

1900 NAPOLEON STREET
FREMONT, OHIO 43420

INDUSTRIAL BUILDING FOR LEASE
115,570 Square Feet Available



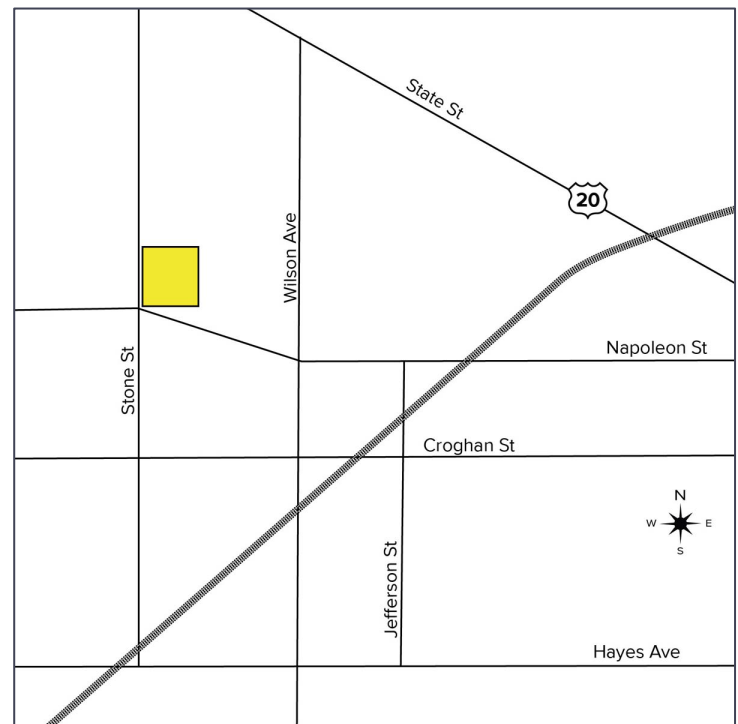
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FULL-SERVICE COMMERCIAL REAL ESTATE



GENERAL INFORMATION

Lease Rate:	\$1.75/SF NNN – Whole bldg. \$2.00 to \$2.50 - Portion
Available Space:	115,570 SF
Building Size:	115,570 SF
Number of Stories:	1
Year Constructed:	1945-1952
Condition:	Average
Acreage:	9.4 ± acres
Land Dimensions:	Irregular
Closest Cross Street:	N. Stone Street
County:	Sandusky
Zoning:	1-2, General Industrial *
Parking:	Unstriped, gravel parking area
Curb Cuts:	2 – Napoleon Street
Street:	2 lane



* Per the City of Fremont.

For more information, please contact:

MEGAN MALCZEWSKI, CCIM, SIOR
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ROBERT P. MACK, CCIM, SIOR
(419) 466 6225
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7150 Granite Circle, Suite 200
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BUILDING SPECIFICATIONS

Office Space:	1,000 SF approx. (located on the east side of the facility.)
Shop Space:	114,570 SF
Exterior Walls:	Metal
Structural System:	Metal truss
Roof:	Steel
Floors/Coverings:	Concrete
Ceiling Height:	14' to 28' & up to 50'
Basement:	No
Heating:	Gas radiant hanging units
Air Conditioning:	Office area only
Power:	480V, 3 phase
Security System:	No
Restrooms:	Men's/women's in office & shop
Overhead Doors:	39 +
Truck Well/Dock:	4 – located on the west side of the building.
Sprinklers:	Yes
Signage:	Facade, per municipal code
Rail:	Yes
Cranes:	Yes - Cleveland Tramrail 2-ton crane
Floor Drains:	Yes

BUILDING INFORMATION

Current Occupant:	Unoccupied
Occupancy Date:	Upon lease execution
Sign on Property:	Yes
Key Available:	Lock box
Contact Megan Malczewski at 419-215-1008 for access.	

LEASE DETAILS

Term:	3-5 years
Security Deposit:	Equal to 1 month's rent
Options:	Negotiable
Improvements Allowance:	As is
Tenant Responsibilities:	Prorata share of operating expenses (common area maintenance, insurance, and real estate taxes) and utilities.

2025 REAL ESTATE TAXES

Parcel:	34-60-00-0305-00
Total Annual Taxes:	\$8,875.80

Comments:

- Former Wolfe Paper Company.
- Fully functioning shop with a 5,000 SF storage shed and 3 warehouse buildings totaling 115,570 SF.
- LED lights throughout.
- Located minutes from Ohio Turnpike I-80/90.

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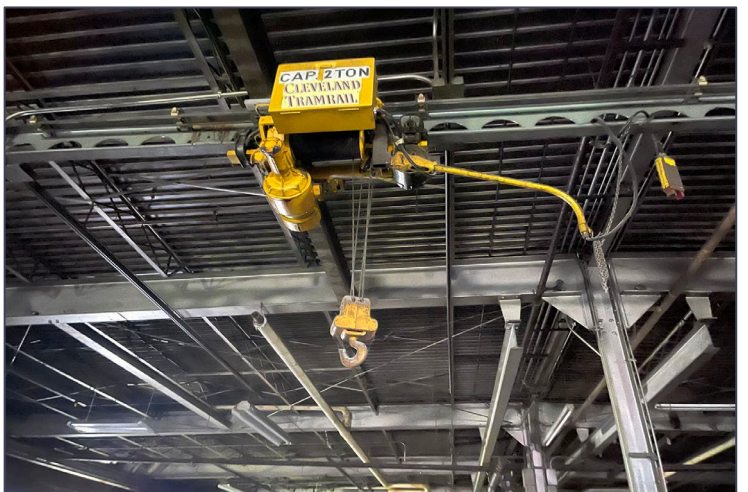
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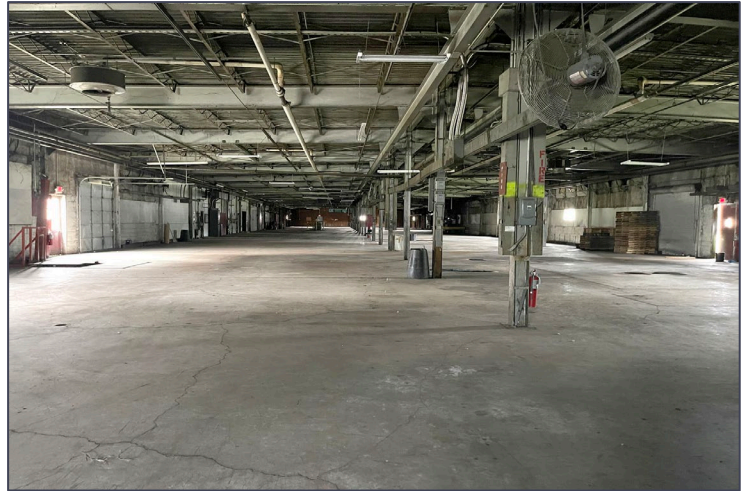
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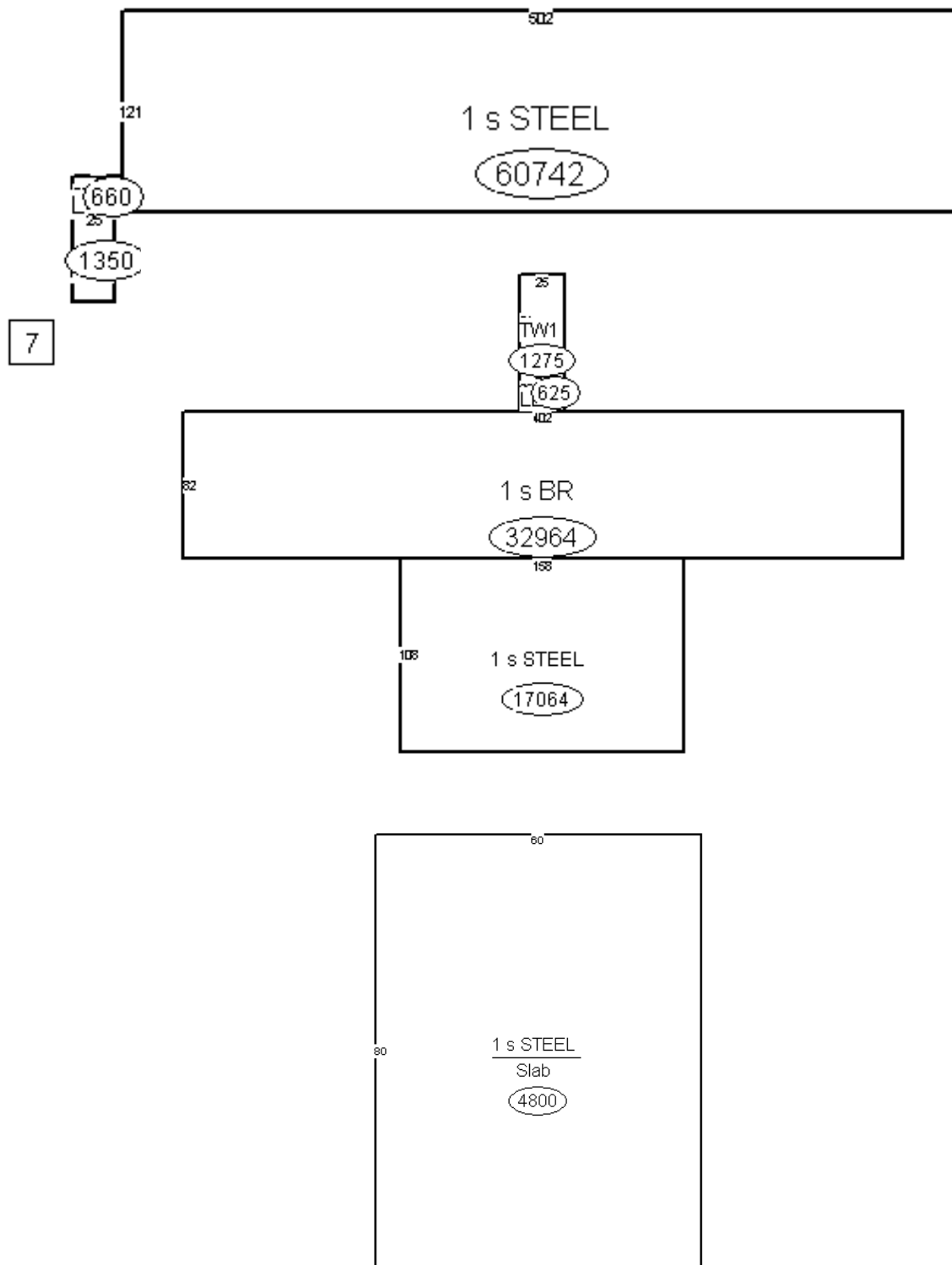
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UTILITIES

Electric:	Toledo Edison
Gas:	Columbia Gas
Water:	City of Fremont
Sanitary Sewer:	City of Fremont
Storm Sewer:	City of Fremont



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