

1515 CROGHAN STREET
FREMONT, OHIO 43420

INDUSTRIAL BUILDING FOR SALE
15,000 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

GORDON LUMBER



GENERAL INFORMATION

Sale Price:	\$285,000
Building Size:	15,000 SF
Number of Stories:	One
Year Constructed:	1969, remodel 2001
Condition:	Average
Acreage:	1.256 acres
Land Dimensions:	Irregular
Closest Cross Street:	Between Wilson Ave & Jefferson Ave
County:	Sandusky
Zoning:	I-1 Wholesale & Light Industrial
Parking:	50 spaces striped & unstriped
Curb Cuts:	1 on Wilson, 1 to alley on Wilson
Street:	2 lane, 2 way



For more information, please contact:

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BUILDING SPECIFICATIONS

Office Space:	3,000 SF
Shop Space:	12,000 SF
Exterior Walls:	Block & vinyl
Structural System:	Steel & wood beam
Roof:	Pitched metal
Floors/Coverings:	Concrete/Carpet & vinyl
Ceiling Height:	12' – 16'
Basement:	No
Heating:	Gas forced air
Air Conditioning:	Exterior units
Power:	400a/208v/3-phase
Security System:	Yes – monitored through Guardian
Restrooms:	Two
Overhead Door:	Two
Truck Well/Dock:	No
Sprinklers:	No
Signage:	Facia
Rail:	No
Cranes:	No
Floor Drains:	1 sump on west end of whse

BUILDING INFORMATION

Current Occupant:	Gordon Lumber
Occupancy Date:	Negotiable
Sign on Property:	Yes
Key Available:	No

UTILITIES

Electric:	American Electrical Power
Gas:	Columbia Gas
Water:	City of Fremont
Sanitary Sewer:	City of Fremont
Storm Sewer:	City of Fremont

2020 REAL ESTATE TAXES

Parcels:	34-50-00-3037-01 34-50-00-3036-01
Total Taxes:	\$4,128.26
Land valuation:	\$75,300
Building valuation:	\$166,500
Total valuation:	\$241,800

Comments:

- Recently renovated offices, which include several private offices, a conference room and break room.
- The warehouse area has a small window shop and partition wall for half of insulated warehouse area.

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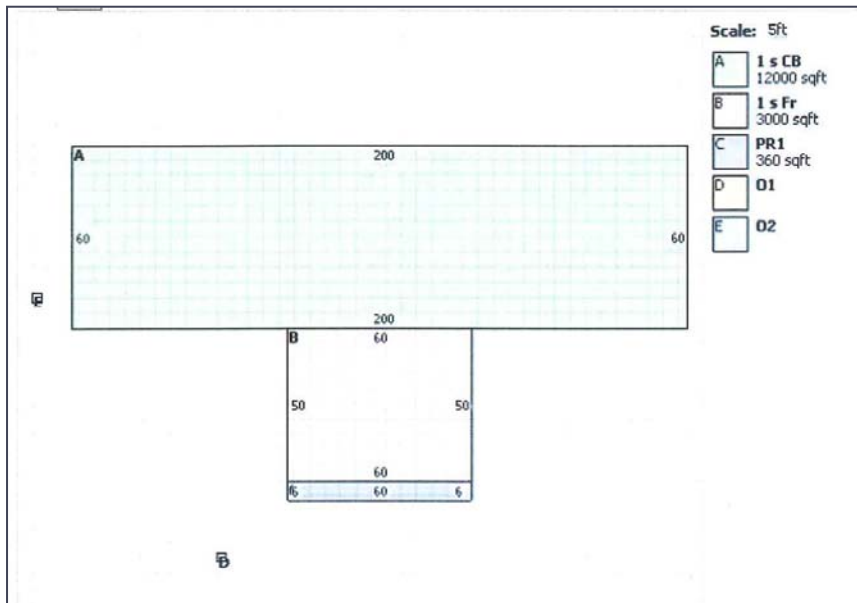
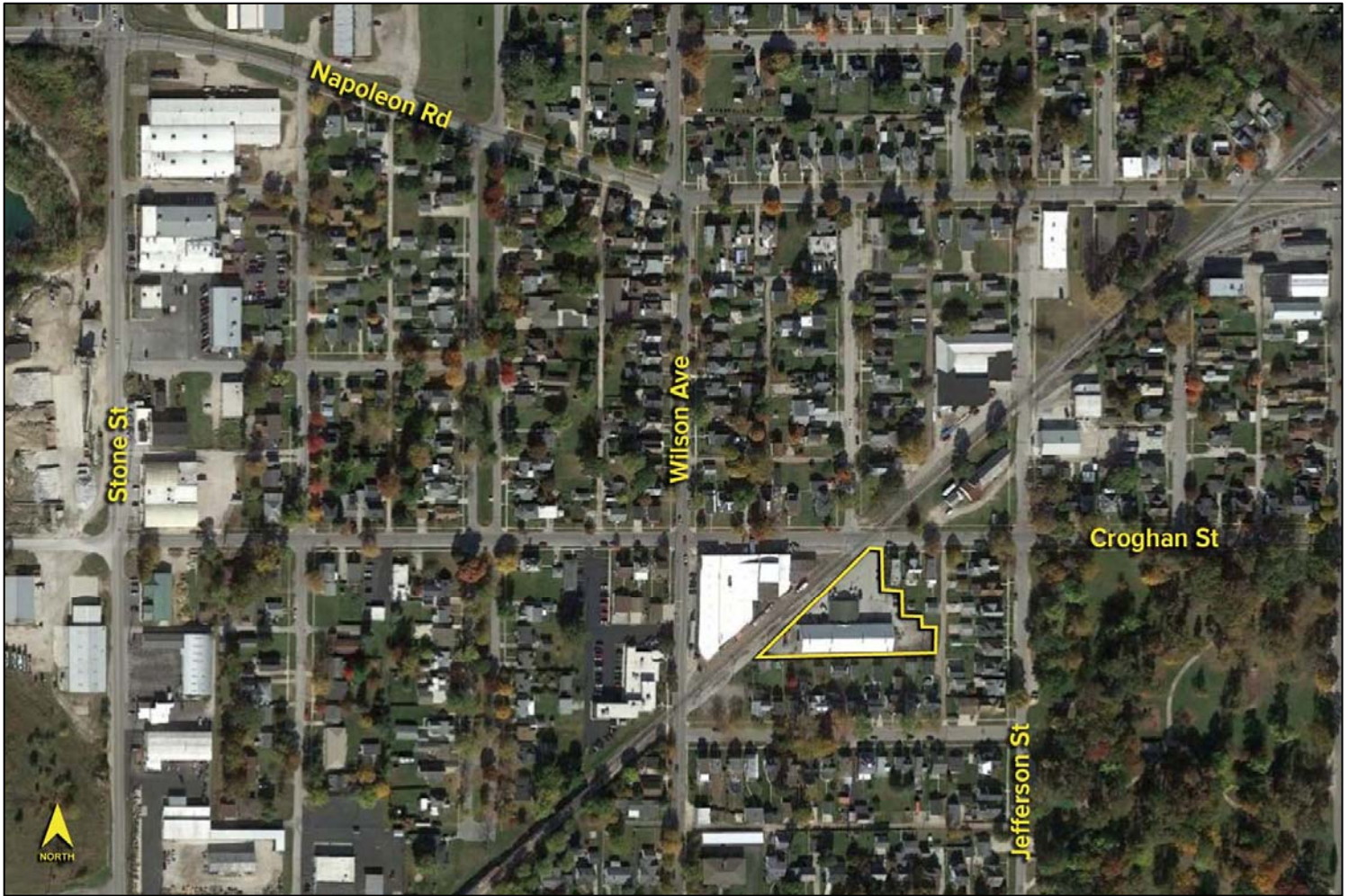
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