



NICKLOS & COMPANY INC.
COMMERCIAL REAL ESTATE SERVICES

Available For Sale or Lease from 45,000sf to 757,486sf Industrial/Warehouse Building



Location:	Lake Erie Business Park 5225 W. Lakeshore Drive, Building 460 SR 2, Port Clinton, Erie Township, Ohio 43452
Building Size:	757,486sf
Office:	3,648sf
Warehouse:	753,838sf
Land:	47.30 Acres (additional land available)
Construction:	Concrete & Block
Ceiling Height:	Warehouse 19'-23', Rail Bay 32'
Floors:	8" reinforced concrete
Roof:	4- ply coal tar over concrete

Drive-in Doors 19
 Truck Docks 22
 Sprinklers Dry system
 Power: 480V & 208V 3/phase service (4.5 Megawatts)
 Rail: 2 inside rail spurs, 560 feet each (Norfolk Southern Connection)
 Heat: Overhead gas heaters
 Cranes: Multiple crane rails throughout but cranes inoperable
 Columns: Concrete & Steel (32'X40' warehouse 40'X99' rail bay)
 Providers: Electric- First Energy Gas- Columbia Gas
 Sanitary & Storm- 12" Main, City of Port Clinton
 Storm Sewer- onsite retention pond
 Water- 8" main, 90 PSI, Ottawa County
 Park Features: Two existing wind turbines
 One million gallon/day water treatment plant
 onsite with two Lake Erie intakes
 Site adjacent to Camp Perry, Ohio National Guard
 Zoning: Unzoned – Open Use
 Taxes: \$30,116.09 year
 Lease: **Starting at \$1.75psf/nnn**
 Price: **\$3,300,000**
 NOTE: Sections of 45,000sf minimum @ \$12 psf
 Contact: **Nicklos & Company, Brokerage**
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