



FOR LEASE/SALE

2100 Cedar Street, Fremont, OH 43420

INDUSTRIAL PROPERTY

rkgcommercial.com

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



2100 CEDAR STREET

OFFERING SUMMARY

Sale Price:
\$4,000,000

Lease Rate:
\$4.50 SF/YR NNN

Available SF:
66,386 SF

Building Size:
66,386 SF

Year Built:
1978

Lot Size:
9 Acres

Property Overview:

- Heavy manufacturing with warehouse and ample outside storage or expansion potential
- Up to 55' clear height, heavy power, (6) dock positions & (4) overhead doors
- Building is fully insulated with recent roof improvements and LED lighting throughout

Contact us for additional information!
<https://www.rkgcommercial.com/>

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SALE PRICE	\$4,000,000
LEASE RATE	\$4.50 SF/YR NNN

LOCATION INFORMATION

STREET ADDRESS	2100 Cedar Street
CITY, STATE, ZIP	Fremont, OH 43420
COUNTY	Sandusky
SUBMARKET	Outside Metro Area
CROSS STREETS	Oak Harbor Rd.
NEAREST HIGHWAY	US 6, US 20

PROPERTY INFORMATION

PROPERTY TYPE	Industrial
PROPERTY SUBTYPE	Manufacturing/Warehouse
APN #	34-60-00-0321-14
ANNUAL REAL ESTATE TAXES	\$16,756.98
ANNUAL RE TAXES PER SF	\$0.25
OUTSIDE STORAGE	Paved
PARKING SURFACE	Asphalt, stone
# OF BUILDINGS	1

BUILDING INFORMATION

BUILDING SIZE	66,386
AVAILABLE	66,386
OFFICE SIZE	7,952 SF
# OF FLOORS	2 - office
TENANCY	Single
BUILDING CLASS	C
CONDITION	Good
CONSTRUCTION	Steel/Block
ROOF SYSTEM	Metal
CLEAR CEILING HEIGHT	14' Min / 20'-36'-55' Max
LIGHTING	LED
HEAT SYSTEM	Air circulation units
RESTROOMS	6
FIRE SUPPRESSION	Wet
# OF GRADE LEVEL DOORS	4: (3) 12'x12' and (1) 12'x14'
# OF DOCK HIGH DOORS	(6) 10'x10' w/levelers & seals
CRANES	(4) 1-ton

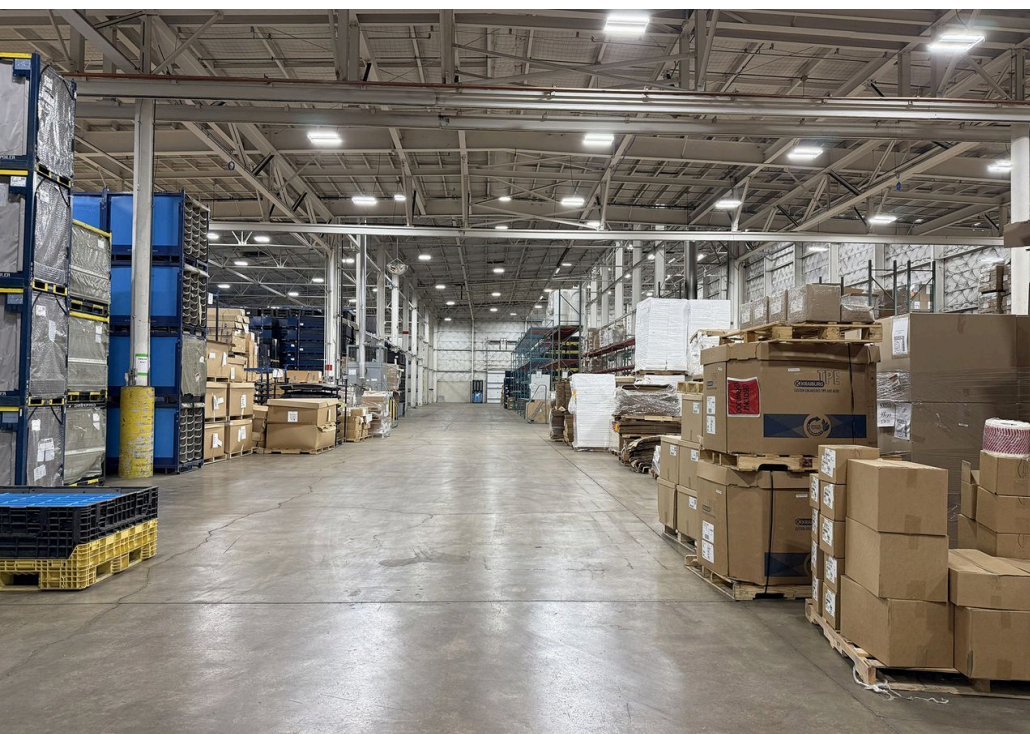
UTILITIES

INTERNET PROVIDER	Spectrum
POWER PROVIDER	AEP - 2000 amps, 480v/277
FUEL PROVIDER	Columbia Gas
WATER PROVIDER	Municipal

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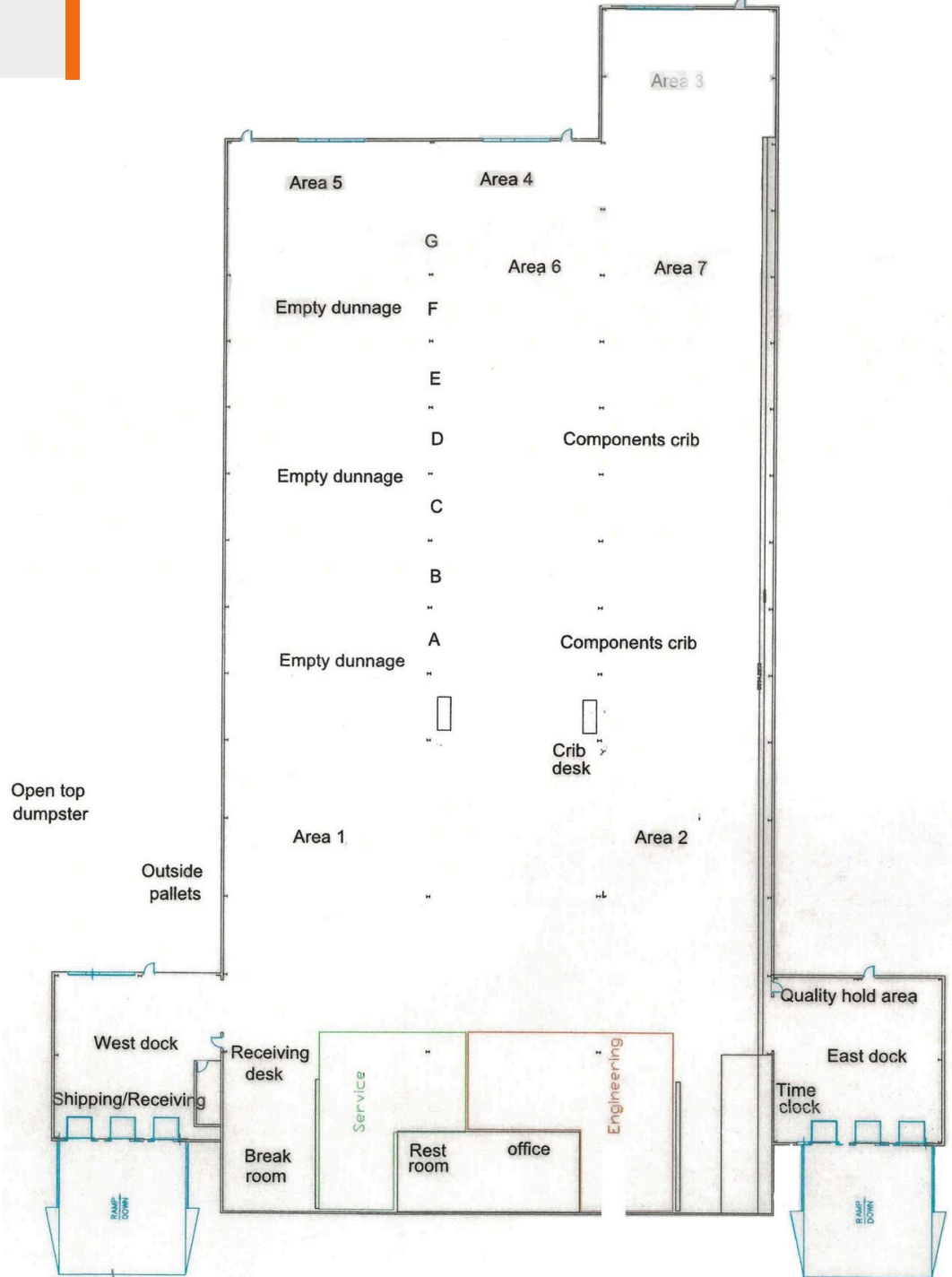


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LOCATION BENEFITS

- Excellent interstate access – I80/90 and US Rte 6/20/53
- Central location connecting Detroit, Cleveland, Toledo markets
- Recognized industrial area

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RK



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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