

## FREMONT: 100,000SF SPEC BUILDING INDUSTRIAL DEVELOPMENT OPPORTUNITY

Ready to Occupy>Spring of 2026

LOCATION	Fremont, Ohio
BUILDING SIZE	100,000sf, with ability to increase to 300,000sf+
ZONING	Zoned I-1, Industrial
DUE DILIGENCE	Completed
UTILITIES	Gas, Water, Sewer, Data, Hook-Up Ready
FEATURES	<ul> <li>32' Eave Height</li> <li>62' x 50' Bay Spacing</li> <li>ESFR Sprinkler System with Fire Pump</li> <li>8 Docks, Ability to Increase to 12</li> <li>Heated Building</li> <li>400 Amp Electrical Service</li> </ul>









Sandusky County
Population is 58,866



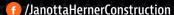
Sandusky County Workforce is 30,000+



- 6 miles to I-80/ I-90
- 1 mile to SR20
- .5 mile to SR6



309 Monroe Street Monroeville, OH 44847 (419) 465-4611



/JanottaHerner

n /company/Janotta-&-Herner