

2101 CEDAR STREET  
FREMONT, OH 43420

INDUSTRIAL FOR LEASE  
74,900 Square Feet Available



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FULL-SERVICE COMMERCIAL REAL ESTATE

**INTERNATIONAL CUSHIONING COMPANY**



## GENERAL INFORMATION

Lease Rate:	\$2.50 per square foot NNN
Available Space:	74,900 SF
Total Building:	178,200 SF
Closest Cross Street:	Oak Harbor Road
County:	Sandusky County
Zoning:	I-2 General Industrial District
Parking:	Approx. 80 spaces in front lot
Curb Cuts:	1
Street:	2 lane, 2 way plus side alley



For more information, please contact:

**ROBERT P. MACK, CCIM, SIOR**  
(419) 249 6301 or (419) 466 6225  
rpmack@signatureassociates.com

**SIGNATURE ASSOCIATES**  
Four SeaGate, Suite 608  
Toledo, Ohio 43604  
www.signatureassociates.com

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### BUILDING SPECIFICATIONS

Office Space:	Approximately 8,400 sf
Shop Space:	Approximately 168,800 sf
Exterior Walls:	Masonry block
Structural System:	Steel joist with 30' column spacing
Roof:	Firestone DuraLast Ultra ply TPO (.060") with warranty
Floors:	Concrete
Floor Coverings	Tile and carpet in office
Ceiling Height:	22"
Basement:	None
Heating:	Primarily in production space Limited heat in warehouse
Air Conditioning:	Office area only
Power:	See comments
Security System:	Yes
Restrooms:	Refer to floorplan
Overhead Door:	Drive up ramp in receiving area
Truck Well/Dock:	19
Sprinklers:	Dry system
Signage:	Facia
Rail:	Norfolk and Southern – previously active
Cranes:	No
Floor Drains:	Yes

### BUILDING INFORMATION

Current Occupant:	International Cushioning Company
Occupancy Date:	Unit B – Upon lease execution Unit C – Upon lease execution
Sign on Property:	Yes
Showing Instructions:	Arrange with listing agent

### UTILITIES

Electric:	AEP
Gas:	Columba Gas
Water:	City of Fremont
Storm Sewer:	City of Fremont
Sanitary Sewer:	City of Fremont

### Comments:

- Electric Supply :
  - 2 – 4000 Amp Supply
  - 2 – 3000 Amp Supply
  - 1 – 2000 Amp Supply
- Front upstairs offices could be available for occupant of the rear space.

### 2022 REAL ESTATE TAXES

Parcel #	Acreage	Taxes	Land Valuation	Improvements Valuation	Total Valuation
34-60-00-0321-13	4.490	\$13,372.08	\$134,700	\$664,900	\$799,600
34-60-00-0321-08	1.391	\$349.76	\$20,900	\$0	\$20,900
34-60-00-0321-01	<u>2.771</u>	<u>\$9,497.14</u>	<u>\$83,100</u>	<u>\$484,800</u>	<u>\$567,900</u>
<b>Totals:</b>	8.652	\$23,218.98	\$238,700	\$1,149,700	\$1,388,400

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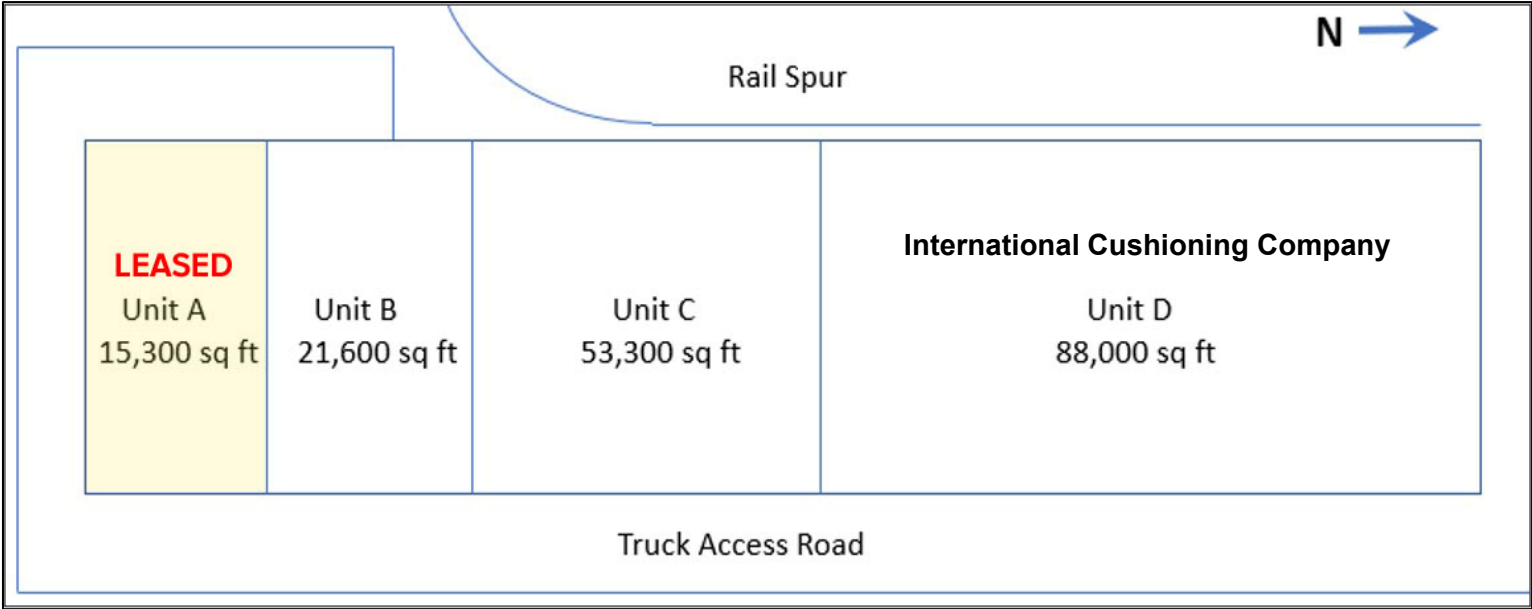
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Floor Plan Concept



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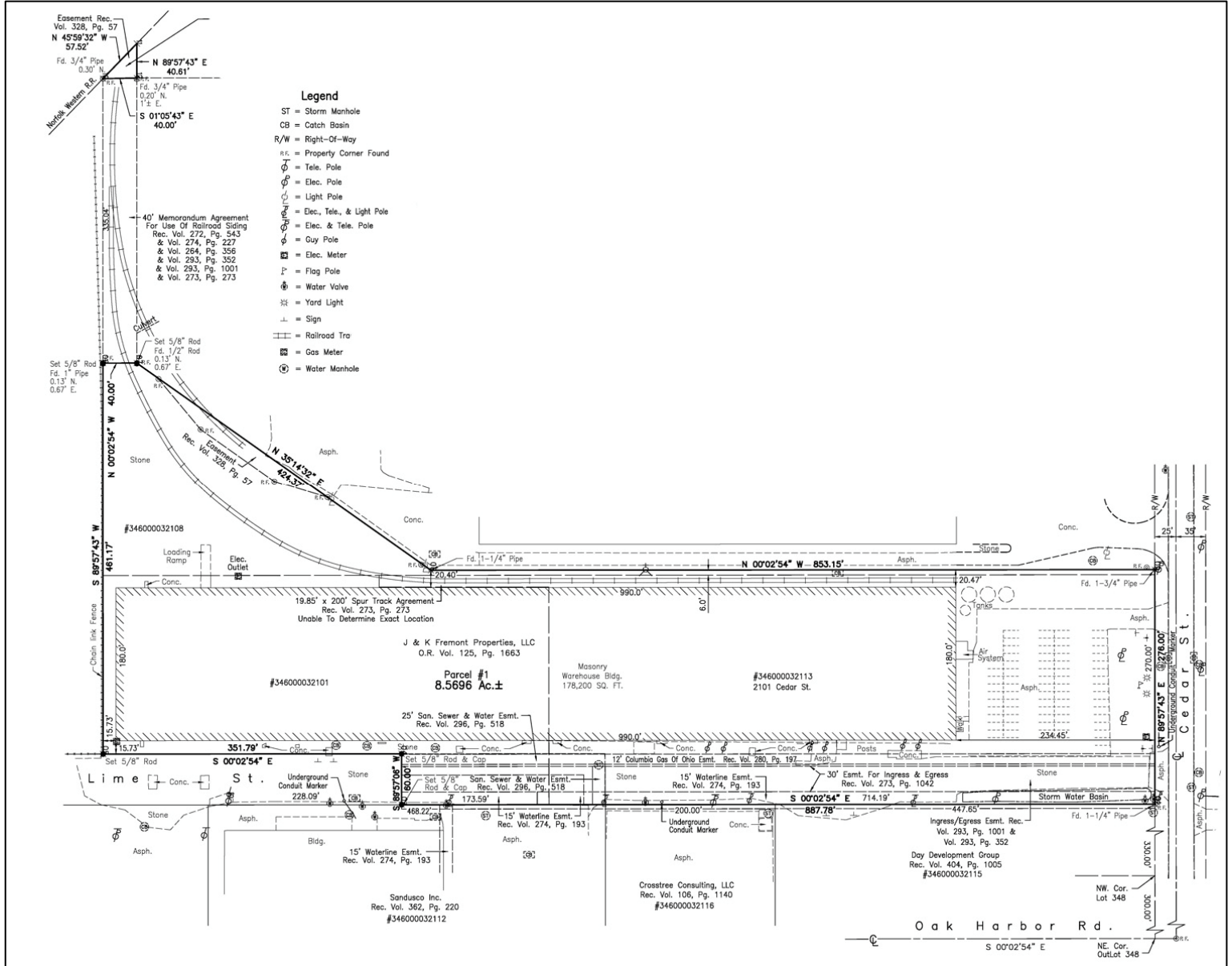
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### Land Survey Map



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North Elevation



West Elevation



East Elevation



Rail siding

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Warehouse



Warehouse



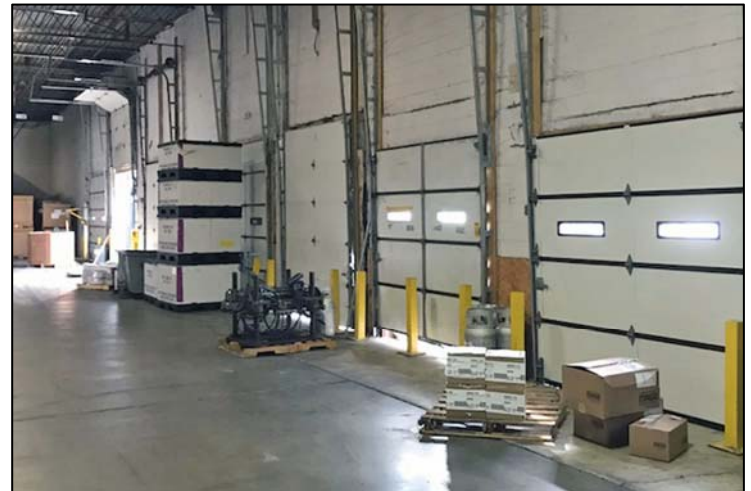
Production Infrastructure



Warehouse



Warehouse



Drive-in Door and Dock Doors

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### Interior Photos – Office Area



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