



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

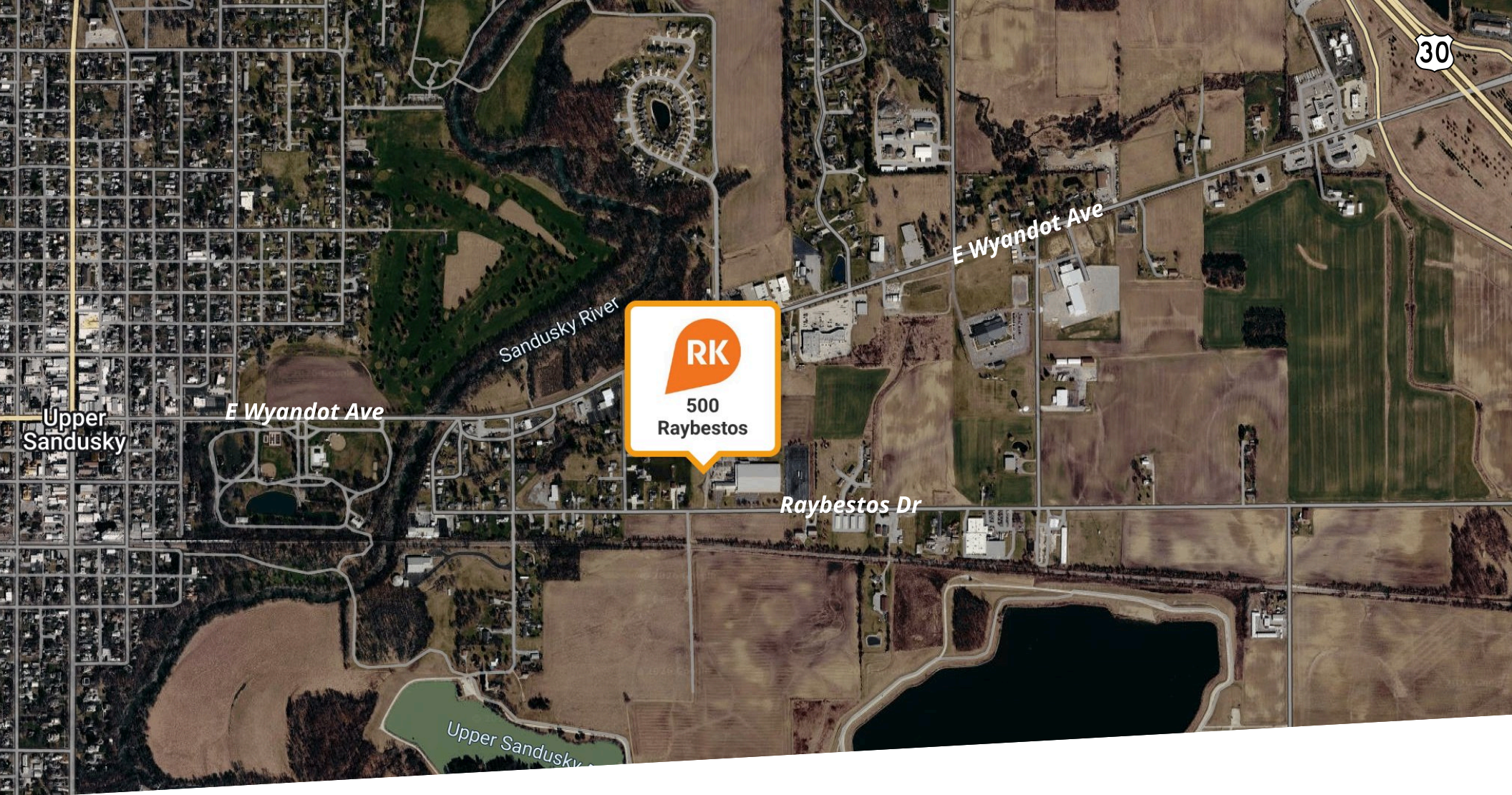
POWER PROVIDER	AEP
FUEL PROVIDER	Columbia Gas
WATER PROVIDER	Municipal

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LOCATION BENEFITS

- Less than 2 miles from highway interchange
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RK



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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