

**105 ENTERPRISE DRIVE  
BELLEVUE, OHIO 44811**

**CRAIG HERSCHEL, SIOR**  
Director  
+1 419 944 5182  
[craig.herschel@cushwake.com](mailto:craig.herschel@cushwake.com)



W MAIN STREET

**DISTRIBUTION OR MANUFACTURING FACILITY  
FOR SALE OR LEASE | 39,600 SF**

# PROPERTY SUMMARY

105 Enterprise Drive, Bellevue, OH 44811

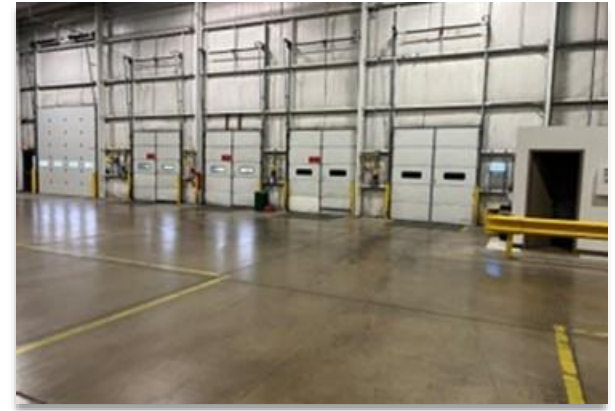
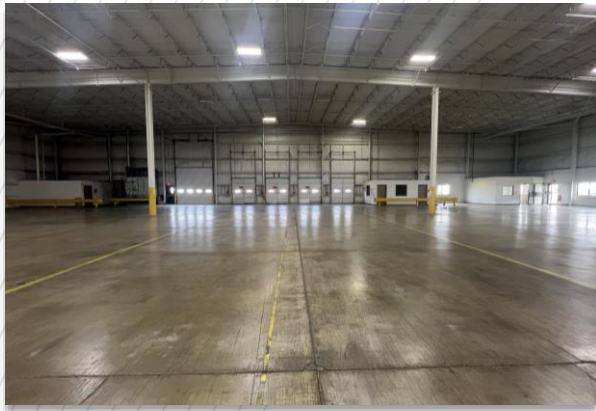
Total Building:	39,600 SF
Office & Breakroom Area:	168 SF
Industrial Area:	39,432 SF
Site Area:	3.62 acres
Year Built/Renovated:	2000
APN:	03-60-00-0090-00
Building Use:	Warehouse/ Distribution
Zoning:	I1- Wholesale and light industry
Room for Expansion:	TBD
Auto/ Trailer Parking:	10 striped auto spaces plus additional non-striped parking
Outside Storage:	Per code
Rail Served:	No
Construction type:	Steel structure with metal sidewalls
Roof:	Standing seam metal panels
Stories:	One (1)
Breakroom/Restrooms:	One unisex restroom
Air Lines:	No
Fire Suppression:	Wet-ordinary hazard
Site Fencing:	No
HVAC:	Temprite-air rotation furnace

Gas Line:	Columbia Gas (2" line)
Water & Sewer:	City of Bellevue (8" line)
Power:	400a / 277- 480v/3p
Bay Size/Column Spacing:	44' x 60' (2,640 SF per bay)
Ceiling Clearance:	24' - 28'
Docks:	Four (4)
Dock Equipment:	Bumpers and levelers
Grade Doors:	One (1) (14'x14')
Cross Docks:	No
Floor Drains:	No
Floor Thickness:	6"
Lease Rate:	\$5.50/SF NNN
Sale Price:	Contact broker
Total NNN Est:	Property Taxes: \$0.59/SF Insurance: \$0.12/SF CAM: \$0.12  Total Est Net: \$0.83/SF
Comments:	<ul style="list-style-type: none"><li>• Food grade warehouse</li><li>• Close proximity to Whirlpool, Kraft/Heinz, Amcor, and various other manufactures.</li><li>• Rare, mid-sized modern warehouse facility.</li><li>• Single office and break-room with separate entrance.</li></ul>



# PHOTOS

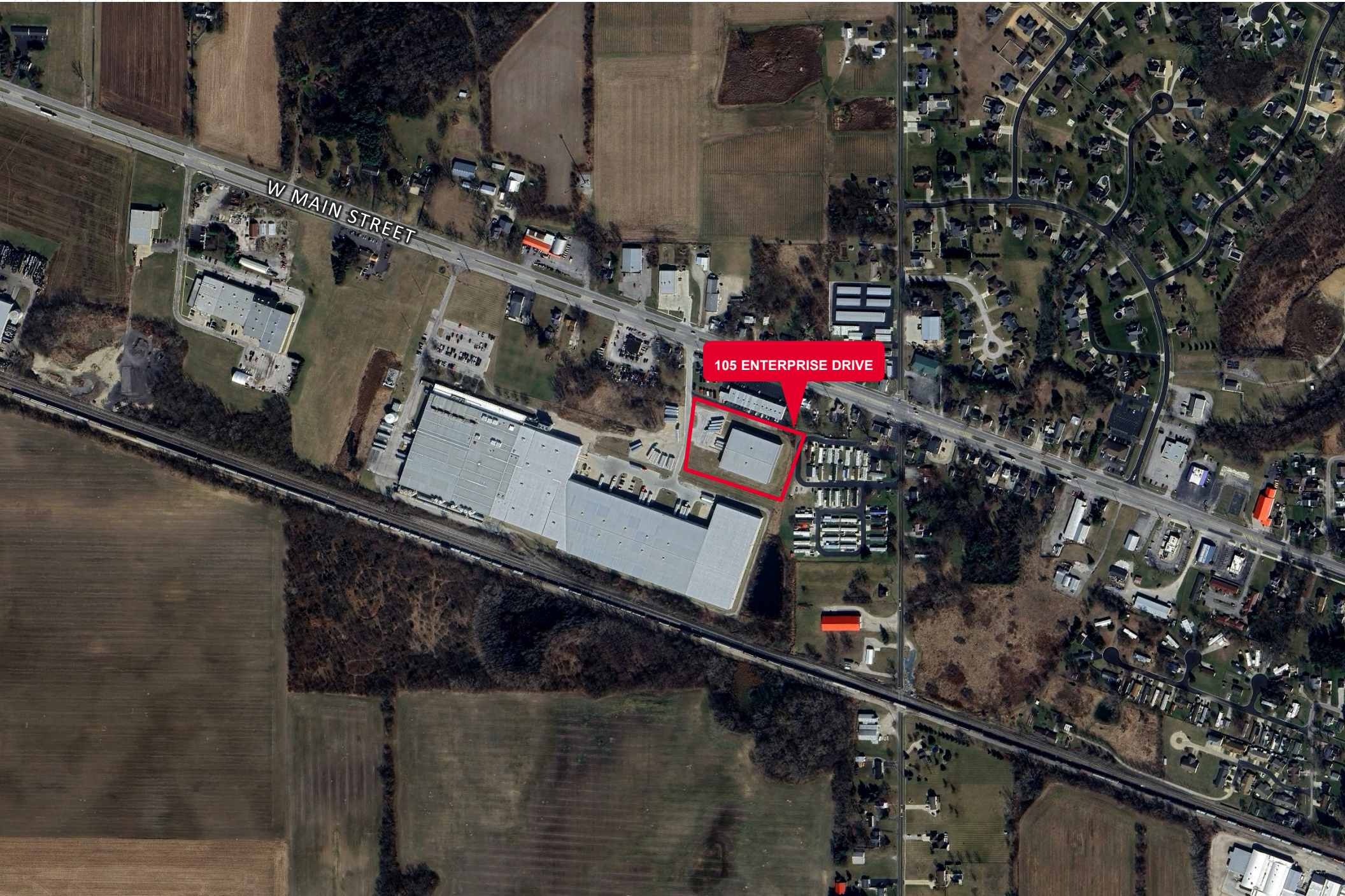
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# PROPERTY AERIAL

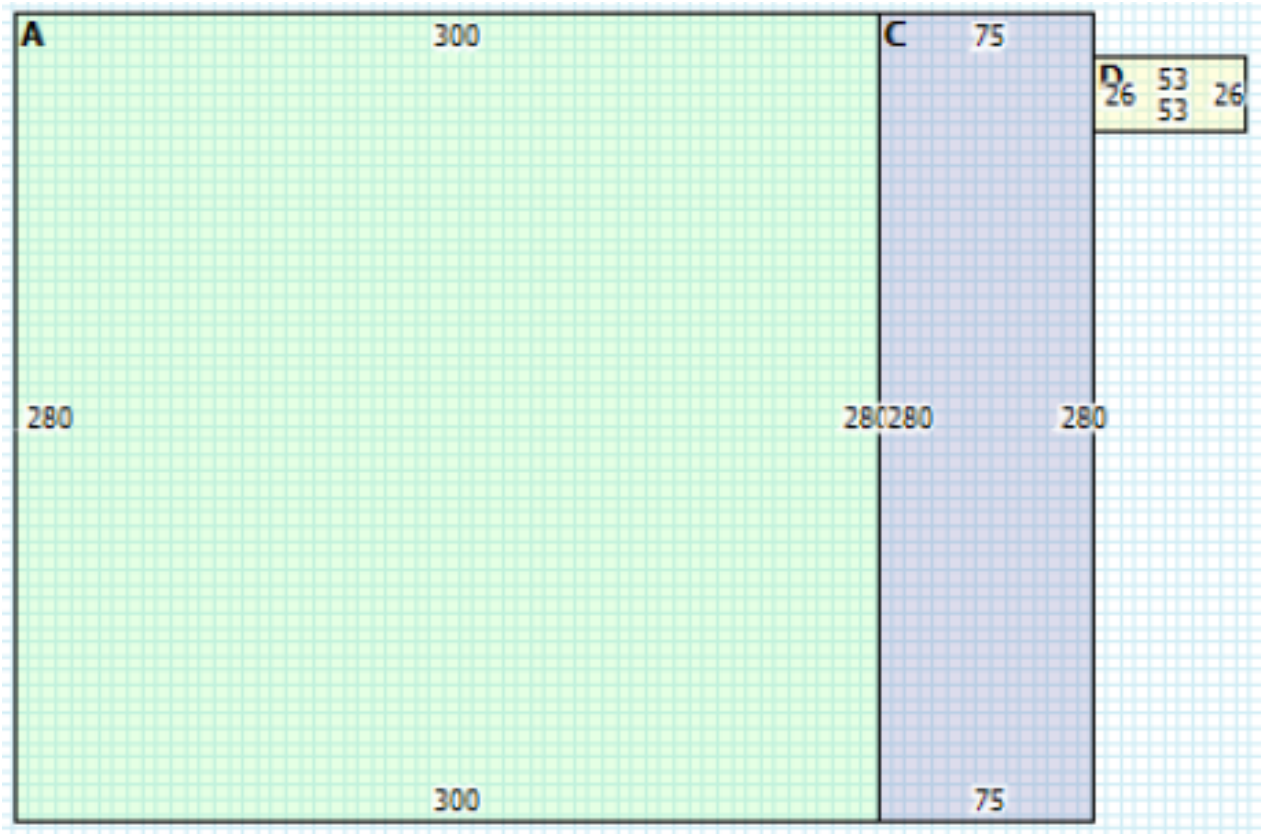
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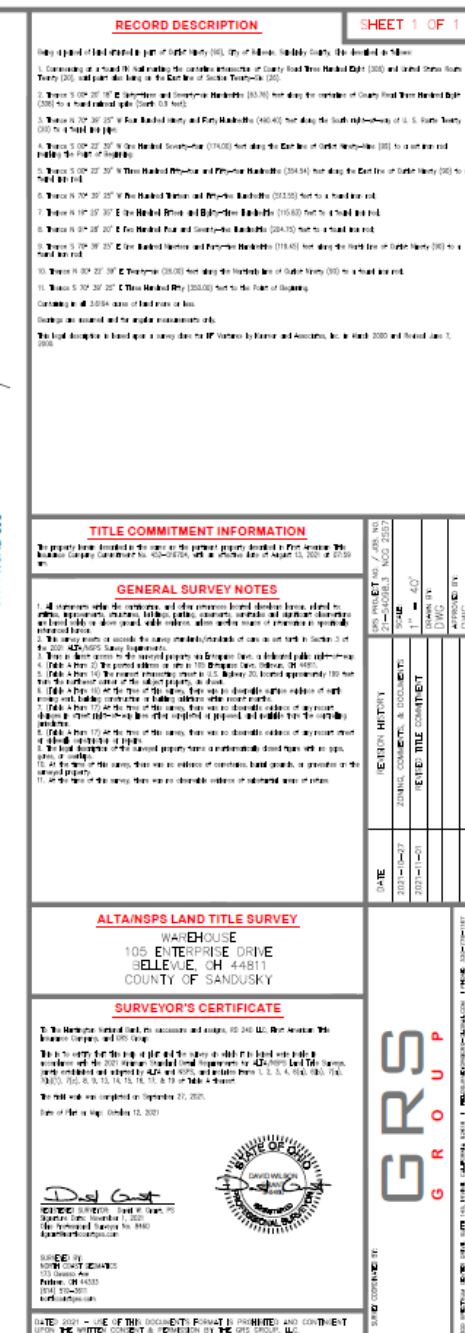


# FLOORPLAN

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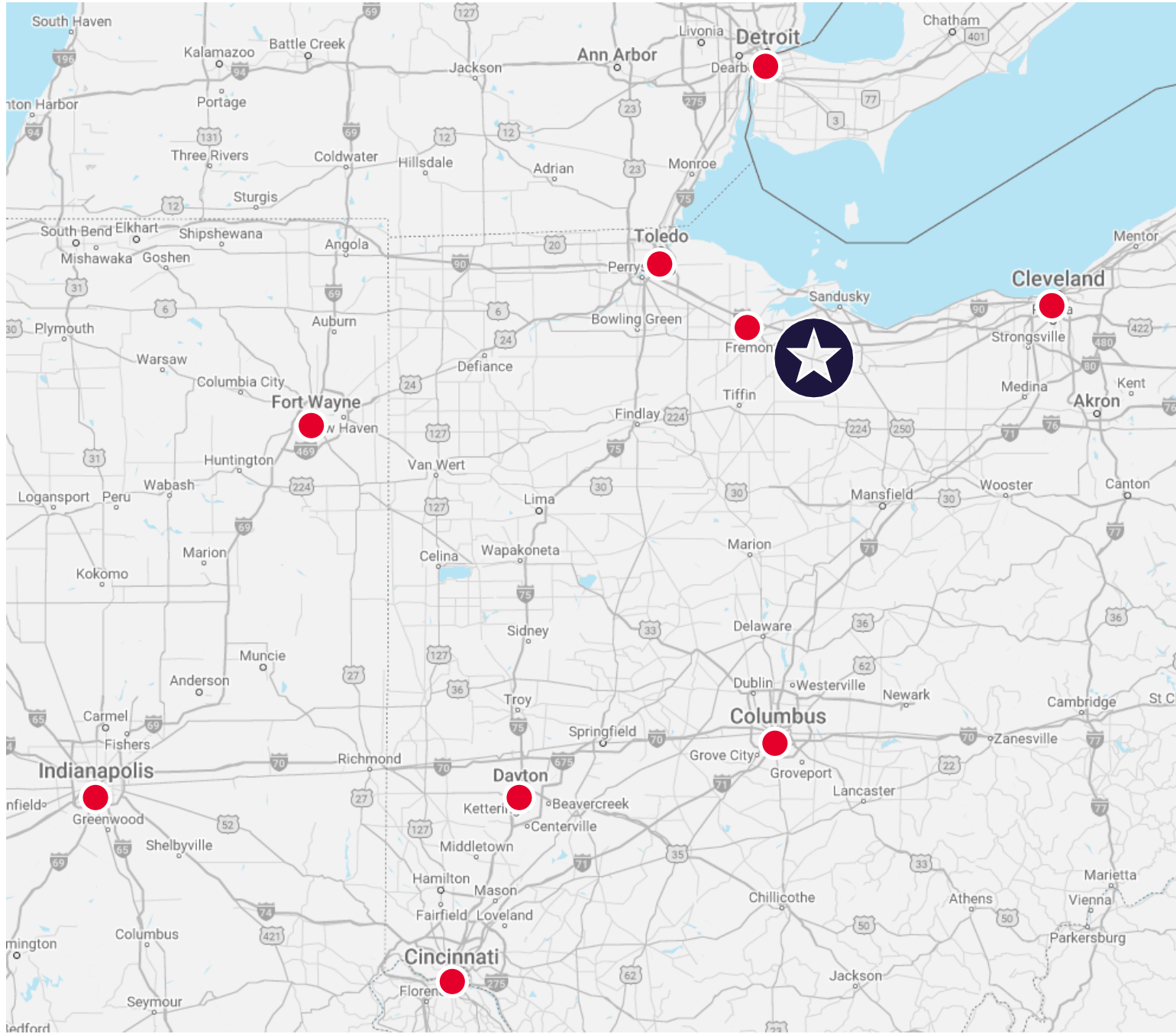


# MAP

105 Enterprise Drive, Bellevue, OH 44811



Distance to	# of Miles
I-90/ OH Turnpike	6
Fremont	14
Toledo, OH	52
Detroit, MI	105
Cleveland, OH	72
Columbus, OH	103
Fort Wayne, IN	133
Dayton, OH	158
Cincinnati, OH	205
Pittsburgh, PA	188
Indianapolis, IN	258
Chicago, IL	282



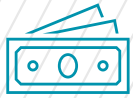
# DEMOGRAPHICS

105 Enterprise Drive, Bellevue, OH 44811

## SANDUSKY COUNTY (US Census Bureau)



**POPULATION**  
58,709



**AVERAGE MANUFACTURING WAGE**  
\$16.17/HR



**WORKFORCE**  
21,937



**BUSINESSES**  
1,270



**AVERAGE HOUSEHOLD INCOME**  
\$62,500



**UNEMPLOYMENT RATE**  
3.3%



### LOCAL CORPORATIONS

Whirlpool



Kraft Heinz



Graham  
Packaging



mitsubishi



### SCHOOLS

- University of Toledo
- Bowling Green State University
- University of Findlay
- Tiffin University
- Terra State Community College
- Heidelberg University



### EDUCATION

Bachelor Degree – 19.1%  
High School Diploma – 93.3%



### INCENTIVES AVAILABLE

Economic Development of Sandusky County  
Contacts

**BETH HANNAM**

Executive Director  
+1 419 332 2882  
[director@sanduskycountyedc.org](mailto:director@sanduskycountyedc.org)

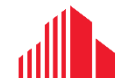
**KYLEIGH LASH**

Communications & Project Administrator  
+1 419 332 2882  
[communications@sanduskycountyedc.org](mailto:communications@sanduskycountyedc.org)

## FOR MORE INFORMATION, CONTACT:

**CRAIG HERSCHEL, SIOR**

Director  
+1 419 944 5182  
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CUSHMAN &  
WAKEFIELD