



FOR LEASE/SALE

500 Raybestos Drive, Upper Sandusky, OH 43351

75,000 SF INDUSTRIAL BUILDING

rkgcommercial.com

Reichle | Klein Group 
Commercial Property Brokers, Managers & Investment Advisors



500 RAYBESTOS DRIVE

OFFERING SUMMARY

Sale Price:

See Broker

Lease Rate:

\$3.50 SF/YR NNN

Available SF:

75,000 SF

Building Size:

75,000 SF

Year Built/Renovated:

1989/2025

Lot Size:

21.9 Acres

Zoning:

Limited Manufacturing

Property Overview:

- 75,000 SF Industrial
- Flexible Floor Plan
- Ample power - 3 phase/2000 amps/480V
- Fully Insulated
- Full fire suppression
- New offices and locker rooms
- Less than 2 miles from highway interchange
- Established Industrial area

Contact us for additional information!

<https://www.rkgcommercial.com/>

500 Raybestos Drive

LEASE RATE \$3.50 SF/YR NNN

SALE RATE SEE BROKER

LOCATION INFORMATION

STREET ADDRESS 500 Raybestos Drive
CITY, STATE, ZIP Upper Sandusky, OH, 43351
COUNTY Wyandot
SUBMARKET Outside Metro Area
CROSS STREETS Evergreen Lane

PROPERTY INFORMATION

PROPERTY TYPE Industrial
ZONING Limited Manufacturing
LOT SIZE 21.9 Acres
ANNUAL REAL ESTATE TAXES \$9,809.50
ANNUAL RE TAXES PER SF \$0.13
APN # 062235000000,
062270010000,
062230040000
OUTSIDE STORAGE Ample
PARKING SURFACE Asphalt

BUILDING INFORMATION

BUILDING SIZE 75,000 SF
AVAILABLE 75,000 SF
OF FLOORS 2-story office
YEAR BUILT/RENOVATED 1989/2025
OFFICE SIZE 12,400 SF
CONSTRUCTION Steel, Block
TENANCY Single
ROOF SYSTEM Standing Seam
COLUMN SPACING 72' x 25'
CEILING HEIGHT 16'-27'
HEAT SYSTEM Natural Gas, Unit Heaters
RESTROOMS 3 & M/W Locker Rooms
OF GRADE LEVEL DOORS 4 - 10'x14'
OF DOCK HIGH DOORS 6 - 8'x10'
CONDITION Good

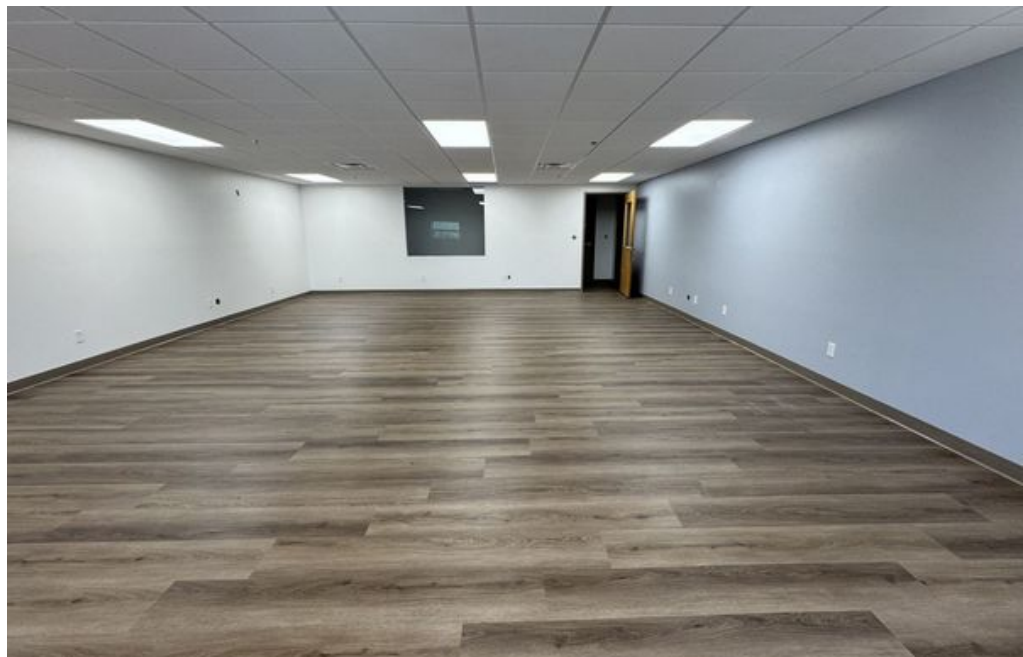
UTILITIES

POWER PROVIDER AEP
FUEL PROVIDER Columbia Gas
WATER PROVIDER Municipal

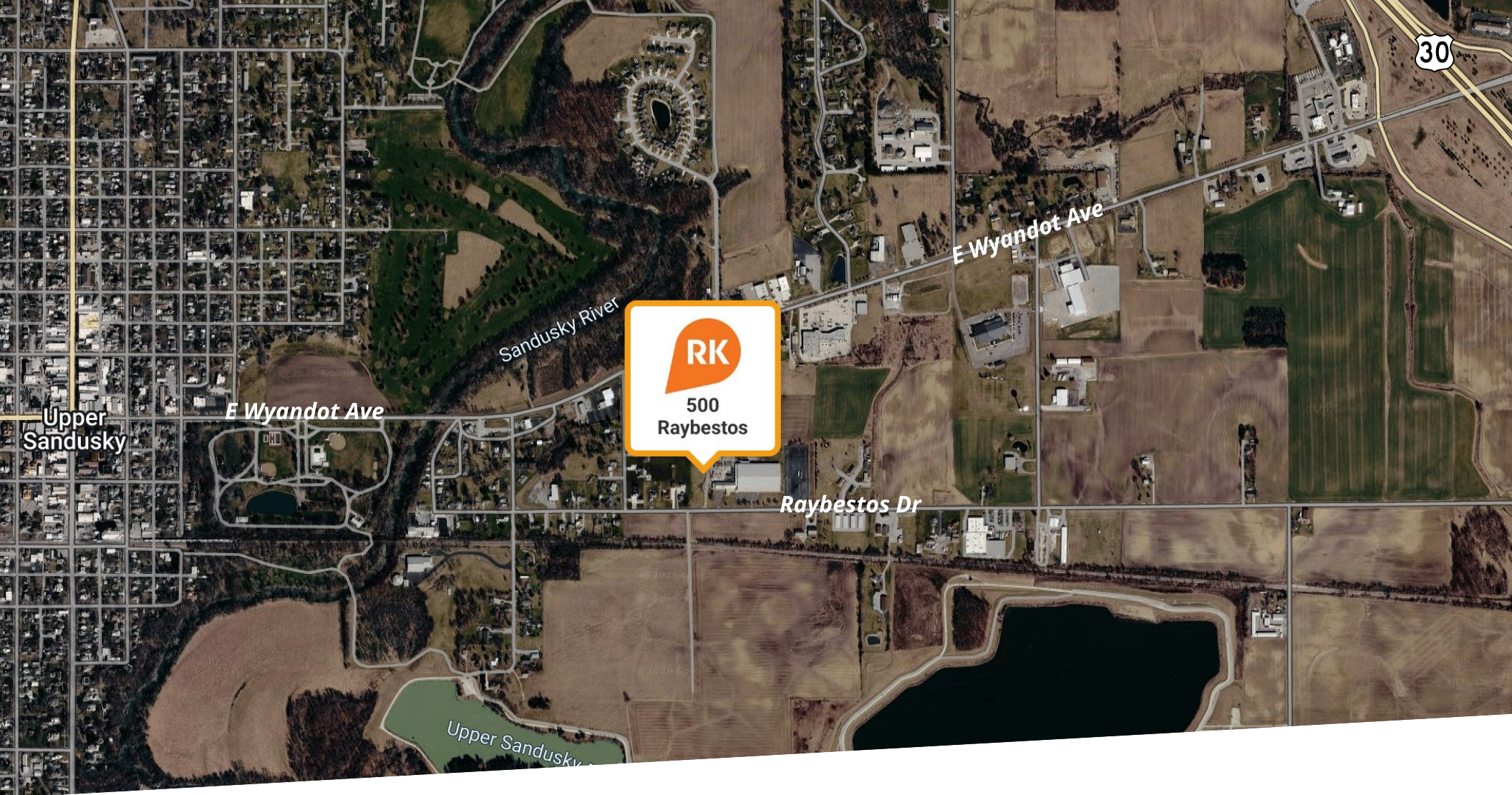
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LOCATION BENEFITS

- Less than 2 miles from highway interchange
- Established Industrial area

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RK



Lynette Reichle, SIOR
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Lynette Reichle, SIOR

Reichle Klein Group

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OUR PURPOSE

**To make real estate work for our clients
and customers.**

OUR VALUES

Trust.

Service with a Warrior Spirit.

All in.

RK