

# DISTRIBUTION FACILITY



930 N. SANDUSKY AVENUE  
BUCYRUS, OHIO 44820



## Property Highlights:

**Square Feet:** 153,050 SF (Divisible)

**Sale Price:** \$4,000,000

**Lease Rate:** \$3.50 NNN SF/Year

- ✔ Owner can lease back 50,000 SF
- ✔ 10 Ton Cranes Throughout
- ✔ Two Drive - Thru Truck Bays
- ✔ Modern Lighting



### Tim Echemann

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**Land:** +/- 5.29

**Office SF:** 5,050 SF (Exterior Office)

**Truck Wash Station:** 7,300 SF (8 Positions)

**Drive-In Doors:** Eight - 14' x 14'

**Docks:** Three Interior

**Sprinklers:** Wet

**Roof:** Metal

**Power:** 480 Volts

600 Amp.

III Phase

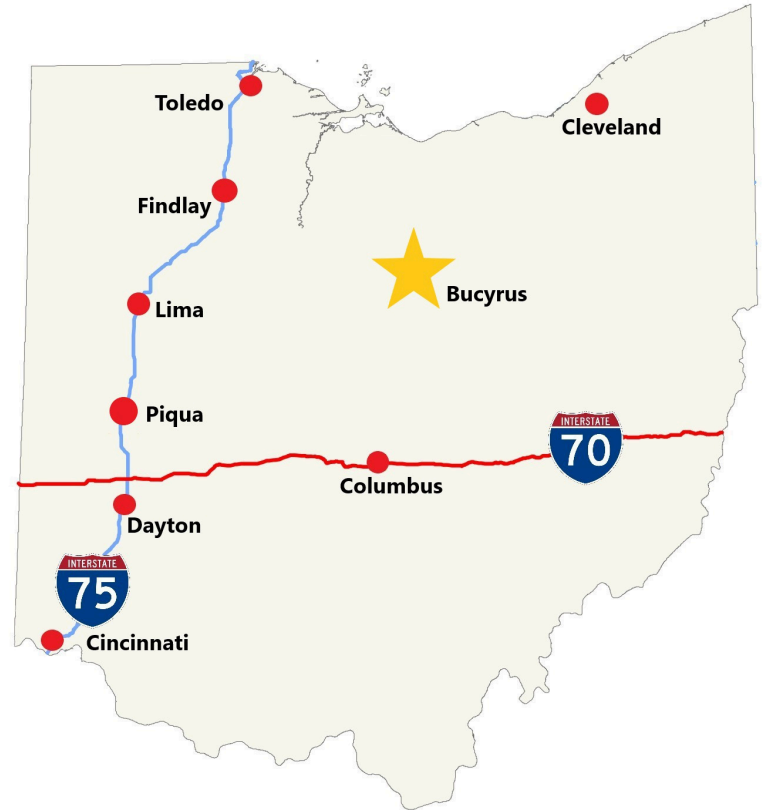
**Utilities:** City Water, Sewer,  
& Natural Gas

**HVAC Plant:** Air Make Up &  
Air Rotations

**Lighting:** Metal Halide, T-8 & Sky Lights

**Annual Taxes:** \$20,611.60

**NNN Expenses:** \$.25/SF



Scan for more info



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## **Building 1** - (52,548 SF)

**High Bay Area**

**65' x 300' or (19,500 SF)**

42' Clear Height

32' Under Hook

One (5 Ton Crane)

Three (6 Ton Cranes)

Two (10 Ton Canes)

## **Building 3** - (51,612 SF)

102' x 506'

23' - 27'

19' Under Hook

Four (5 Ton Cranes)

One (2.5 Ton Crane)

## **Building 2** - (43,802 SF)

181' x 242'

23' - 27'

23' Under Hook

Three (5 Ton Cranes)

One (2.5 Ton Crane)



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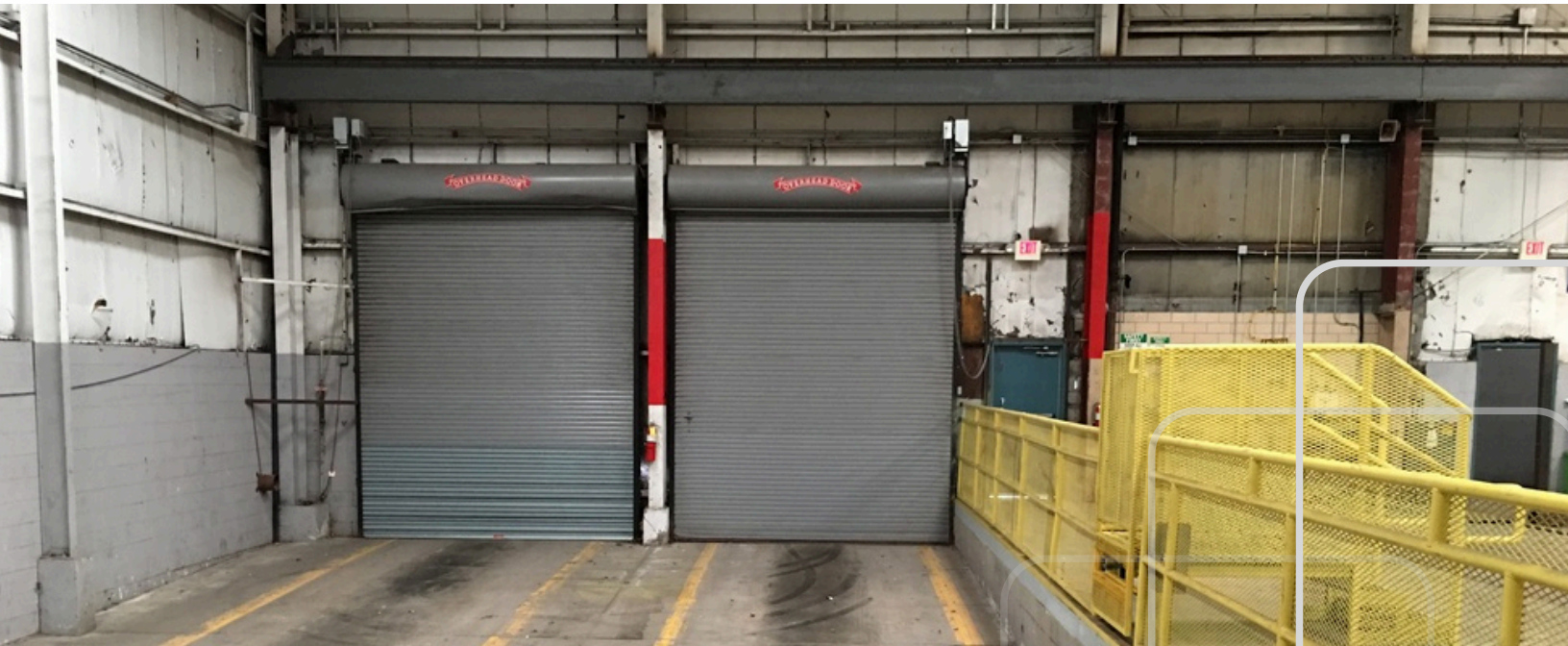
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