



FOR SALE/LEASE
1900 NAPOLEON STREET
Fremont, Ohio 43420



115,570 SF
AVAILABLE

PROPERTY SPECS

- 115,570 SF property
- Building 1: 59,640 SF
- Building 2: 51,080 SF
- 4,850 SF outbuilding
- Active rail spur
- Ceiling height: 14' - 28'
- Docks: Four (4)
- Multiple drive-ins



BRIAN SMITH
Sales Associate
216.525.1476
bsmith@crescorealestate.com

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3 Summit Park Drive,
Suite 200
Cleveland, Ohio 44131
Main 216.520.1200
Fax 216.520.1828
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AERIAL



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PHOTOS



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1900 NAPOLEON STREET Fremont, OH 43420

County:	Sandusky
Market:	OTH
Sub Market:	Other Area
Land Size (Acres)	9.38 Acres
Available SF:	115,570 SF
Building SF:	115,570 SF
Industrial SF:	115,570 SF

General Listing/Transaction Information

Sale Price: \$750,000.00/\$6.49 PSF

Lease Rate: \$2.00 NNN Per Year

Transaction Type: Lease/Sale

Total Additional Rent: \$0.60

Vacancy Type: Direct

Parking

Loading & Doors

Ext. Docks: 4

Contacts

Listing Broker(s)
 Brian Smith
 CRESCO Real Estate
 216.525.1476
 bsmith@crescorealestate.com

Building

Construction Status:	Existing
Primary Use:	Warehouse
Year Built:	1952
ConstructionType:	Block
Exterior Type:	Brick & Steel
Roof Type:	Rubber
Deck Type:	Metal
Floor Type:	Concrete
Lighting Type:	Fluorescent
Sprinkler:	Dry
Heat:	Air Rotation
Ceiling Ht:	14' (Min) 28' (Max)
Column Spacing:	40'

Utilities

Gas:	Columbia Gas
Water:	City
Sewer:	City

Site

Land SF:	408,593 SF
Parcel Number:	34-60-00-0305-00
Zoning:	INDUSTRIAL

Crane

# Cranes:	1
Capacity Tons (Min)	5
Hook Ht.:	12

Comments

Listing Comments:

Building 1: 59,640 SF
 Building 2: 51,080 SF
 Outbuilding: 4,850 SF
 Active Rail Spur. Easy highway access to Routes I-80/I-90 & Route 2.
 Clean Industrial space offered at \$2.00/SF .