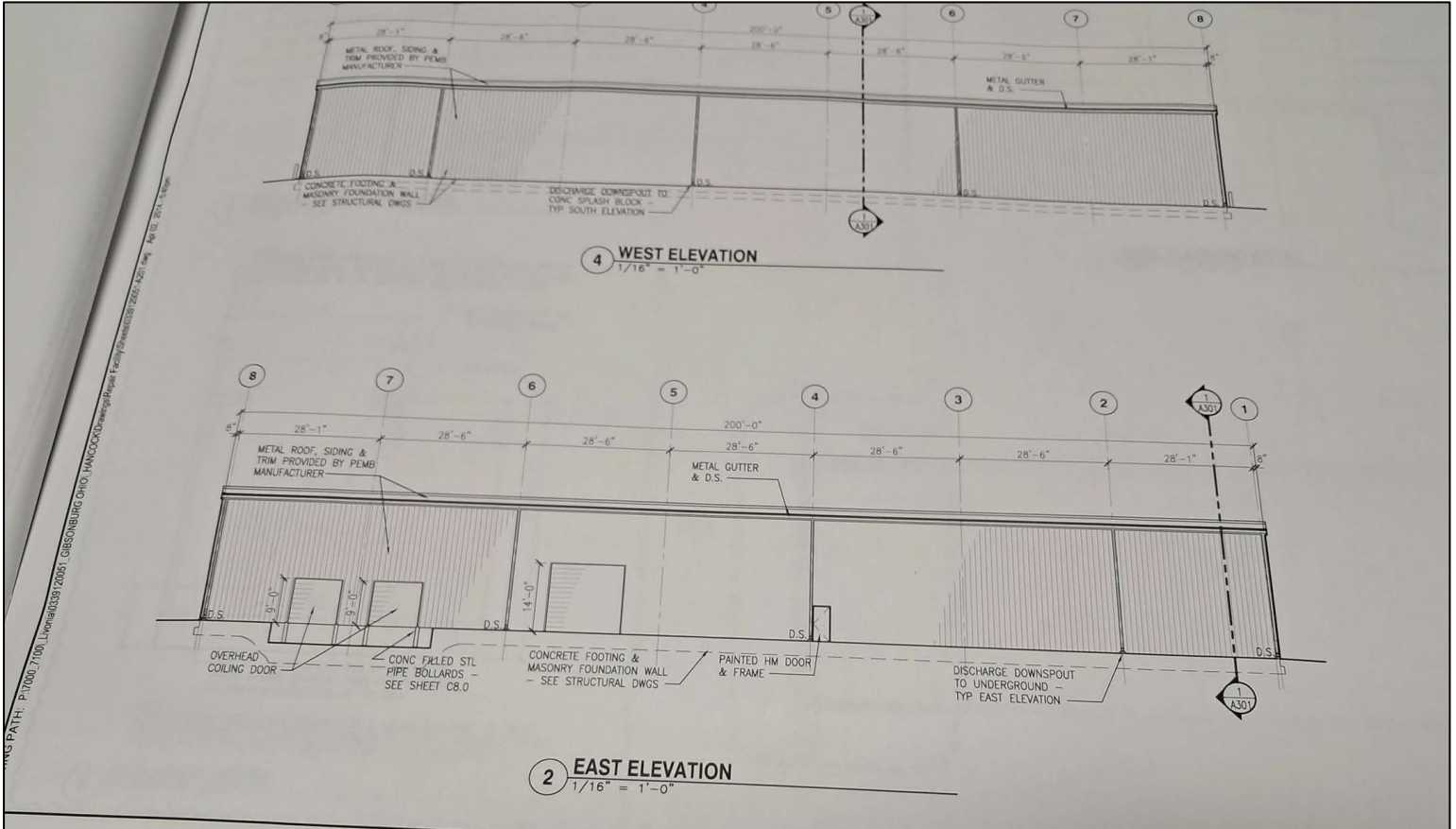
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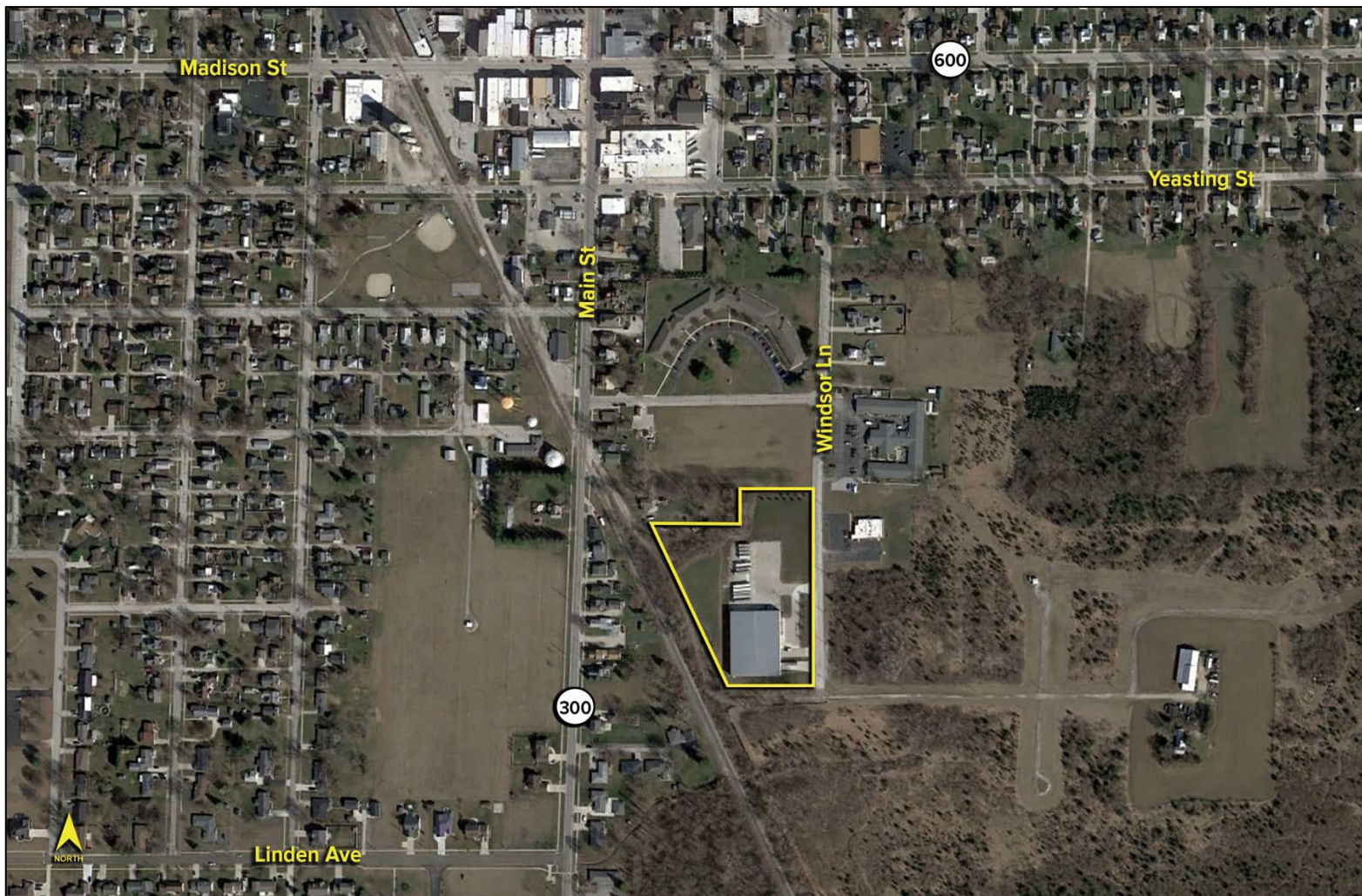
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### UTILITIES

Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	Village of Gibsonburg
Sanitary Sewer:	Village of Gibsonburg
Storm Sewer:	Village of Gibsonburg

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