



Sale Price: \$7,400,000

Lease Rate: \$1.75/SF NNN*
**rate for entire building*

Available Space:
Total: 757,056 SF

Minimum
Contiguous: 10,720 SF

Maximum
Contiguous: 701,486 SF

Building Size: 757,056 SF

Acreage: 47.30 acres

Zoning: Unzoned

Other: EPA Attainment Area



DETAILS :

- Overhead Doors - 19
- Truck Dock - 22
- Ceiling Height - 19', 23', 32'
- Office - 3,648 SF
- Structure - Concrete
- Exterior Walls - Block
- Roof - 4-ply coal tar over Concrete
- Floors - 8" reinforced concrete
- Heat - Hanging gas unit heaters
- Columns - steel & concrete
- Rail - 2 inside spurs, 560' each
- Power - 480V & 208V 3-Phase services. 4.5 Megawatts.
- 2016 Annual Real Estate Taxes - \$29,386

PROVIDERS:

- Electric - First Energy
- Gas - Columbia Gas
- Sanitary & Sewer - 12" Main City of Port Clinton
- Storm Sewer - onsite retention pond
- Water - 8" main, 90 PSI Ottawa County

FEATURES:

- Internal rail
- Multiple cranes throughout
- Existing wind turbine on site
- 1 million gallon/day water treatment plant on site with two intakes in Lake Erie
- 13.8 KW Photovoltaic Solar Array



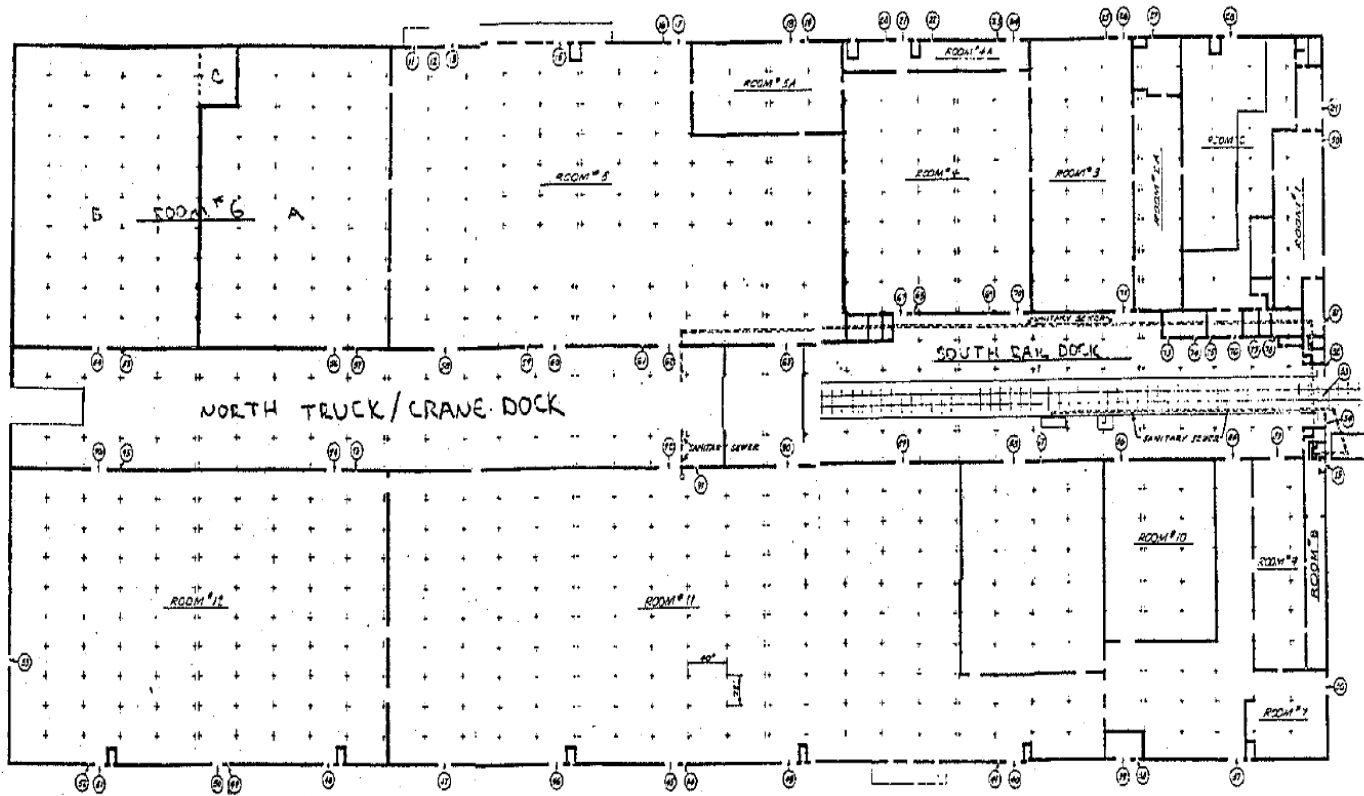
For More Information Please Contact:

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**FOR
SALE
OR
LEASE**

Lake Erie Business Park

Building 460 - SR 2, Port Clinton, OH 43452



SIZE OF ROOMS

ROOM #	SIZE	DOORS
1	31,450sf	1 OH, 2 Docks, access to Rail Dock/Crane Bay
2	6300sf	Access to Rail Dock/Crane Bay
3	24,120sf	1 OH, access to Rail Dock/Crane Bay
4	35,979sf	2 OH, access to Rail Dock/Crane Bay
4A	4483sf	2 OH
5	97,248sf	1 OH, 11 truck docks, access to Truck Dock/Crane Bay
5A	10,720sf	1 OH
6A	43,218sf	2 OH, access to Truck Dock/Crane Bay
6B	45,760sf	1 OH, access to Truck Dock/Crane Bay
North Truck Dock Crane Bay	74,026sf	2 Internal Truck Docks
South Rail Dock Crane Bay	75,752sf	2 Internal Rail Spurs, 560' each
7	5280sf	
8	3080sf	
9	9240sf	Access to Rail Dock/Crane Bay
10	15,840sf	Access to Rail Dock/Crane Bay
10A	19,360sf	Access to Rail Dock/Crane Bay
11	142,560sf	OH, Docks, access to Rail Dock/Crane Bay, access to Truck Dock/Crane Bay
11A	24,640sf	Access to Rail Dock/Crane Bay
12	88,000sf	OH, access to Truck Dock/Crane Bay