



**Distribution Facility**  
**930 N. Sandusky Avenue**  
**Bucyrus, Ohio 44820**



Scan for more info

**Available:**  
**153,050 SF**  
**(Divisible)**

**For Sale or Lease:**  
**\$4,000,000**  
**\$3.50 NNN SF/ Year**



Land:	+/- 5.29 Acres	Docks:	Three Interior
Square Footage:	153,050 SF	Sprinklers:	Wet
Office SF:	5,050 SF (Exterior Office)	Roof:	Metal
Truck Wash Station:	7,300 SF (8 Positions)	Power:	480 Volts 600 Amp. III Phase
Clear Height:	<u>Building 1</u> - (52,548 SF) <b>High Bay Area</b> <b>65' x 300' or (19,500 SF)</b> 42' Clear Height 32' Under Hook One (5 Ton Crane) Three (6 Ton Cranes) Two (10Ton Cranes)	Utilities:	City Water & Sewer Natural Gas
	<u>Building 2</u> - (43,802 SF) 181' x 242' 23' - 27' 23' Under Hook Three (5Ton Cranes) One (2.5 Ton Crane)	HVAC Plant:	Air Make Up & Air Rotations
	<u>Building 3</u> - (51,612 SF) 102' x 506' 23' - 27' 19' Under Hook Four (5 Ton Cranes) One (2.5 Ton Crane)	Lighting:	Metal Halide, T-8 & Sky Lights
Drive-In Doors:	Eight - 14' x 14'	Annual Taxes:	\$20,611.60
		NNN Expenses:	\$.25/ SF

**Highlights:**

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

For information, contact:

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