

For sale or lease

431 East North Street
Fostoria, Ohio 44830



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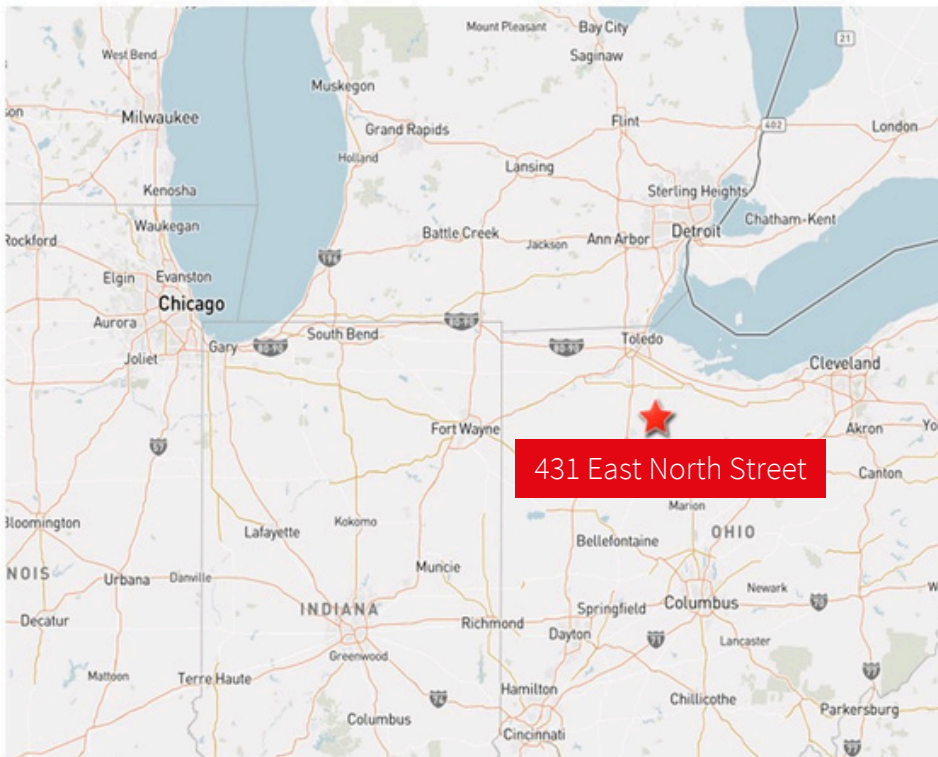
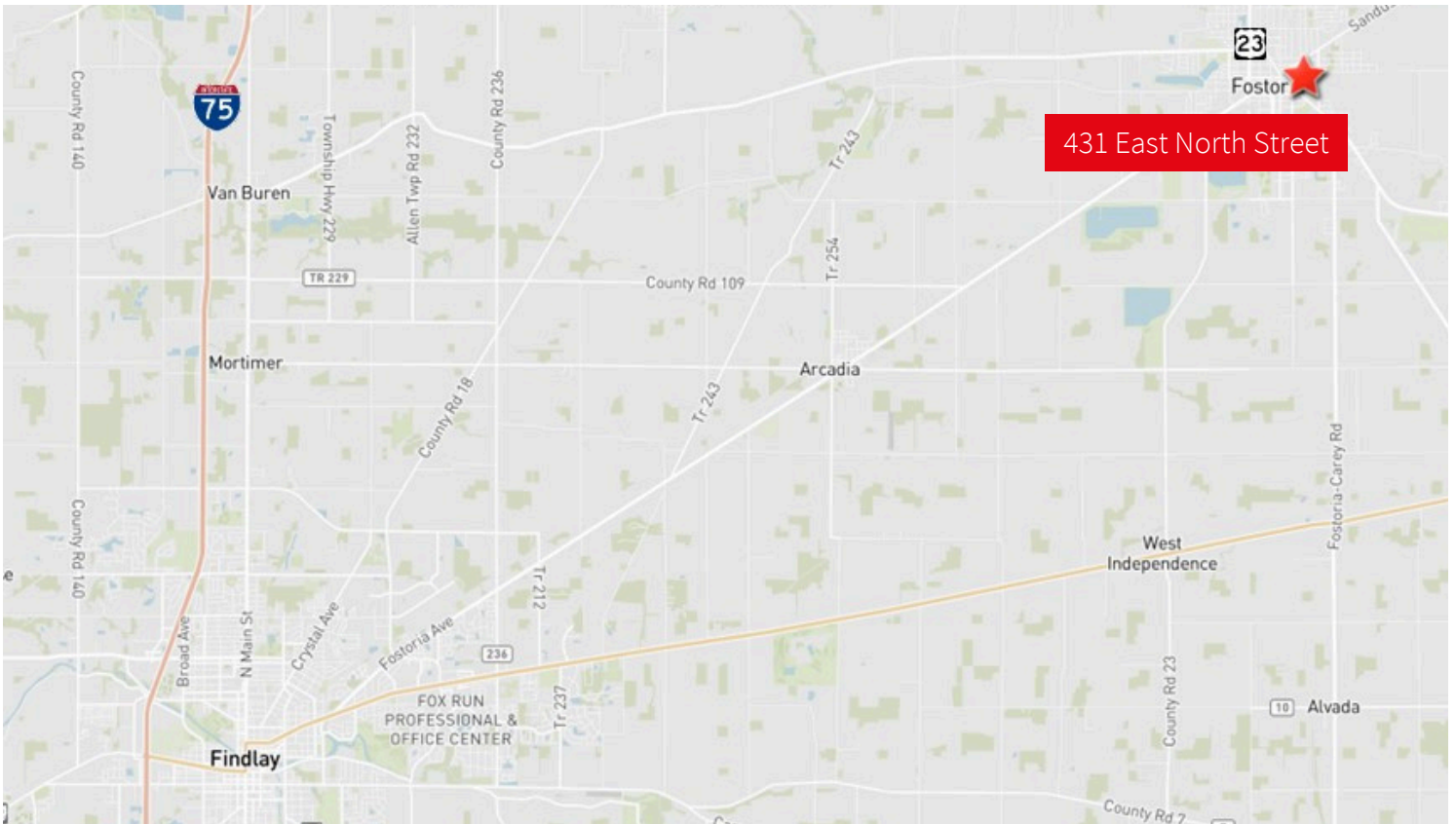
Property Overview & Demographics

- Hard to find, free standing industrial building in Fostoria, OH
- Excellent access to US 23 (0.60 Miles) and I-75 (13 Miles)
- Fully air-conditioned office and warehouse space
- Heavy Power: 400 Amps
- Adjacent House and Shed included with lease/sale
- Access to rail (CSX)

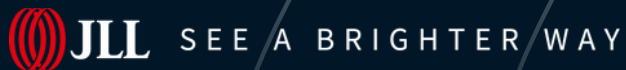


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|------------------------|---|
| Location | 431 East North Street Fostoria, Ohio 44830 |
| Size | 8,360 s.f. industrial building including 700 s.f. office space |
| Sale Price | \$375,000 |
| Lease Rate | \$4.50/SF NNN |
| Docks/Drive-ins | 1/1 |
| Clear Height | 12' - 20' |





| City | Distance from Fostoria |
|------------------|------------------------|
| Detroit, MI | 81 |
| Columbus, OH | 85 |
| Ft Wayne, IN | 91 |
| Cleveland, OH | 92 |
| Akron, OH | 100 |
| Cincinnati, OH | 154 |
| Parkersburg, WV | 159 |
| Indianapolis, IN | 172 |
| Chicago, IL | 230 |



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