

# FOR SALE

## 4101 VENICE ROAD

SANDUSKY, OHIO 44870

## VIRTUAL TOUR

**New Price**  
**\$4,880,000**



## Property Specifications

TOTAL SF	305,000 SF	CEILING HEIGHT BLDG 1	18' - 20'
OFFICE SF	8,000 SF	CEILING HEIGHT BLDG 1.5	11' - 18'
INDUSTRIAL SF	297,000 SF	CEILING HEIGHT BLDG 2	36' - 40'
CONSTRUCTION	Steel	DRIVE-IN DOORS	Three (3)
ROOF	Standing Seam	DOCKS	Nineteen (19)
LIGHTING	T-8 (motion controlled)	POWER BLDG 1	600A / 480V / 3P
HEAT	Air Rotation / Radiant Tube	POWER BLDG 2	3000A / 480V / 3P
AIR-CONDITIONING	Office	ASKING SALE PRICE	\$4,880,000
SPRINKLER BLDG 1	Standard Hazard		
SPRINKLER BLDG 2	ESFR		

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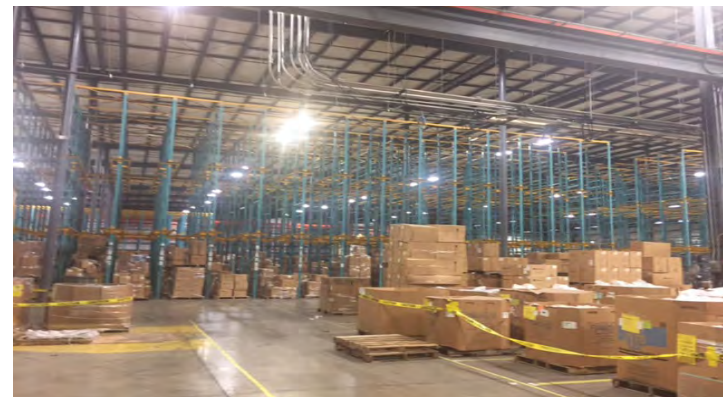
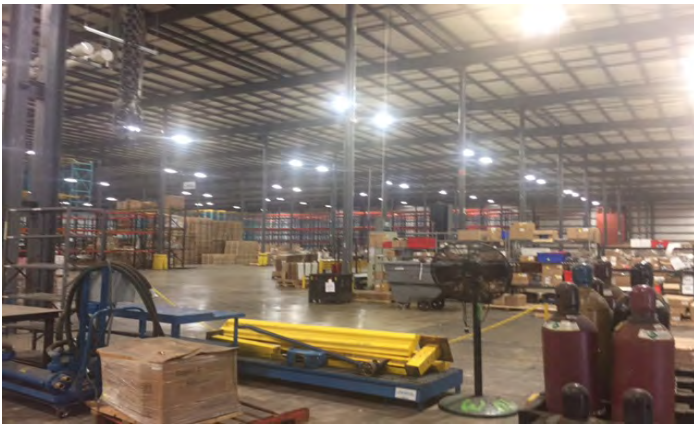
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## Map & Photos



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