



FREMONT: 100,000SF SPEC BUILDING INDUSTRIAL DEVELOPMENT OPPORTUNITY

Ready to Occupy > Winter of 2027

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 style="list-style-type: none">• 32' Eave Height• 62' x 50' Bay Spacing• ESFR Sprinkler System with Fire Pump• 8 Docks, Ability to Increase to 12• Heated Building• 400 Amp Electrical Service



*Within 1 Day Drive of 50%
of the US Population*



*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